

COMMITTEE REPORT



Date: August 12th, 2021

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Development Planning Department

Application: A21-0009 **Owner:** David Albert Ross & Edith Kathlien Ross

Address: 2981 East Kelowna Road **Applicant:** Theresa Ross

Subject: Application to the ALC for a Non-Farm Use

Existing OCP Designation: REP – Resource Protection

Existing Zone: A1 – Agriculture 1

Agricultural Land Reserve: Yes

1.0 Purpose

The applicant is requesting permission from the ALC for a Non-Farm Use Permit to allow a year-round apple and peach bin storage station and seasonal fruit receiving station

2.0 Proposal

2.1 Background

The subject property is 10 acres (4.047ha) in size and is located on East Kelowna Road. The property is currently used to farm apples (gala, spartan, golden delicious, ambrosia, McIntosh and red delicious) and peaches (harrow diamond, Canadian harmony and suncreast). There is currently two single-family homes and a pickers cabin on site.

2.2 Project Description

The non-farm use application is to allow for a year-round apple and peach bin storage, as well as a seasonal fruit receiving station. The owners will be working with Consolidated Fruit Packers (CFP), where they ship the fruit to Osoyoos. This proposed receiving station will be used by 15 other farms in the area, which will be used from September – November. The bin storage will be used year-round, and the application also includes the placement of an ATCO trailer, which will be used as an office, so that bin tags can be printed to track the fruit. The proposal will require roughly 0.75 acre of current orchard land to be removed and gravel

to be placed. The fill placement will be roughly 0.1m in depth and have roughly 616m³ in fill. This will be roughly 30 to 40 truckloads.

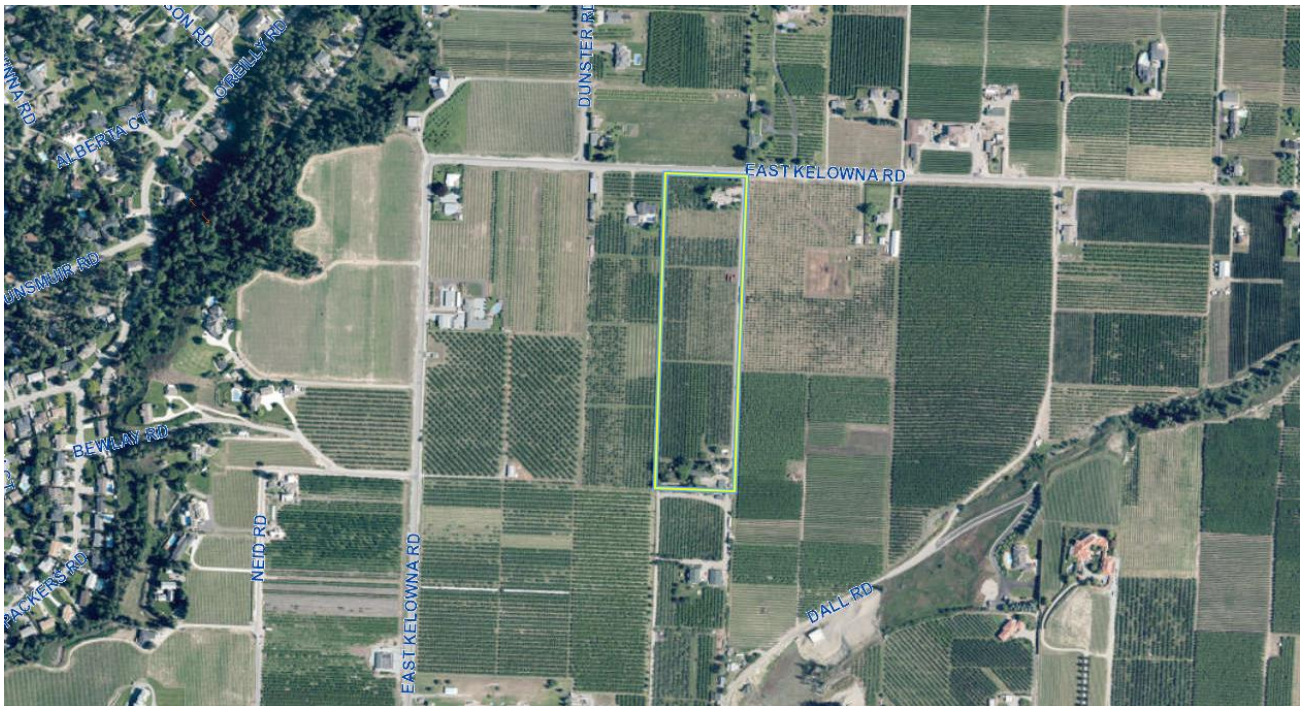
The ALC allows farm product processing/packing/storing, however, S. 11(2) of the ALR Use Regulation has specific parameters:

