

# COMMITTEE REPORT



**Date:** April 11<sup>th</sup>, 2024  
**To:** Agricultural Advisory Committee  
**From:** Development Planning  
**Address:** 1200 Belgo Road  
**File No.:** A24-0005  
**Zone:** P4 – Utilities

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## 1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) to allow for the construction of an office building on the subject property.

## 2.0 Development Planning

The subject property is a 7.57-acre (3.06 ha) property located on the corner of Springfield Road and Belgo Road. The Black Mountain Irrigation District (BMID) currently operates on the subject property and there is no active agriculture. The property was purchased in 1968 and has continuously been a works yard and shop for the irrigation district.

A non-farm use permit application is required to construct a new office building for Black Mountain Irrigation District (BMID) since the property is in the Agricultural Land Reserve (ALR). The current use as a works yard and shop is not permitted in the ALR, however, the property has been owned and operated by BMID since 1968, which is four years before the ALR was established. The new office is proposed to be 540 m<sup>2</sup> (5,812 ft<sup>2</sup>) in size and will allow for all departments to function in one centralized location. The proposed building meets all development regulations, and no variances are anticipated.

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:

- Are consistent with the Zoning Bylaw and the 2040 OCP;
- Provide significant benefits to local agriculture;
- Do not require the extension of municipal services;
- Will not utilize the productive agricultural lands;
- Will not preclude future use of lands for agriculture; and
- Will not harm adjacent farm operations.

The primary objective of the Agricultural Advisory Committee is to advise Council on sustainable agricultural land use from a multiple 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.

### 3.0 Subject Property & Background

#### 3.1 Site Context

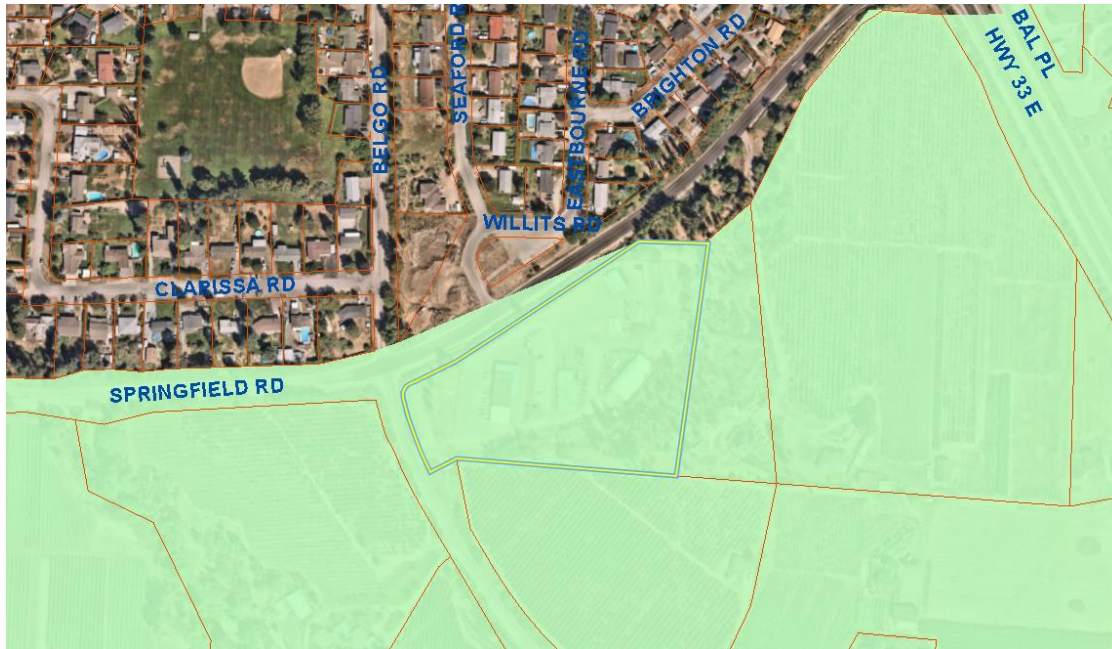
The area south of Springfield Road is in the ALR and the majority is active agricultural land, while the area north of Springfield is primarily single-detached dwellings. Zoning and land uses adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	RU1 – Large Lot Housing	No	Single Detached Dwellings
South	A1 – Agriculture	Yes	Agriculture
East	A1 – Agriculture	Yes	Rural Residential
West	A1 – Agriculture	Yes	Agriculture

