



A19-0014

2825 Longhill Road

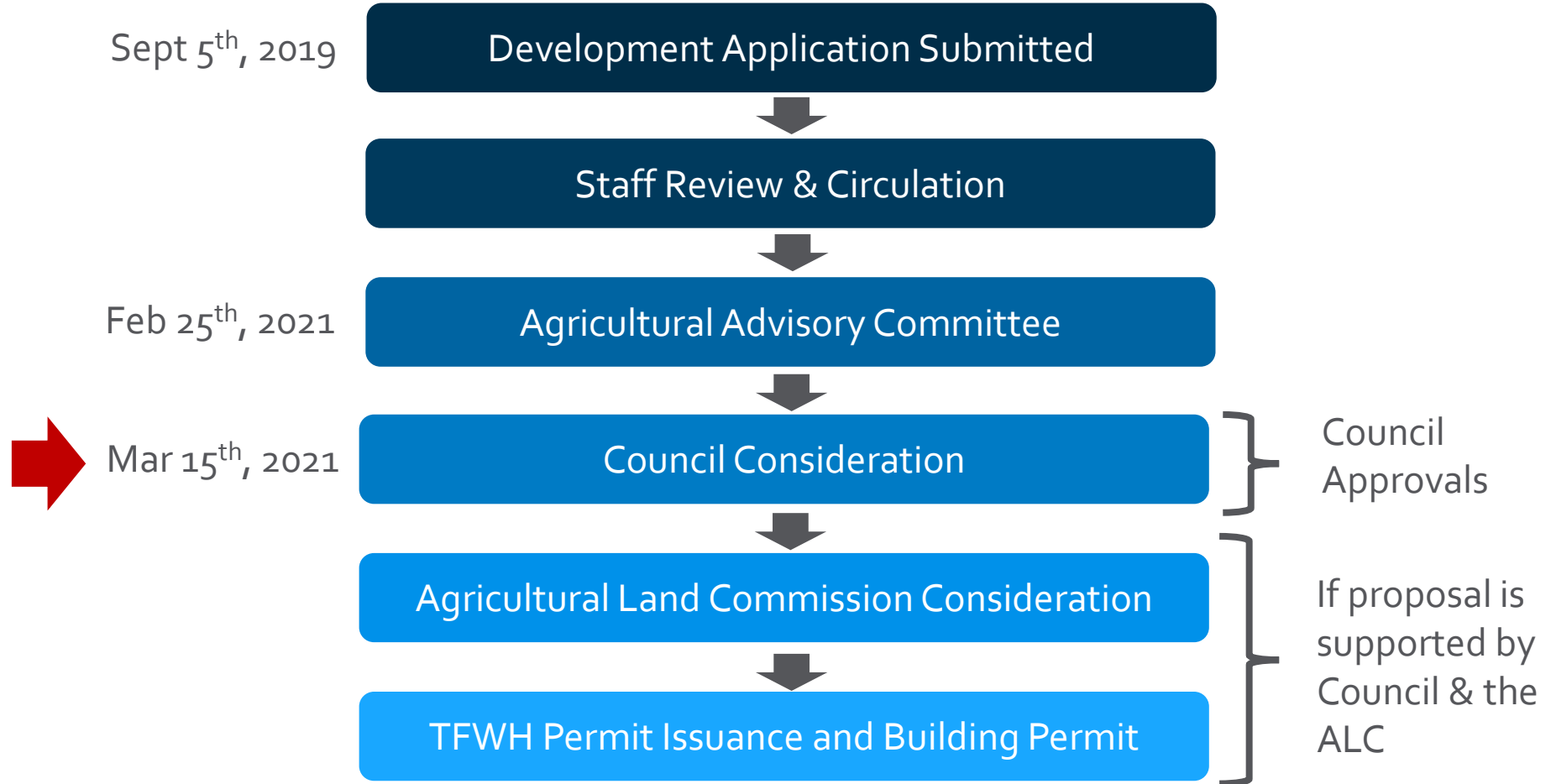
Non-Farm Use Application



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



