



City of
Kelowna

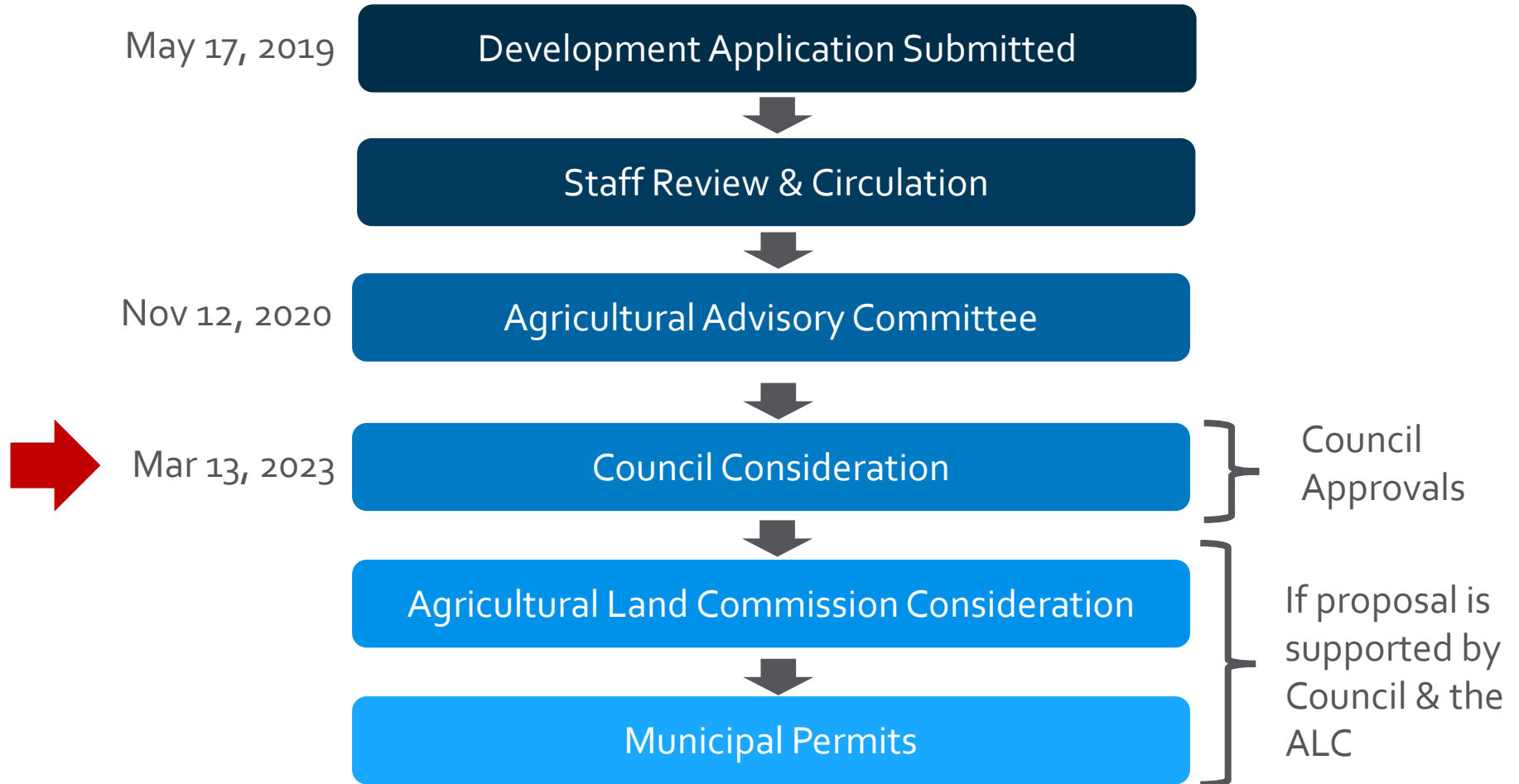
A19-0018 982 Old Vernon Rd

Application to the ALC for a Non-Farm Use Application

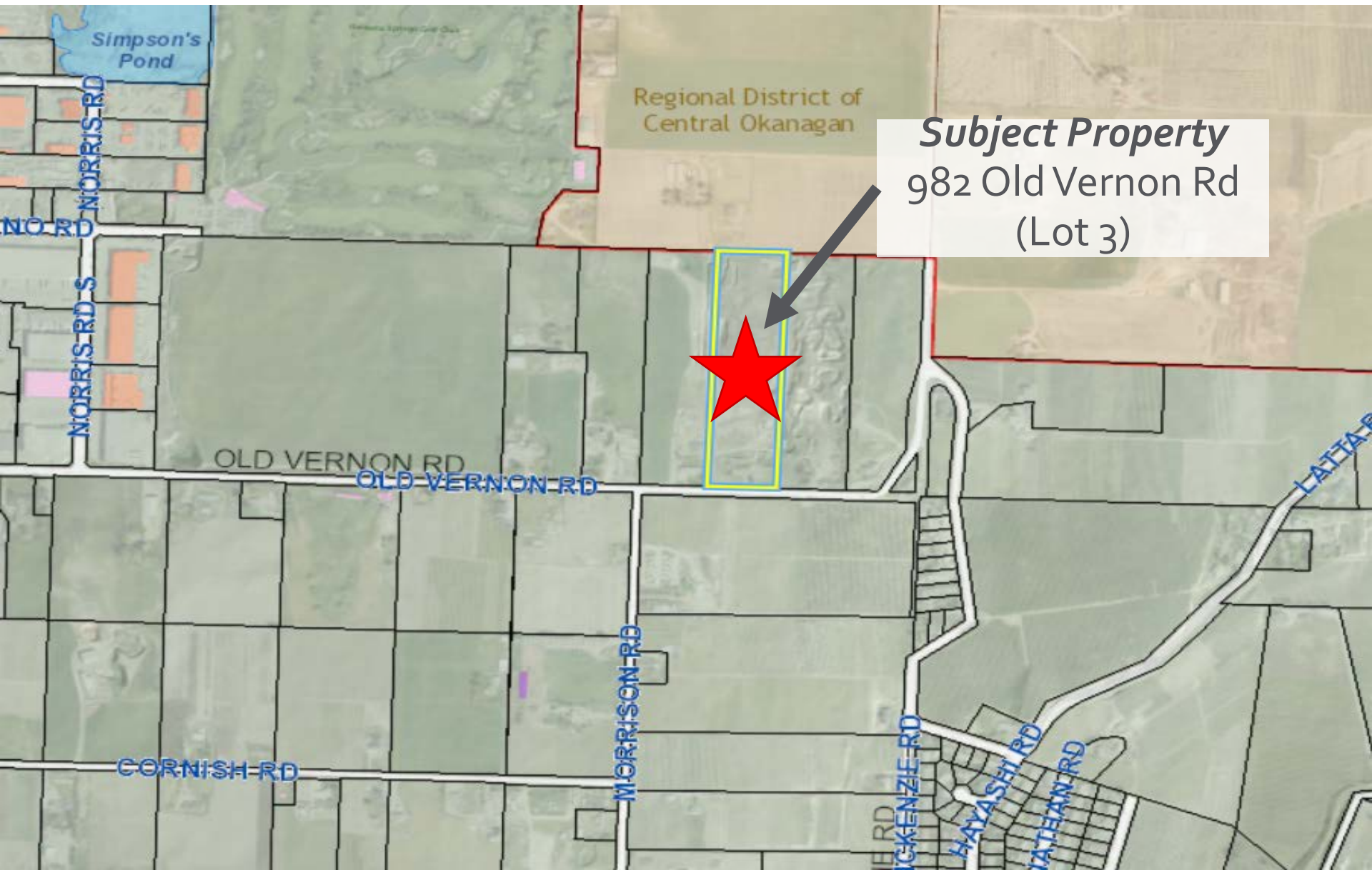
Proposal

- ▶ To support an application to the Agricultural Land Commission for a Non-Farm Use to allow for a commercial aggregate/soil amendment processing operation, and tree services equipment storage.

