



City of
Kelowna

A22-0006

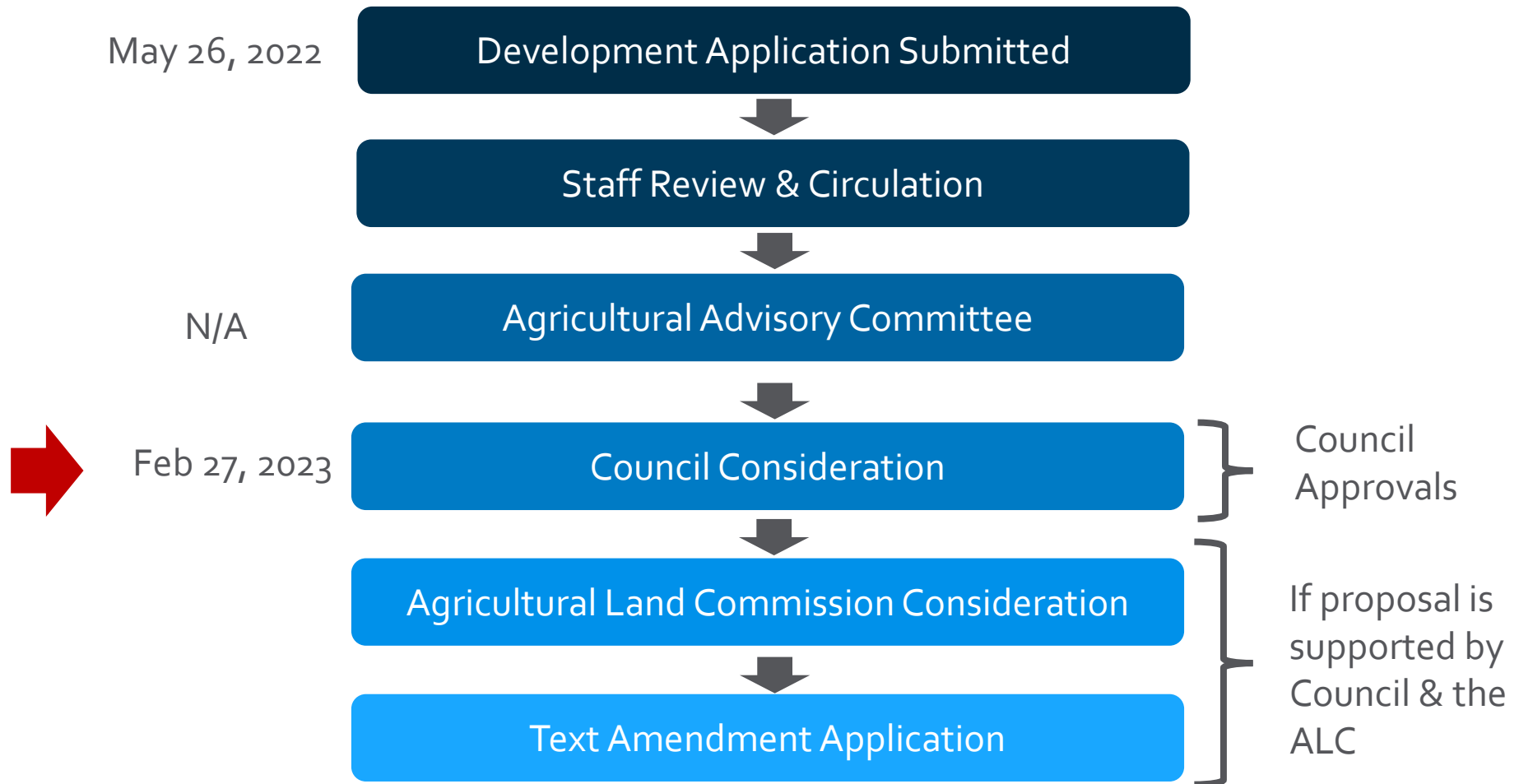
4351 Shanks Road

Application to the ALC for a Non-Farm Use Application

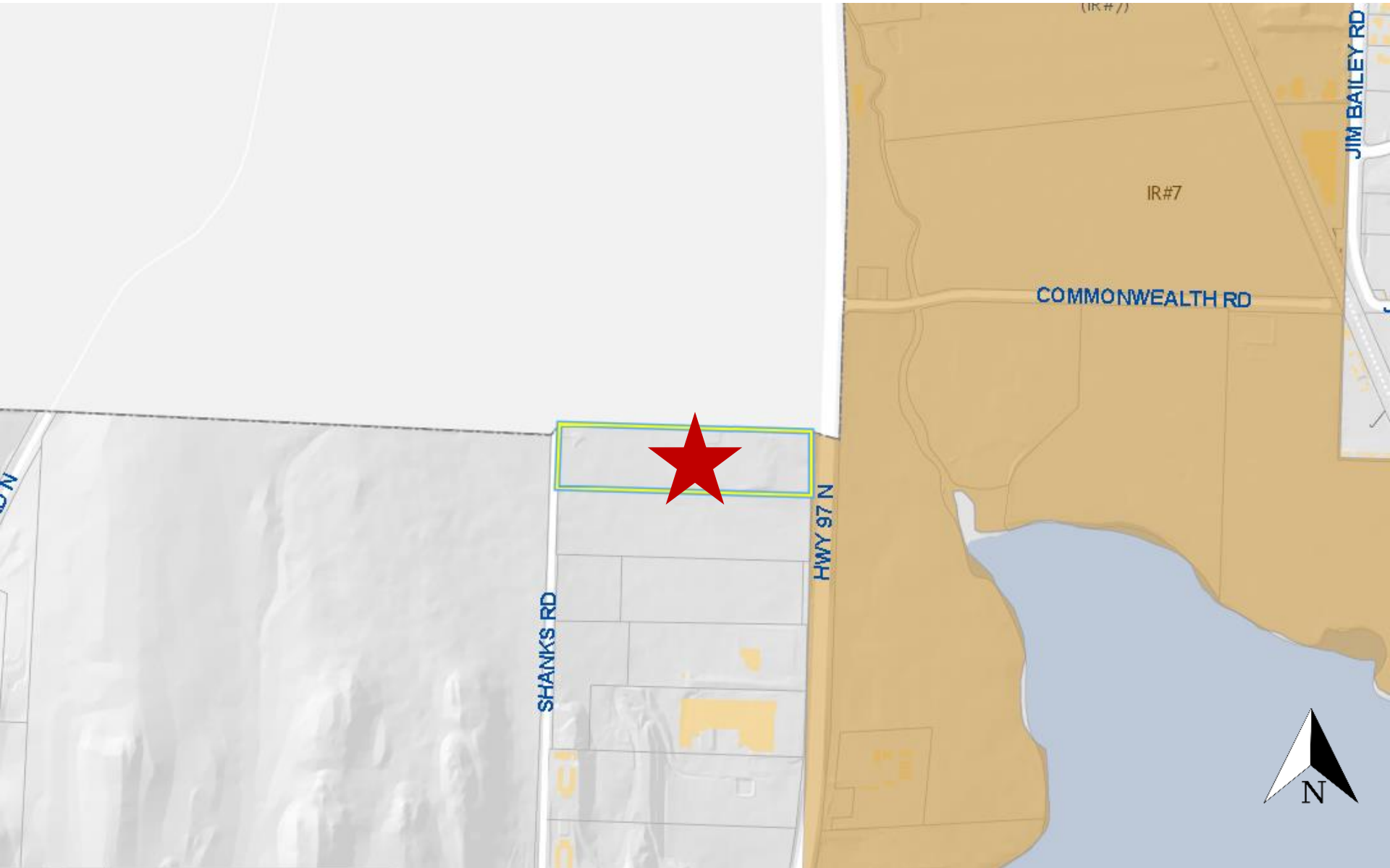
Proposal

- ▶ To review a Staff recommendation NOT to support an application to the Agricultural Land Commission to allow for the sale of landscaping products.