11 (2) – The use of agricultural land for storing, packing, preparing, and processing farm products is designated as a farm use and may not be prohibited in section 4 if at least 50% of the farm products is:

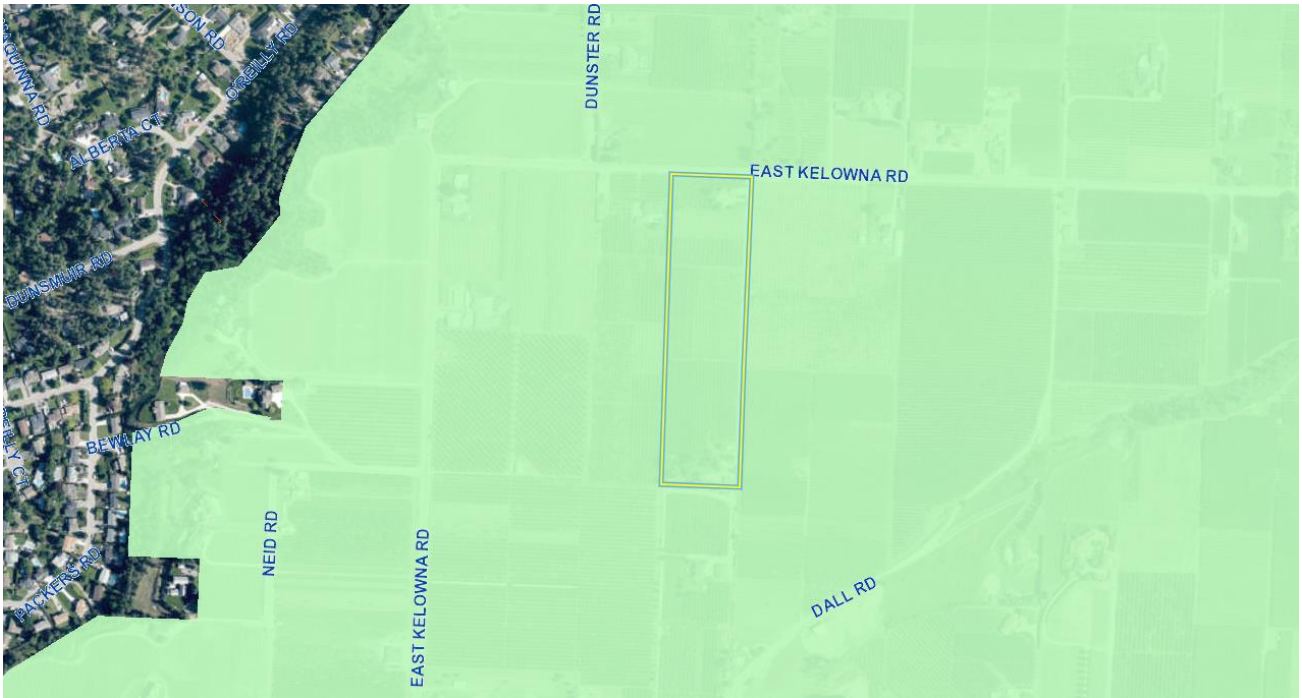
- a) produced either on that agricultural land or by an associate to which the owner of the agricultural land belongs, or
- b) feed required for farm use on that agricultural land

Since the proposal is involving 15 other growers, this wouldn't meet the 50% requirement. The application is agricultural-related, but still requires a non-farm use application from the ALC to construct the receiving station and bin storage.