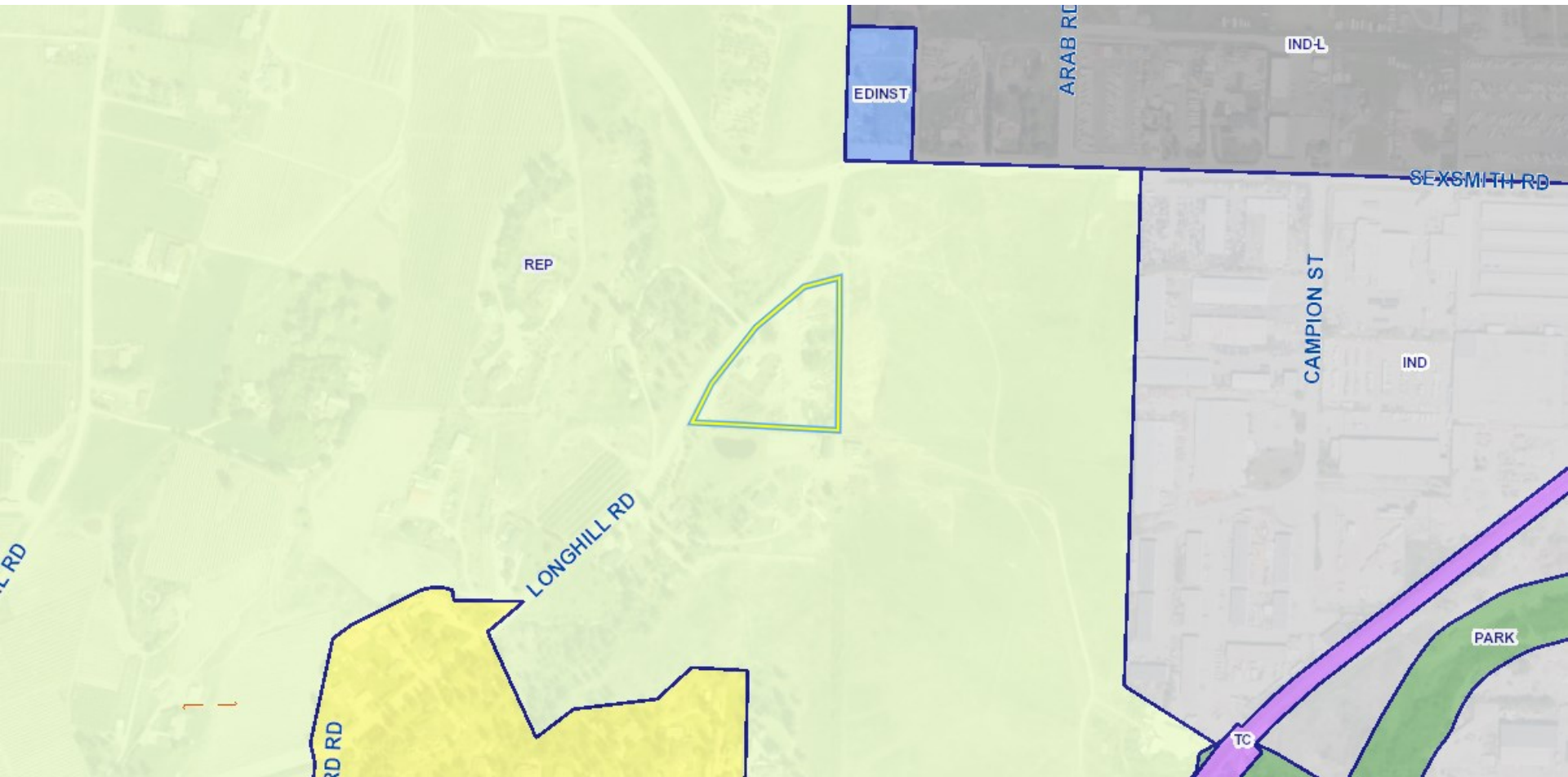
Context Map



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