

# COMMITTEE REPORT



**Date:** February 25, 2021  
**RIM No.** 1210-21  
**To:** Agricultural Advisory Committee (AAC)  
**From:** Development Planning Department  
**Application:** A19-0014 **Owner:** Carol Grassmick  
**Address:** 2825 Longhill Road **Applicant:** Melanie Piorecky  
**Subject:** Application to the ALC for a non-farm use in the ALR

**Existing OCP Designation:** REP – Resource Protection Area  
**Existing Zone:** A1 – Agriculture 1 / RR2 – Rural Residential 2  
**Agricultural Land Reserve:** Yes

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## 1.0 Purpose

The applicant is requesting permission from the ALC for a Non-Farm Use Permit to allow a soil fabrication business to operate on the subject property.

## 2.0 Proposal

### 2.1 Background

The subject property is a 3.71-acre (1.5 ha) property located near the intersection of Longhill Road and Sexsmith Road. There is an existing single-family dwelling on the subject property. There is no agriculture on the property and the site is being used for a commercial business that stores and fabricates soils for resale to businesses.

This non-farm use application came forward due to compliance and enforcement activity by the ALC. They required the operator to stop the use or apply for a non-farm use application, as the uses on-site are not a permitted use in the ALR. The property has been in possession of the owners since 1991, an excavation company started in 1995 and the soil fabrication business started in 2007. The business was operating under a nursery license, but as of October 2019 it wasn't renewed because it was determined that the business did not meet the definition of a nursery. As part of the business operation, a mini excavator, a large excavator and a large backhoe are stored on site.

Soil and amendments that are imported and stored on the property consist of the following materials:

- Topsoil, which is excavated and hauled to the property from excavation jobs;
- Manure and animal bedding mixture from a nearby cattle feedlot;
- OgoGrow, Class A compost mixture that is sold by the City of Kelowna;
- GlenGrow, compost that is created by the City Of Kelowna green waste;
- Fly ash from Tolkos bioenergy burner;
- Crushed gravel that is brought on site from local quarries.

These materials are screened and sold by the owner, none of which remains on the property full-time. The file area measures 0.9ha, with a depth of 6m and the estimated volume of fill is 6000m<sup>3</sup>.

## 2.2 Site Context

The property is designated Resource Protection Area (REP) in the Official Community Plan. The site is zoned A1 and is located completely within the ALR.

Parcel Size: 1.5 ha (3.71 acres)

Elevation: 410.0m to 421.0m moving east to west across the property.