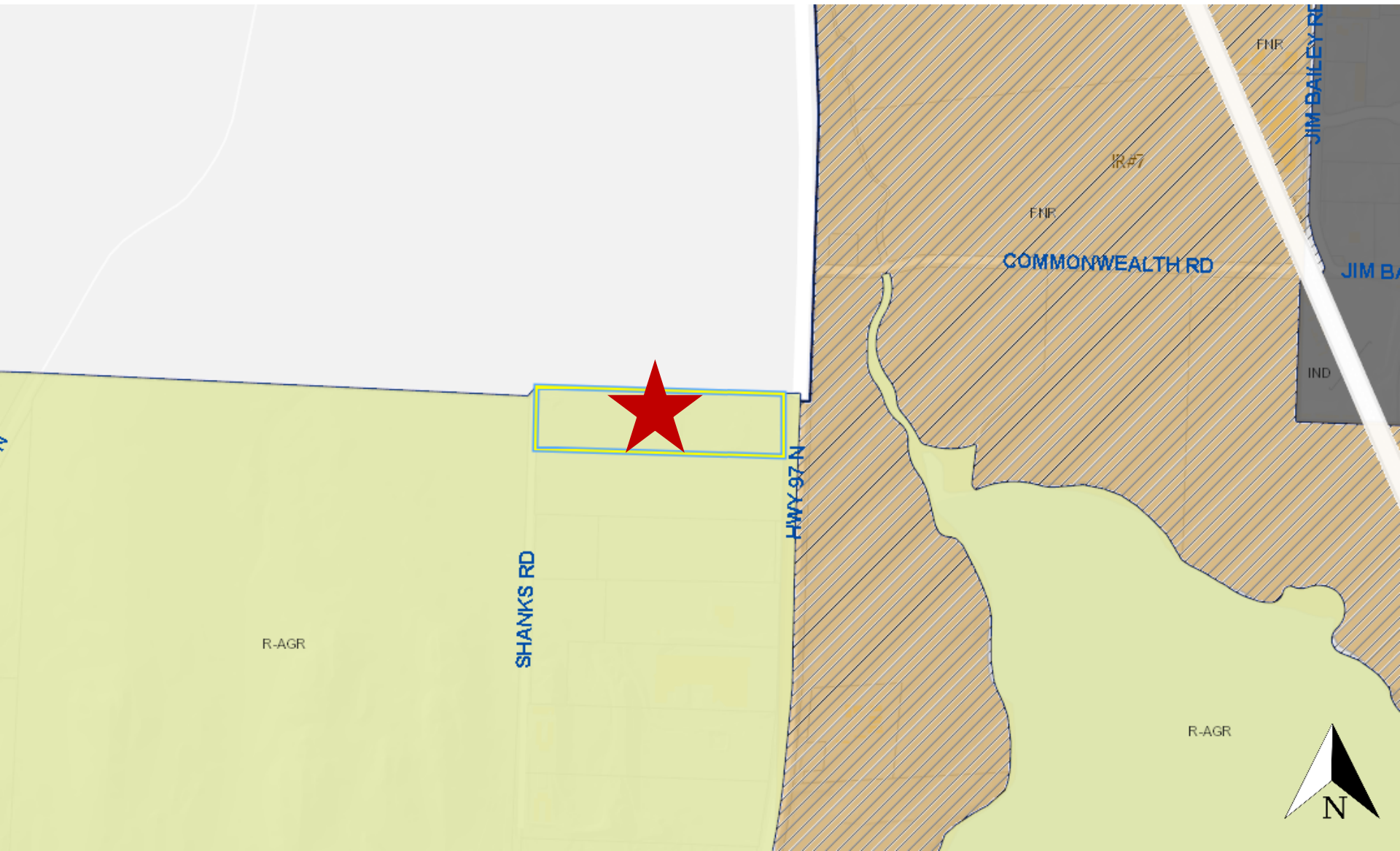
Development Process



