



A21-0009

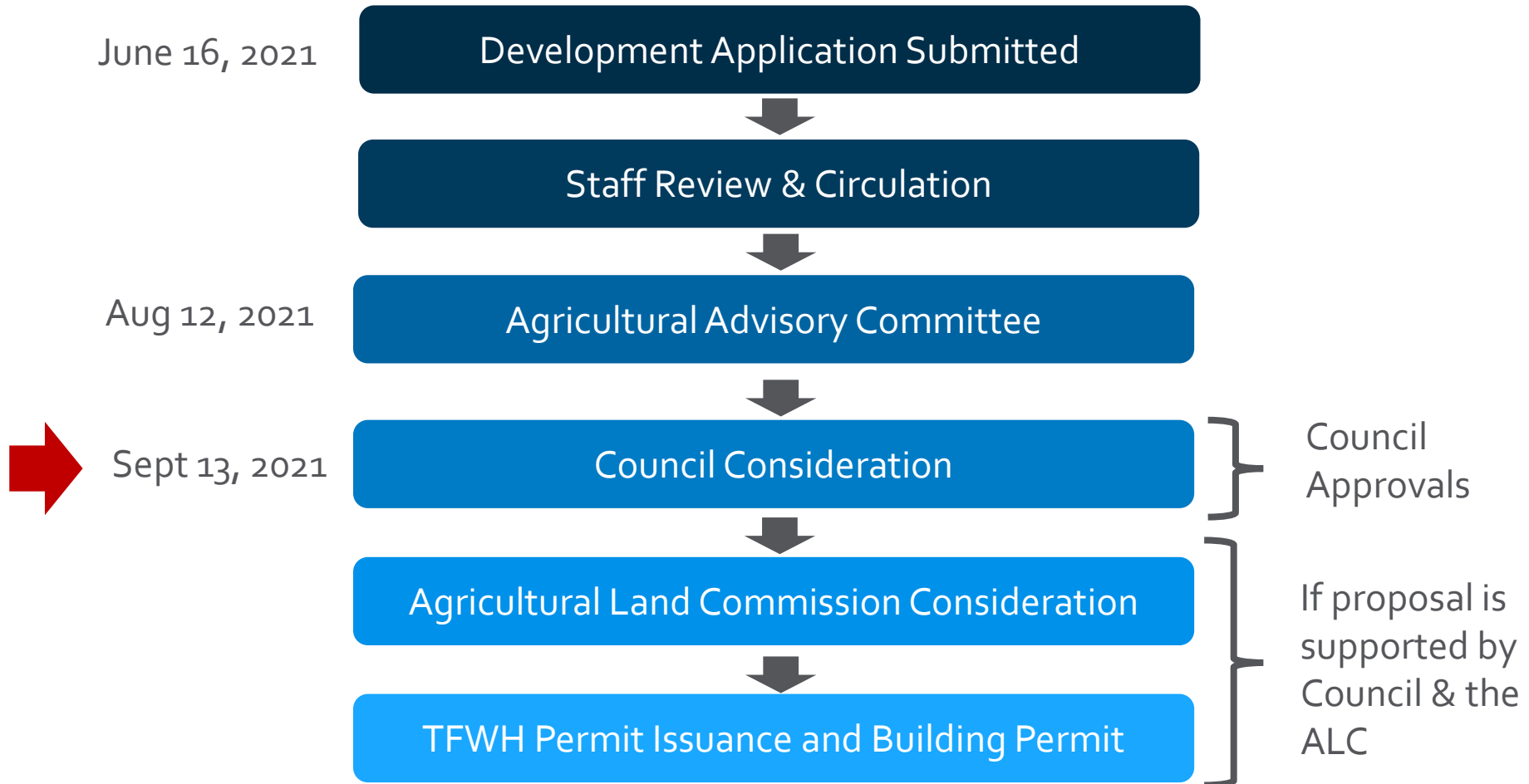
2981 East Kelowna Road

ALR Application for a Non-Farm Use Permit

Proposal

- ▶ To support an application to the Agricultural Land Commission for a Non-Farm Use Permit to allow for a year-round apple and peach bin storage station and seasonal fruit receiving station.

