



ATTACHMENT **A**

This forms part of application
A24-0005

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City of **Kelowna**
DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 70193

Application Type: Non-Farm Uses within the ALR

Status: Submitted to L/FNG

Applicant: Black Mountain Irrigation District Brenden Russell

Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple

Legal Description LOT A SECTIONS 23 AND 24 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP23792

Approx. Map Area 3.1 ha

PID 029-576-997

Purchase Date Aug 13, 1968

Farm Classification No

Civic Address 1200 Belgo Rd

Certificate Of Title STSR3943965.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
null	Black Mountain Irrigation District Brenden Russell	(250) 765-5169	rhrasko@bmid.ca	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? Yes

Describe the other parcels including their location, who owns or leases them, and their use. Not migrated from OATS

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3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? No

Type Third-Party Agent

First Name No Data

Last Name No Data

Organization (If Applicable) Black Mountain Irrigation District Brenden Russell

Phone (250) 765-5169

Email brussell@bmid.ca

4. Government

Local or First Nation Government: City of Kelowna

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). No agriculture, only support for agriculture with materials and pipe for water supply to agricultural and domestic customers.

Describe all agricultural No agricultural improvements

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improvements made to the parcel(s).

Describe all other uses that currently take place on the parcel(s).

The parcel is used for a works yard and shop building for the Black Mountain Irrigation District (BMID, landowner).
BMID supplies irrigation water to 6,000 acres of land with water rights within our service area boundary.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Residential	SF suburban neighborhood
East	Agricultural / Farm	Orchard (Cherries) w/ SF Residence
South	Agricultural / Farm	Orchard (Cherries) w/ SF Residence
West	Agricultural / Farm	Orchard (Cherries) w/ SF Residence

6. Proposal

How many hectares are proposed for non-farm use? 0.15 ha

What is the purpose of the proposal? To construct a new office building on the property of the existing Black Mountain Irrigation District (BMID) Shop and Works Yard.

Could this proposal be accommodated on lands outside of the ALR? The BMID's existing office building is located outside the ALR and has been utilized since the 1970s. With the growing community water system, there is a need for increased integration of BMID's Admin, Engineering, and Operations departments at one location. Additionally, there are emerging concerns regarding staff and customer safety at the current office location. For these reasons, BMID has elected to build a new office at the location of the existing BMID Shop and Works Yard, which is within the ALR and adjacent to a core neighborhood area.

Does the proposal support agriculture in the short or long term? The proposed new office building will help support local agriculture in both the short term and long term. BMID supplies irrigation water to approximately 6,000 acres of agricultural lands in Kelowna and Central Okanagan East, BC. Constructing the new office building at the location of the existing BMID Shop and Works Yard will enhance the day-to-day

coordination between BMID Operations, Administration, and Engineering staff, and as a consequence will increase the level of service provided to our agricultural customers.

BMID is a strong supporter of agriculture in the region. The district is currently working with multiple separate growers and landowners to facilitate water supply from BMID to hundreds of acres of new proposed orchard plantings. BMID's long term objective is to ensure a reliable and sustainable supply of irrigation water for agriculture in the Mission Creek watershed.

Proposal Map / Site Plan 70193_Site_Plan.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use? No

7. Optional Documents

Type	Description	File Name
Other files that are related	No Data	HISTORY_1200_Belgo_Rd.pdf

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