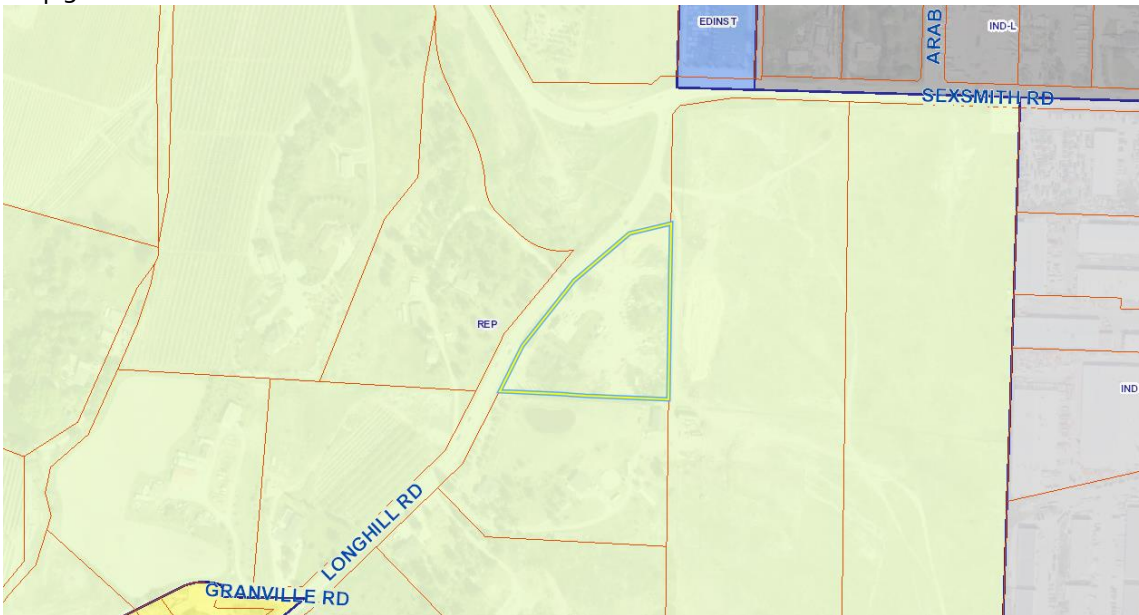
Map 1: Subject Property



Map 2: Agriculture Land Reserve



Map 3: Future Land Use



### 2.3 Neighbourhood Context

The subject property lies within the Glenmore – Clifton – Dilworth OCP Sector. This area is characterized of agricultural, rural residential and industrial properties. Agricultural zoned properties surround the site.

Zoning and land uses adjacent to the property are as follows:

**Table 1: Zoning and Land Use of Adjacent Property**

Direction	Zoning	ALR	Land Use
North	A <sub>1</sub> – Agriculture 1	Yes	Vacant City-Owned Parcel / Wetland
South	A <sub>1</sub> – Agriculture 1 / RR <sub>2</sub> – Rural Residential	Yes / No	Rural Residential / Limited Agriculture
East	A <sub>1</sub> – Agriculture 1	Yes	Cattle / Vacant
West	A <sub>1</sub> – Agriculture 1	Yes	Rural Residential

#### 2.4 Agricultural Land Capability

The Land Capability Classification for Agriculture in BC manual published by the Ministry of Agriculture which assesses the agricultural capability of land, identifies that the agricultural land capability is both Class 4 and Class 5. Land in Class 4 has limitations which make it suitable for only a few crops or yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions such that special development and management practices are required. Land in Class 5 is generally limited to the production of perennial forage crops and specially adapted crops (crops such as cranberries suited to unique soil conditions not amendable to a wide range of common crops). Productivity of these suited crops may be high. These two soil classes are typically consistent with the growing of fruit trees and grapes.



The north portion of the property in Class 5 has the improved capability designation of Class 3NW, while the Class 4 area has the improved capability designation of Class 3D. Class 3 land has limitations that require moderately intensive management processes and the range of crops may be restricted. The limitations may restrict the choice of suitable crops or affect timing and ease of tillage, planting and harvesting; and methods of soil conservation.

## 2.5 Soil Capability

The Soil Management Handbook for the Okanagan and Similkameen Valley's published by the BC Ministry of Agriculture, which categorizes soils having similar agriculturally important characteristics into 'soil management groups' identifies that the vast majority of the property is comprised of Westbank (WK) and Summerland (SR) soils. Suited crops in Summerland soils are consisted with blueberries, cereals, corns, forage crops, pears, strawberries and annual vegetable crops. Suited crops in Westbank (WK) soils are corn, nursery, Christmas trees and root crops on slopes that are less than 9%, while slopes 9%-15% are suitable for blueberries, forage crops, grapes, raspberries, strawberries and tree fruits.

## 3.0 Development Planning

A non-farm-use permit application is required due to the active business on the site, as it does not meet the permitted uses within the ALR. In order to protect and enhance local agriculture the policy of the Official Community Plan provides support for non-farm use applications only where the proposed use meets the following criteria:

- i. Consistent with the Zoning Bylaw and OCP;
- ii. provides significant benefits to local agriculture;
- iii. can be accommodated using existing municipal infrastructure;
- iv. minimizes impacts on productive agricultural lands;
- v. will not preclude future use of the lands for agriculture; and,
- vi. will not harm adjacent farm operations

The primary object of the Agricultural Advisory Committee is to advise agricultural land use from a multi bottom line (i.e. Cultural, economic, environmental and social) perspective. Staff are asking the AAC to consider this application and provide a recommendation to Council.

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

### **Attachments:**

Attachment A – Site Plan

Attachment B – Non-Farm Use Application Letter

Attachment C – Letter from Ministry of Agriculture

Attachment D – Letter from Interior Health

Attachment E – Development Engineering Memo