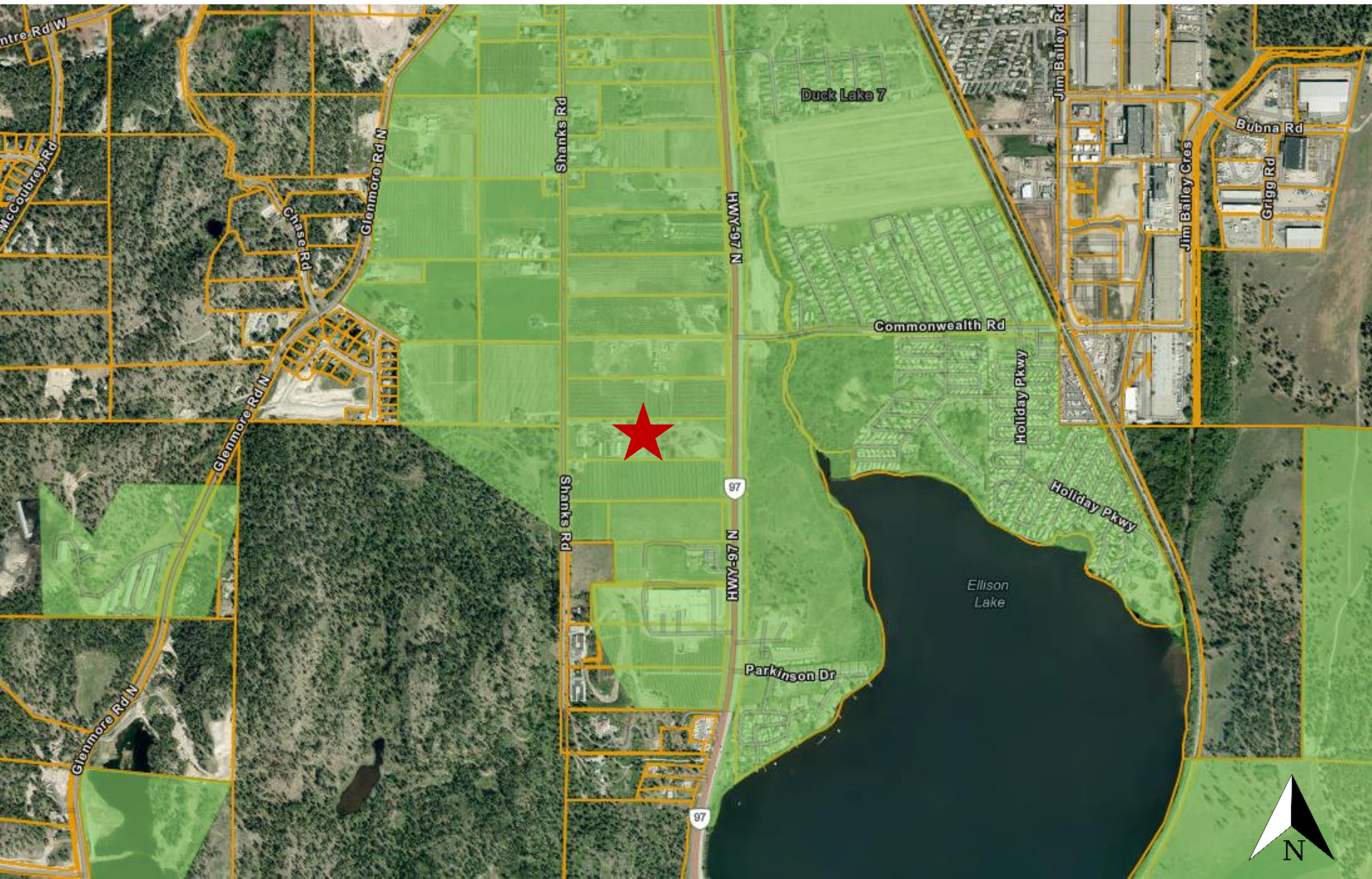
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