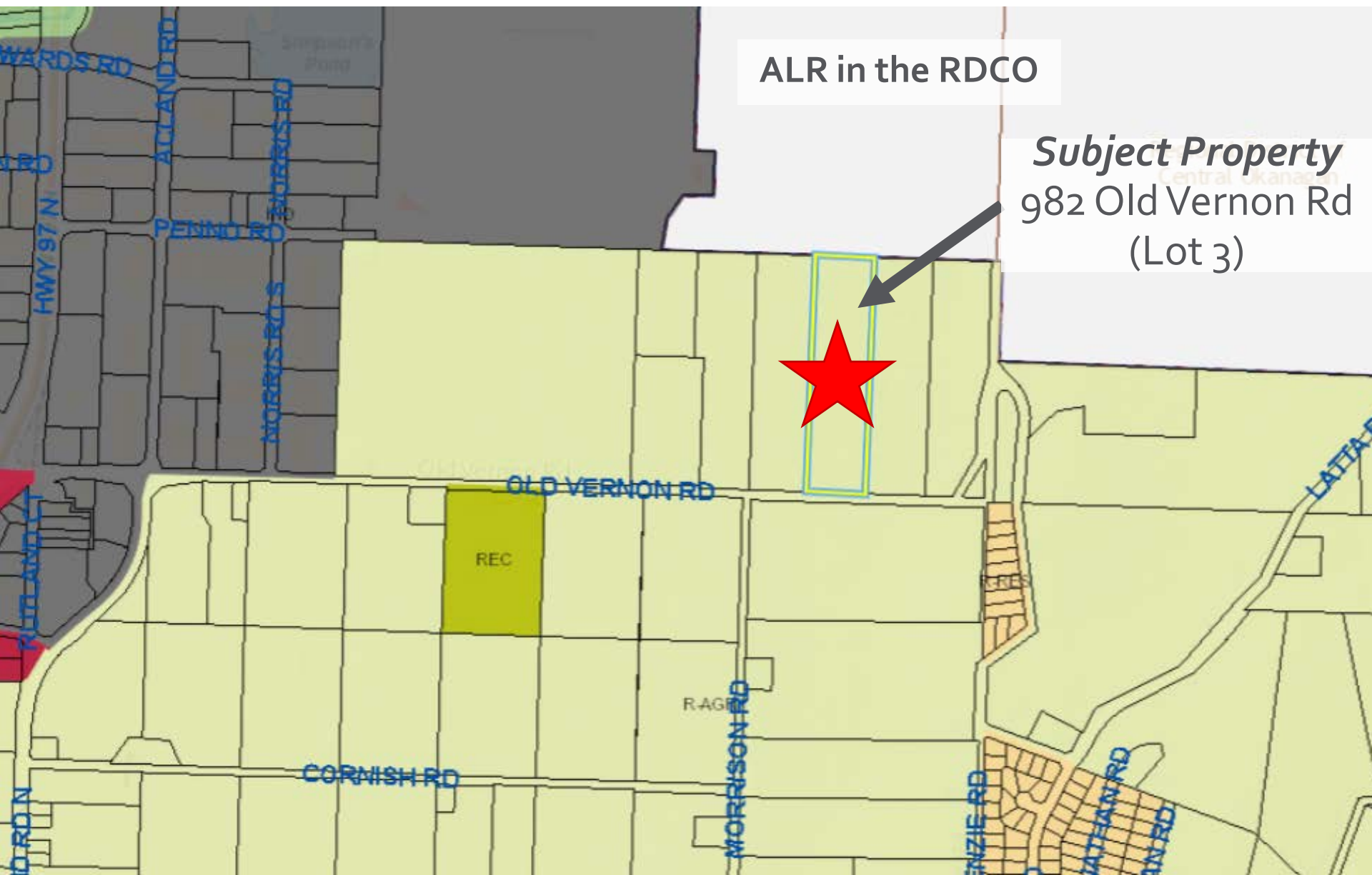
Development Process



Context Map



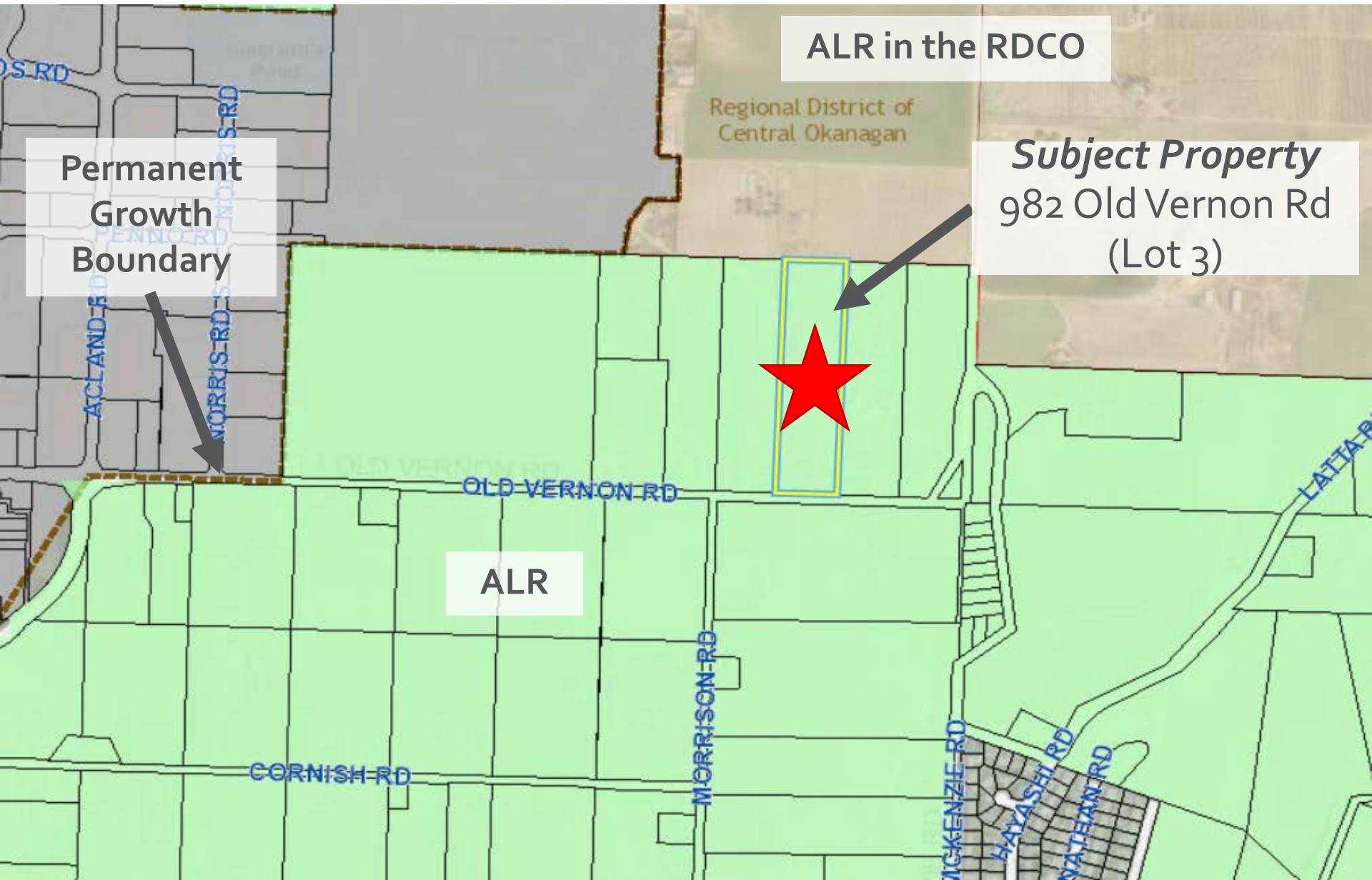
OCP Future Land Use / Zoning



ALR in the RDCO

Subject Property
982 Old Vernon Rd
(Lot 3)

ALR & Permanent Growth Boundary



ALR in the RDCO

Permanent Growth Boundary

Subject Property
982 Old Vernon Rd
(Lot 3)

ALR

Background – Land Use History

- ▶ ~1950 – 2005 subject property part of the Russo Sawmill
 - ▶ Portion covered in wood waste
- ▶ 2005 purchased by current owners
 - ▶ 122,330 m³ of wood waste on property
- ▶ 2005 – present current owners tried several methods to remove &/or recycle wood waste

Background – ALC/City History

- ▶ 1985 – present
 - ▶ Multiple ALC Applications
 - ▶ Enforcement action by ALC & City for non-compliant uses
- ▶ 2018 – 2019
 - ▶ ALC Compliance & Enforcement directed owner to submit current application



944



982

1040

1124



2018-2019

1. Non-essential vehicles & equipment removed

2. Footprint reduced

3. Non-Farm Use (NFU) Application = *Original Proposal*

Old Vernon Road

Image 2019



944



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1124



2020- Present

1. AAC support
2. Site Disclosure MOE
3. Agrologist report
4. Amend Original Proposal to allow the non-farm uses indefinitely

Old Vernon Road

Image 2023

Project Details

To allow two commercial businesses to continue operating:

- ▶ **A1 Tree Services (A1)**
 - ▶ Vehicle/equipment storage
- ▶ **TNT Trucking Ltd. (TNT)**
 - ▶ Aggregate & soil amendment processing & storage
 - ▶ Trucking & hauling operations
 - ▶ Vehicle/equipment storage

Project Details

- ▶ TNT Operations - 2017
 - ▶ Accept landscaping & organic materials – sand, soil, boulders, orchard waste, etc.
 - ▶ Process with sawmill wood waste – aggregate & soil products
 - ▶ Machinery & equipment, trailers, trucks, etc.
 - ▶ Red wiggler vermiculture

