



# A19-0014

# 2825 Longhill Road

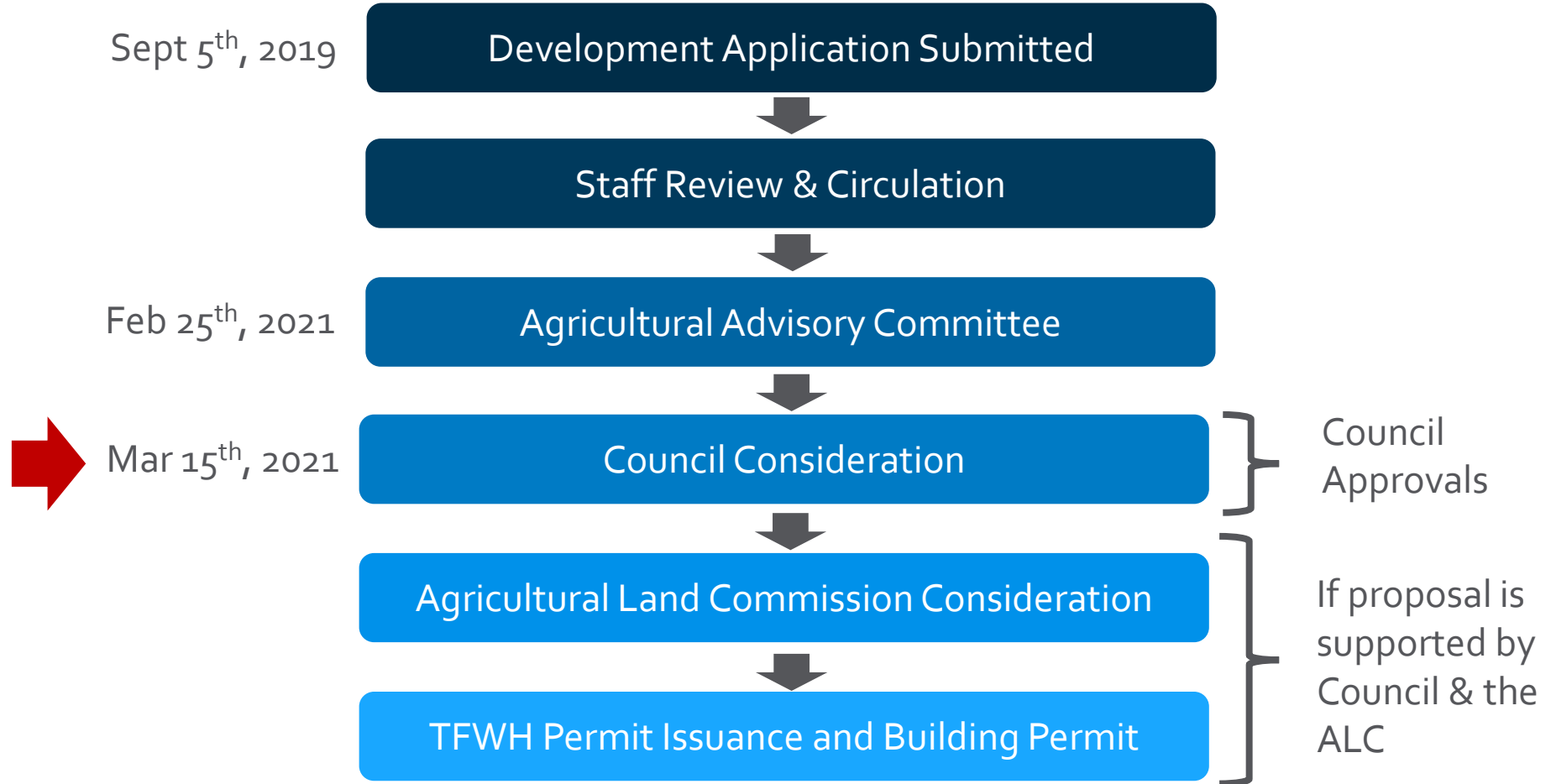
Non-Farm Use Application



# Proposal

- ▶ To consider a Staff recommendation to NOT support an application to the ALC for a Non-Farm Use Permit to allow a soil storage and fabrication business to operate on the subject property.