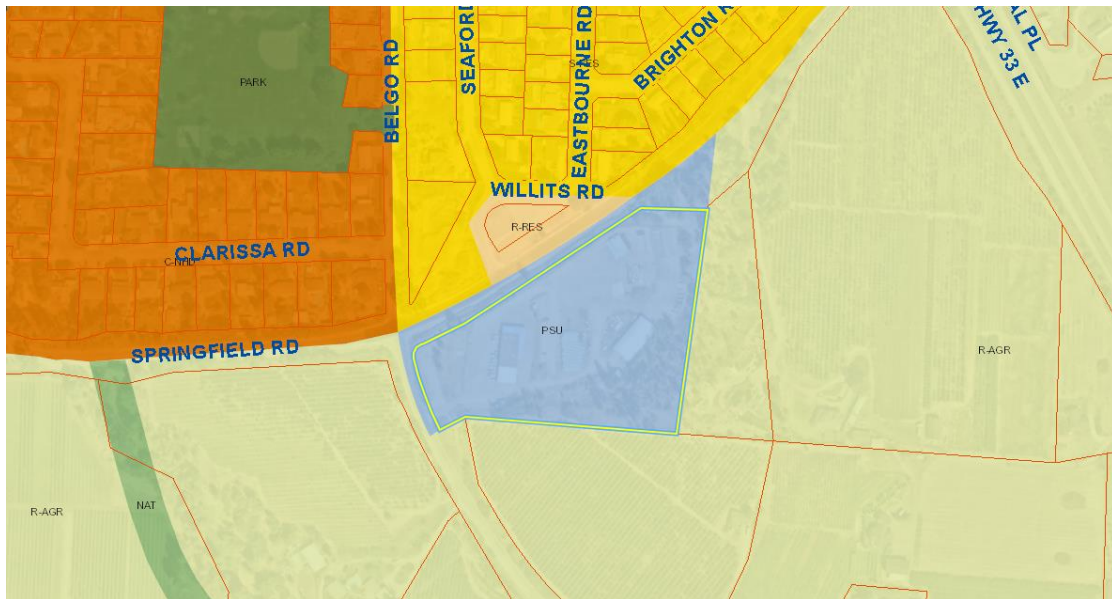
#### Subject Property Map



## ALR Map



## Future Land Use Map



### 3.2 Background

Prior to the purchase of the subject property, it was owned by the provincial government and was used to source sand and gravel for provincial needs. After the sand and gravel supply diminished, it was listed and ultimately granted to BMID in 1968. Following this date, the property was fenced, landscaped, and planted as it was unsightly and dangerous due to the previous on-site excavation. The property remains a BMID works yard and has largely remained unchanged.

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 8.1. Protect and preserve agricultural land and its capability.	
Policy 8.1.6. Non-Farm Uses.	<p>Restrict non-farm uses that do not directly benefit agriculture except where such non-farm uses are otherwise consistent with the goals, objectives, and other policies of this OCP. Support non-farm use applications:</p> <ul style="list-style-type: none"><li>• Are consistent with the Zoning Bylaw and the 2040 OCP;</li><li>• Provide significant benefits to local agriculture;</li><li>• Do not require the extension of municipal services;</li><li>• Will not utilize the productive agricultural lands;</li><li>• Will not preclude future use of lands for agriculture; and</li><li>• Will not harm adjacent farm operations.</li></ul>
	<p><i>The subject property has the Future Land Use of Public Services / Utilities (PSU), which supports utility infrastructure.</i></p>

**Report prepared by:** Tyler Caswell – Planner II  
**Reviewed by:** Dean Strachan, Community Planning and Development Manager  
**Approved for Inclusion:** Nola Kilmartin, Development Planning Department Manager

**Attachments:**

Attachment A – ALC Application File No: 70193  
Attachment B – Site Plan