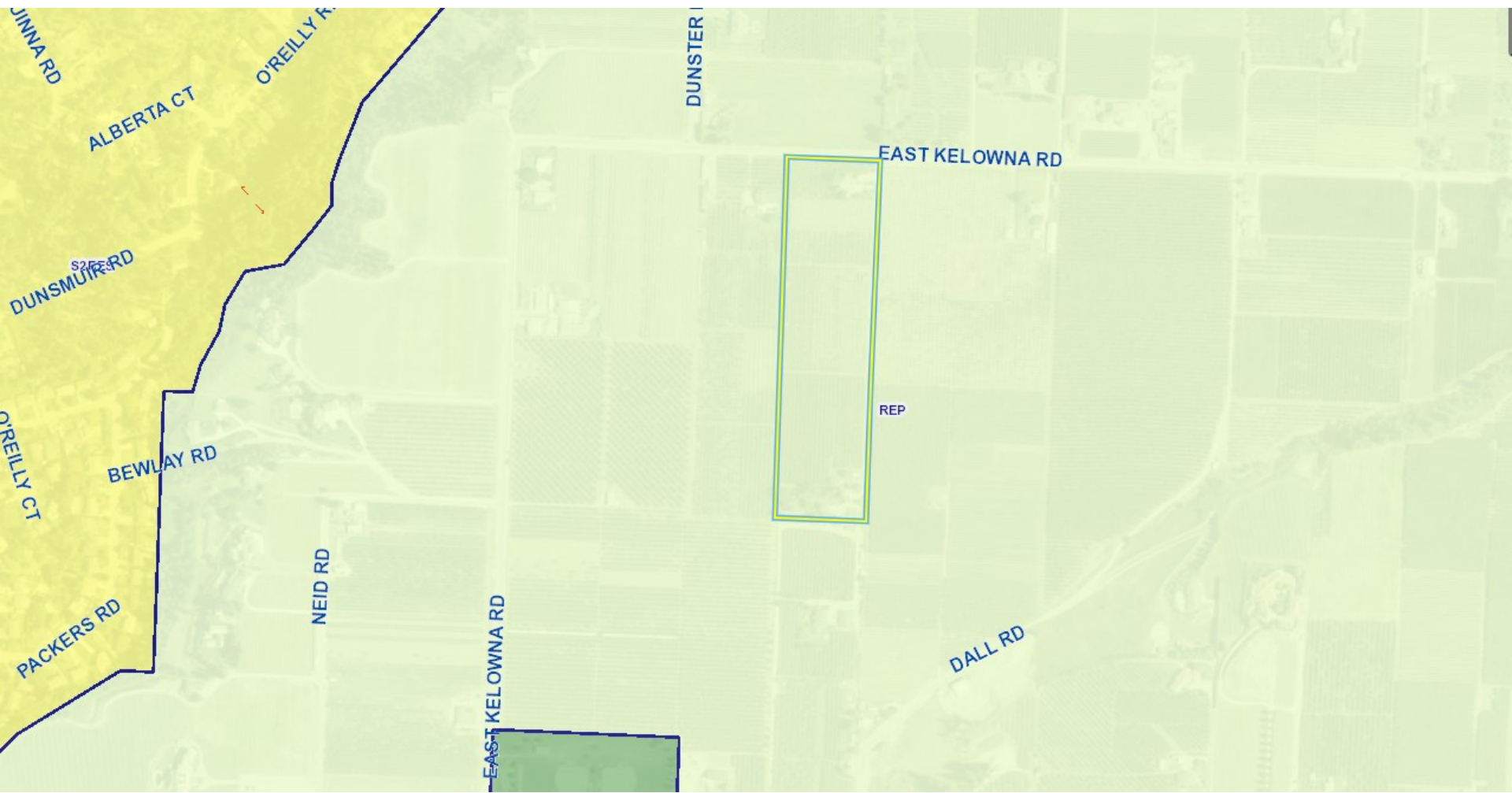
Development Process



Context Map

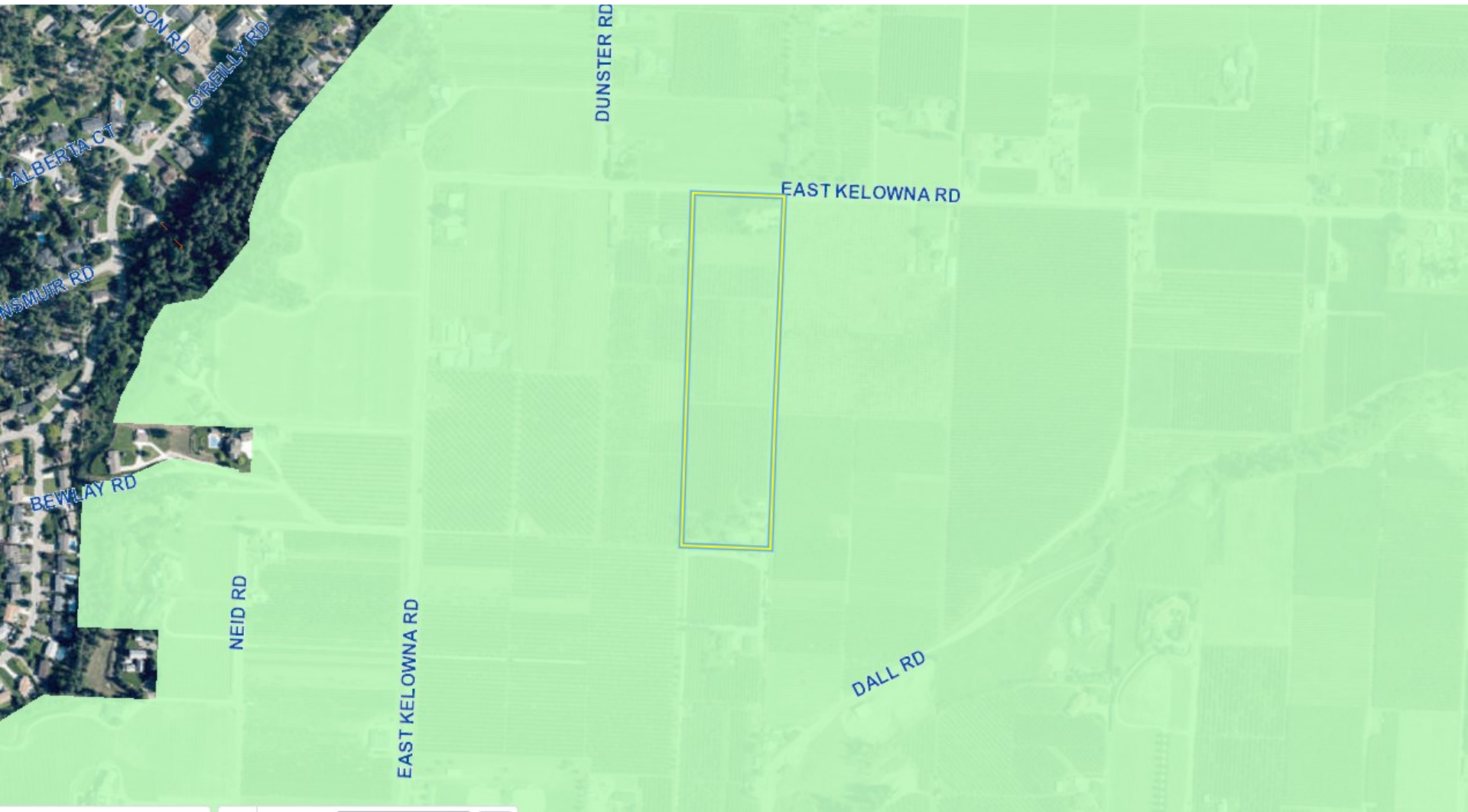


OCP Future Land Use / Zoning



City of Kelowna

Agricultural Land Reserve



City of Kelowna

Project Details

- ▶ The applicant is seeking approvals allow a year-round apple and peach bin storage, as well as a seasonal fruit receiving station.
- ▶ The receiving area will be used by 15 other farms in the area, which will be used from Sept – Nov.
- ▶ The bin storage will be used year-round.
- ▶ The application will also require an ATCO trailer and will be used as an office.

Project Details

- ▶ 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

Site Plan



Site Plan



AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on Aug 12th, 2021;
 - ▶ AAC Recommended that Council support the application.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Farm Use for bin storage and a seasonal fruit receiving station.
 - ▶ Meets intent of the Zoning Bylaw and the OCP.
 - ▶ No negative impacts to surrounding agricultural.
 - ▶ Net benefit to the agriculture community and food security.
- ▶ Recommend the application be forwarded to ALC for consideration.



Conclusion of Staff Remarks