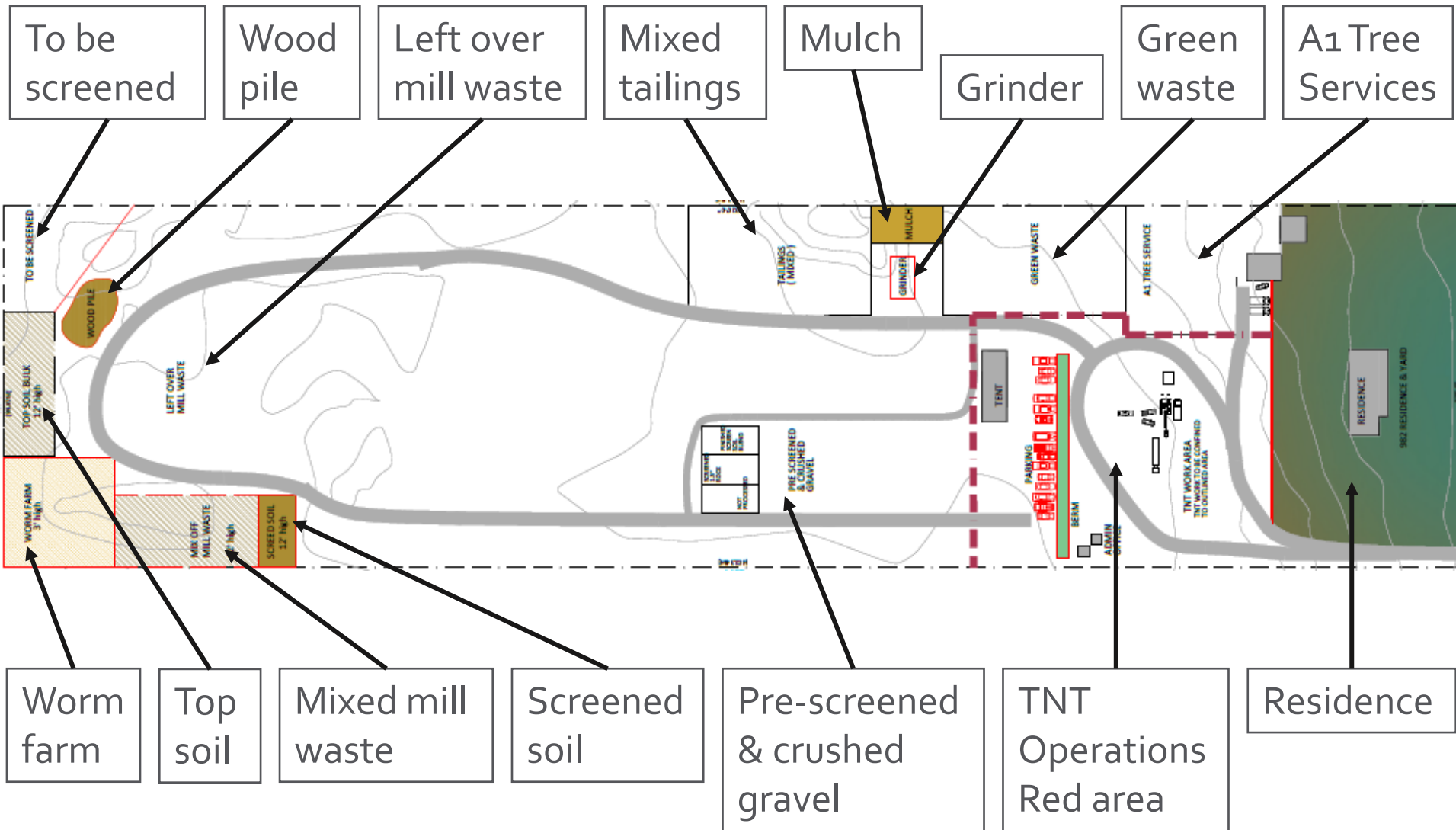
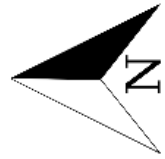
Project Details - Restoration

- ▶ As of Nov 2022:
 - ▶ 840 m³ unprocessed wood waste remain
 - ▶ 77,076 m³ soil, aggregate & organic materials
- ▶ Process all remnant wood waste
- ▶ Remove non-farm use structures
- ▶ Identify areas suitable for agriculture
- ▶ Spread topsoil in areas identified - 61,000m³
 - ▶ Continue processing remnant wood waste

Project Details – Lessee Monitoring

- ▶ All non-farm use activities & equipment remain within defined area
- ▶ No large boulders or trash remains on site
- ▶ Material used in operation do not overlap into neighbours
- ▶ Remnant wood waste to be eliminated by 2026