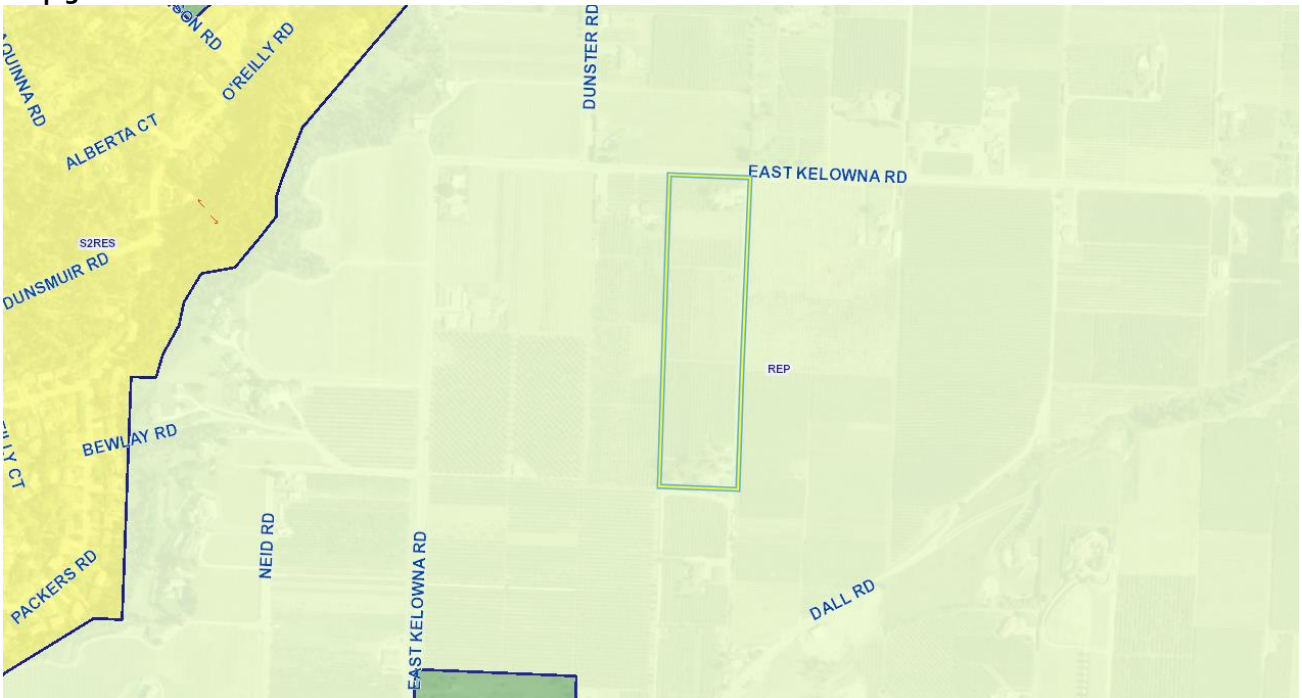
Map 1 - Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.3 Neighbourhood Context

The subject property lies within the Southeast Kelowna OCP Sector. The surrounding area is predominately agricultural lands, all within the Agricultural Land Reserve.

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	A1 – Agriculture 1	Yes	Agriculture
South	A1 – Agriculture 1	Yes	Agriculture
East	A1 – Agriculture 1	Yes	Agriculture
West	A1 – Agriculture 1	Yes	Agriculture

3.0 Development Planning

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 – ALC Non-Farm Use Application

Attachment B – Agrologist Report

Attachment C – Ministry of Agriculture