Aerial View – 2012 & 2015



City of Kelowna

Aerial View – 2019 & 2022



City of Kelowna

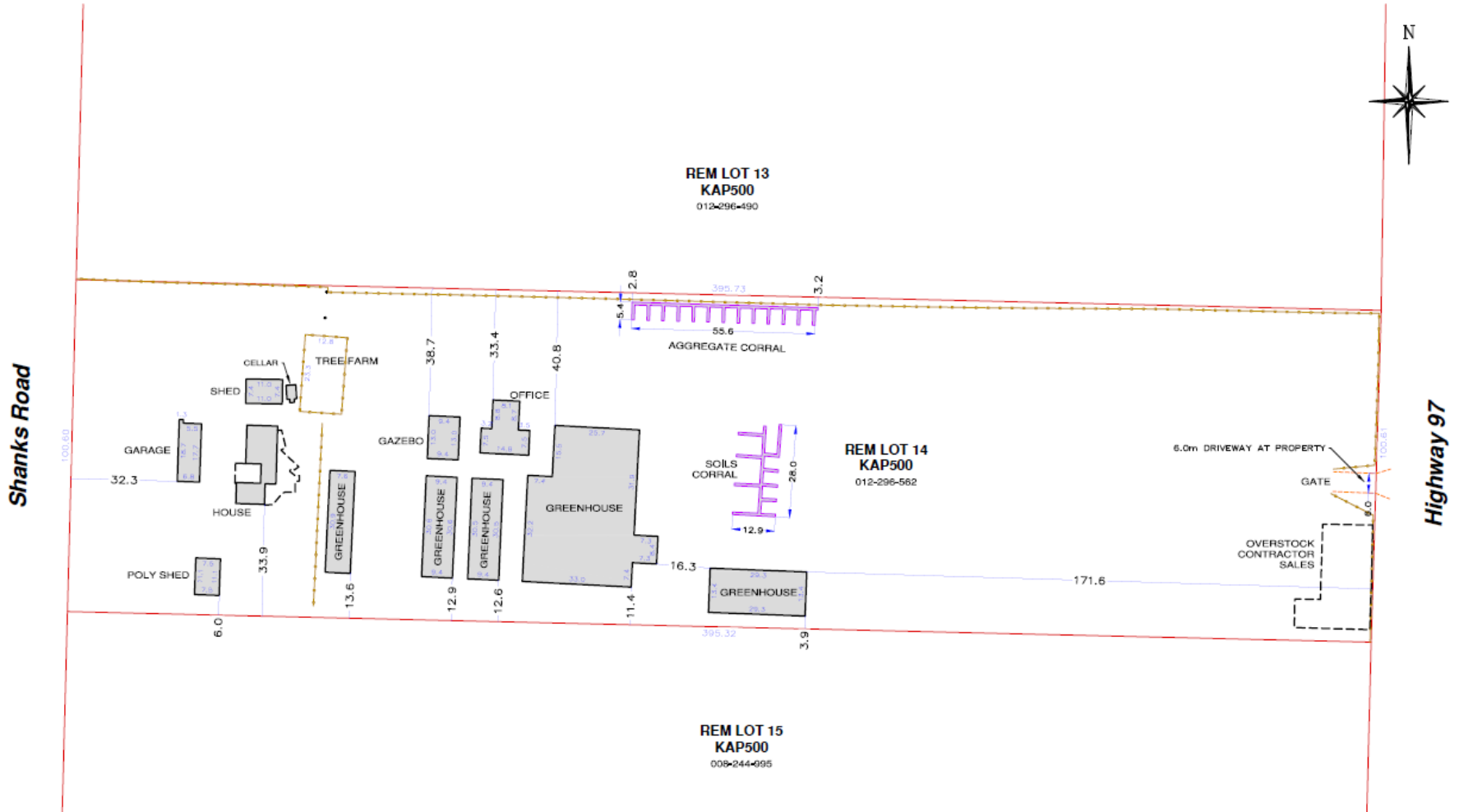
Aerial View



Project Details

- ▶ The Non-Farm Use Application is to bring the existing into compliance with ALC legislation and the City of Kelowna Zoning Bylaw.
- ▶ The property has a garden center and nursery.
- ▶ The Non-Farm Use is to sell the existing aggregate on-site and continue to sell soil products, soil additives, mulches and landscaping rocks, which are brought from offsite locations.
- ▶ If endorsed by Council and supported by the ALC, a Text Amendment Application is required.

Site Plan



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 Zoning Bylaw.
 - ▶ The proposal to bring on materials produced offsite does not benefit local agriculture and is not necessary for the farm uses on the property.
 - ▶ To meet the Zoning Bylaw, the business operation should be limited to 150m² area.
- ▶ Recommend the Bylaw **not** be forwarded to ALC for consideration.



Conclusion of Staff Remarks