Site Plan



Non-Farm Use Applications

- ▶ OCP 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

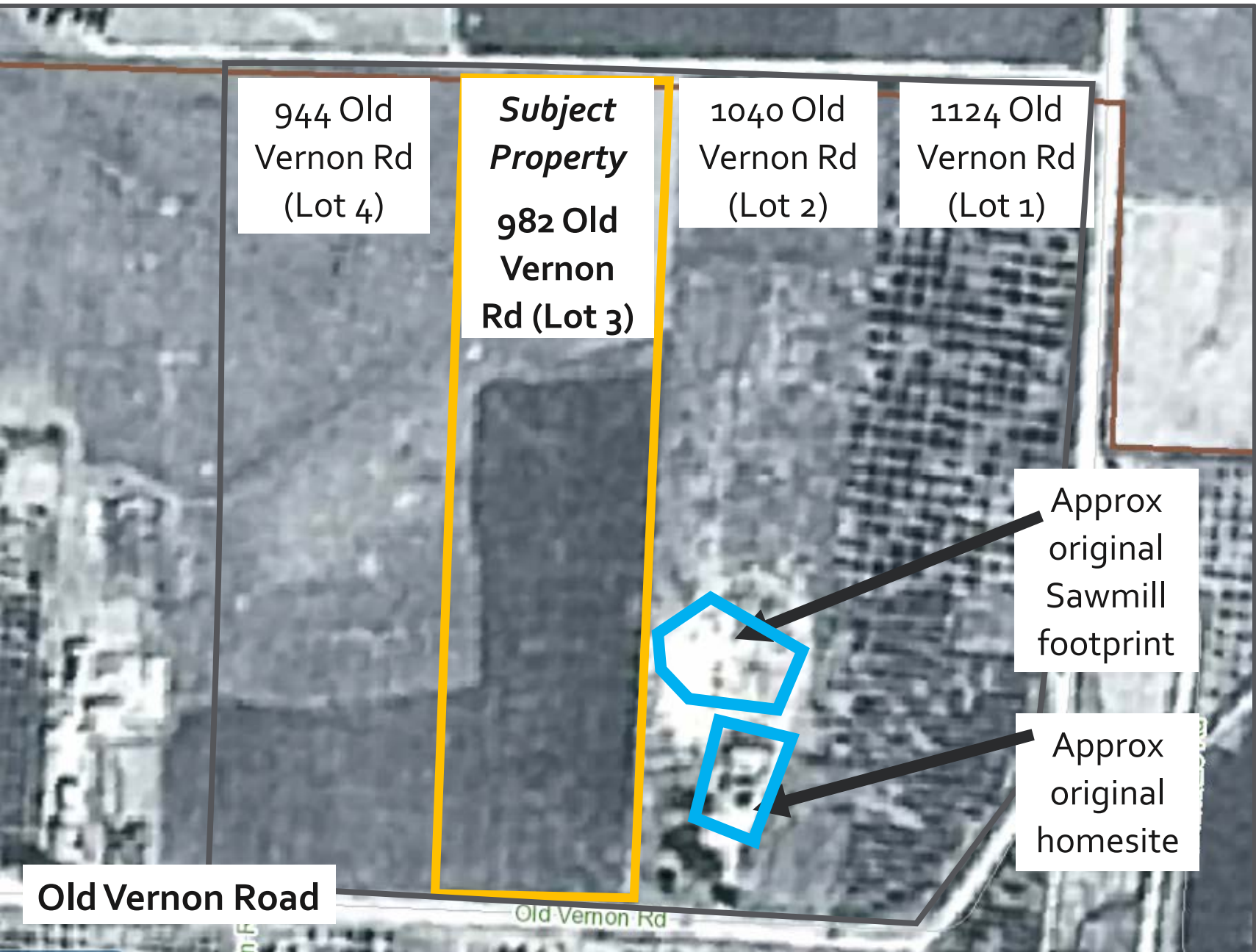
Staff Recommendation

- ▶ Staff recommend support to forward the proposed Non-Farm Use application to the ALC.
- ▶ ALC - ultimate authority to approve the proposal.
 - ▶ Property precluded from being used for agriculture due to the wood waste
 - ▶ The proposed non-farm uses may allow for the land to be used for agricultural purposes in the future
- ▶ If not forwarded, proceed with compliance & enforcement action.