# Development Process





# Context Map

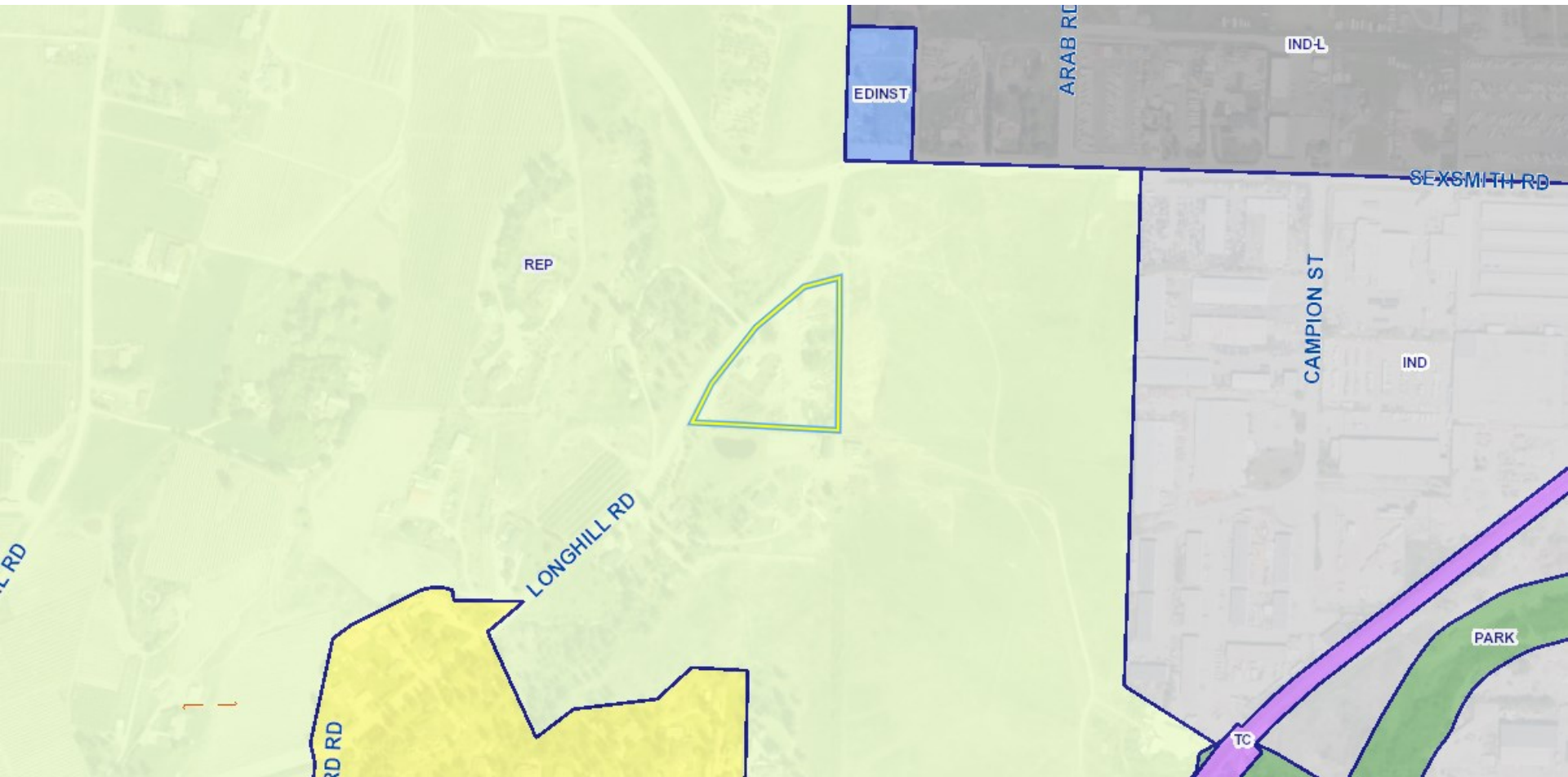




# Agricultural Land Reserve



# OCP – Future Land Use



# Subject Property

- ▶ 3.617 acres
- ▶ Split zoned A1 – Agriculture and RR2 – Rural Residential 2
- ▶ Within the ALR
- ▶ Outside of the Permanent Growth Boundary
- ▶ Future Land Use Designation – REP – Resource Protection Area



# Subject Property



City of Kelowna





2000

City of Kelowna





2009

City of Kelowna





2017

City of Kelowna





2020

City of Kelowna

# Project Details

- ▶ The Non-Farm Use Application came forward as part of a compliance and enforcement activity by the ALC and Bylaw Services.
- ▶ Applicant was required to apply for the non-farm use application or to stop the operation.
- ▶ The business did have a Business License; however, it was under a Nursery Licences and was not renewed by the City in 2019.

# Project Details

- ▶ The Non-Farm Use Application is to allow for the soil storage and fabrication to remain operating on the subject property.
- ▶ As part of the business, a mini excavator, a large excavator and a large backhoe are stored on site.
- ▶ The soil and amendments that are stored on site are:
  - ▶ 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



# Non-Farm Use Applications

- ▶ Official Community Plan provides support for non-farm use applications where the proposal meets:
  - ▶ 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

# Staff Recommendation

- ▶ Staff do **not** recommend support of the proposed Non-Farm Use Permit.
  - ▶ The business does not meet the intent of the OCP and Rezoning Bylaw.
  - ▶ The business does not benefit agricultural within the City of Kelowna.
  - ▶ The non-farm use will likely preclude the land for future agriculture.
- ▶ Recommend the Bylaw **not** be forwarded to ALC for consideration.



## *Conclusion of Staff Remarks*