Conclusion of Staff Remarks

Background – Circa 1959 (Supplementary material)



944 Old
Vernon Rd
(Lot 4)

**Subject
Property**
982 Old
Vernon
Rd (Lot 3)

1040 Old
Vernon Rd
(Lot 2)

1124 Old
Vernon Rd
(Lot 1)

Approx
original
Sawmill
footprint

Approx
original
homesite

Old Vernon Road

Old Vernon Rd



944

982

1040

1124

Old Vernon Road

Approx
Sawmill
operation
footprint



(Supplementary
material)

1976

(Supplementary material)



944

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1124

Log &
Sawdust
Storage

1985

ALC#993/1985

1. Limit 1.7 ha
2. Log & sawdust
3. No gravel

Old Vernon Road

(Supplementary material)



944

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1040

1124

1999

ALC Order
#368 &
369/99

Reclaim

Reclaim

- Impacted Properties
- Area permitted to be used for Sawmill
- Areas to be reclaimed

Old Vernon Road

(Supplementary material)



2000

ALC#437/2000

1. Sawmill, wood, pallet recycling & compost clean wood at 982 & 1040 only
2. Reclaim 1124
3. No turf farm
4. No compost use in ALR
5. Fence

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Old Vernon Road

Image 2000



(Supplementary material)

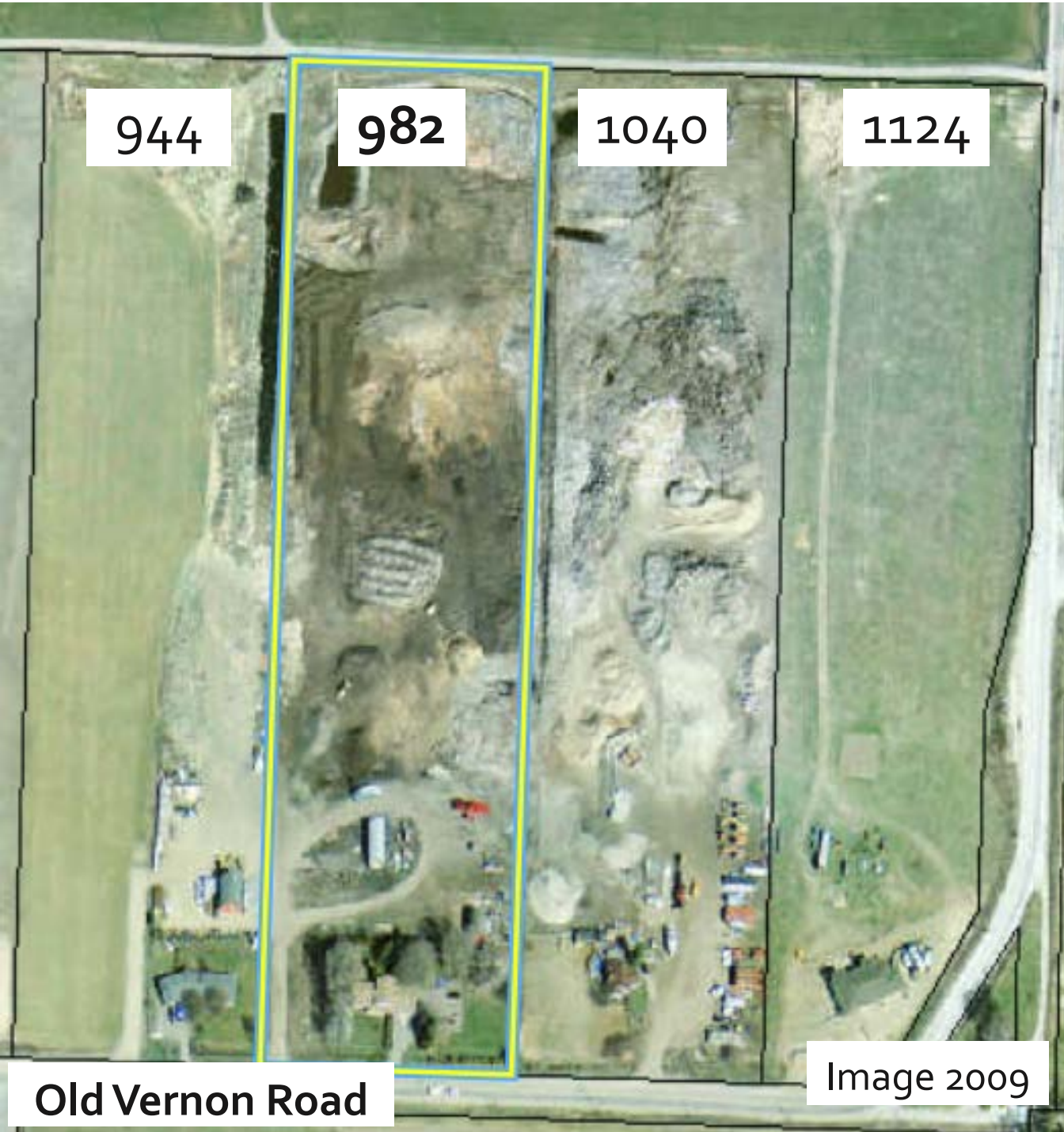


2005-2007

1. Sold with 122,330 m³ of wood waste
2. Controlled burner
3. Wood row

Old Vernon Road

Image 2006



944

982

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Old Vernon Road

Image 2009

(Supplementary material)



2008-2012

1. Tolko
2. Landscape companies
3. Approx. 100,000 m³ processed / removed
4. Approx. 23,000 m³ remained



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(Supplementary material)



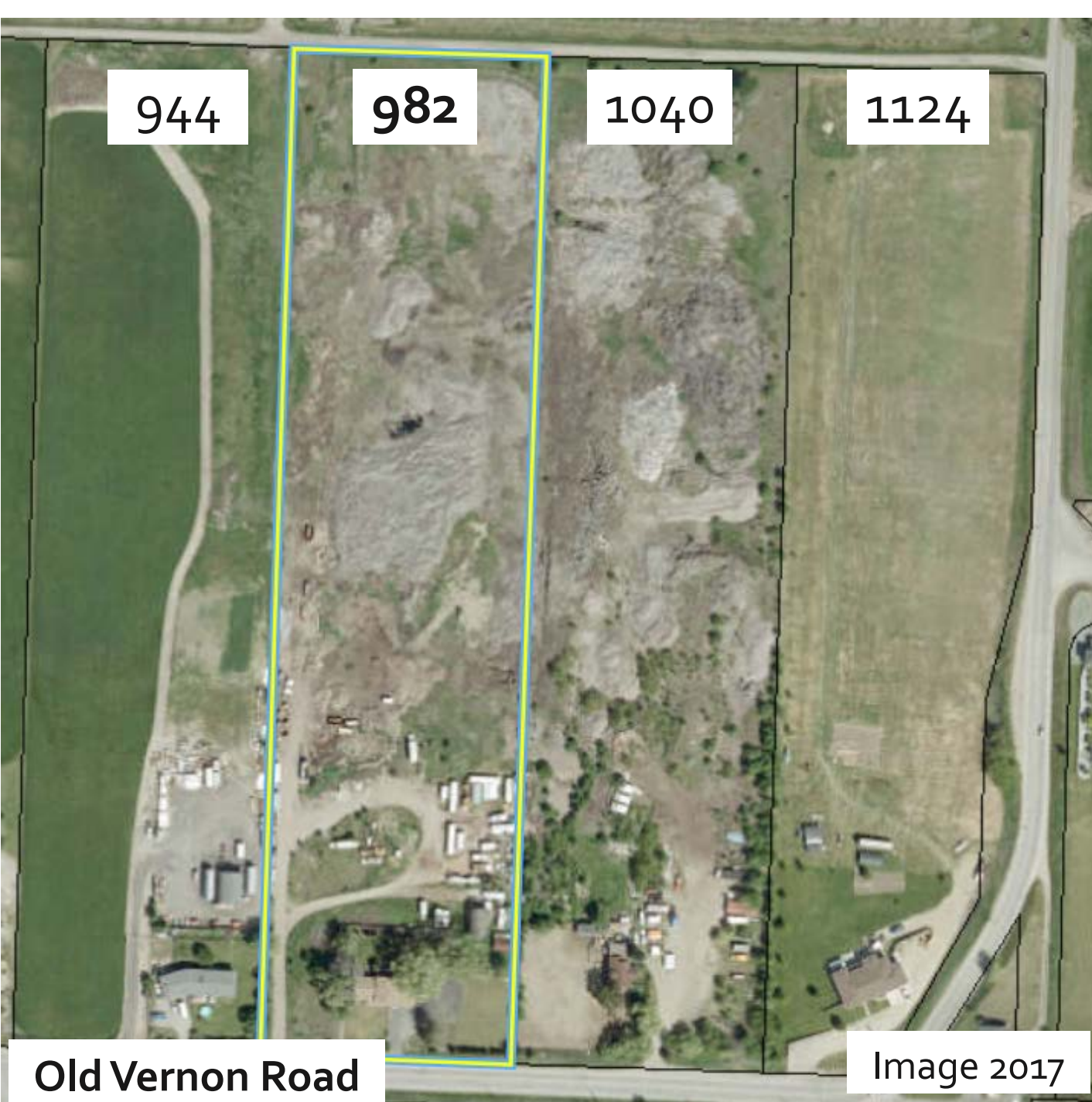
2013-2014

ALC#92/2014

1. Exclusion Application
2. AAC & ALC non-support
3. Non-soil-based farm operations

Old Vernon Road

Image 2015



(Supplementary material)



2017

1. Non-Farm Use:
 - Boat & RV storage
 - Equipment storage
 - Composting operations
2. Council did not approve boat & RV storage

Old Vernon Road

Image 2017