

COMMITTEE REPORT



Date: June 13, 2024
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 4150 Swamp Road
File No.: A23-0008
Zone: A1 - Agriculture 1

1.0 Purpose

To consider a Non-Farm Use application to the Agricultural Land Commission (ALC) to allow for a 2-3 day music festival for up to 15,000 people.

2.0 Development Planning

The subject property is a 47.7 acres (19.3 ha) site located on Swamp Road in the lower mission area. The large property is currently and has historically been used as hay fields and was purchased by the owner in 1991.

A Non-Farm Use application is required to allow for a music festival on the property. The proposed festival would be a 2-3 day event and accommodate up to 15,000 people over the course of the festival. The festival area is proposed on approximately 18 acres on the eastern side adjacent to Swamp Road. The event would include a mainstage and various tent structures for concert goers, first aid, administration and concession. No public parking is considered onsite and is proposed to be all public transit or shuttles from offsite.

A report from a Professional Agrologist has been provided and describes land management and monitoring recommendations for the proposed event. That report is included as part of Attachment B.

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;
- Provides 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 Agriculture 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.

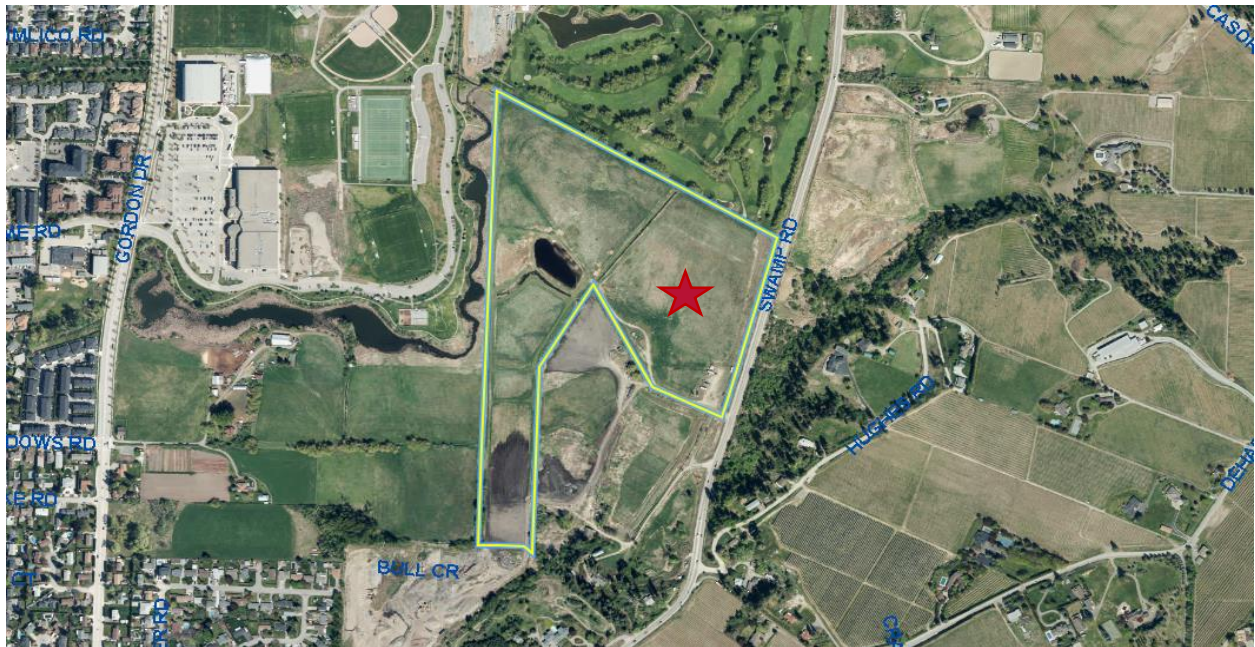
3.0 Subject Property & Background

3.1 Site Context

The site is located in the lower Mission area with a mix of uses including golf course, institutional and agricultural. Zoning and land uses adjacent are as follows:

Orientation	Zoning	ALR	Land Use
North	P3 – Parks and Open Space	Yes	Michaelbrooke Golf Course
South	A1 – Agriculture 1	Yes	Agriculture
East	A1 – Agriculture 1	Yes	Agriculture / Rural Residential
West	P5 – Municipal District Park A1 – Agriculture 1	Yes	CNC/H ₂ O/Public Park Facilities and Agriculture

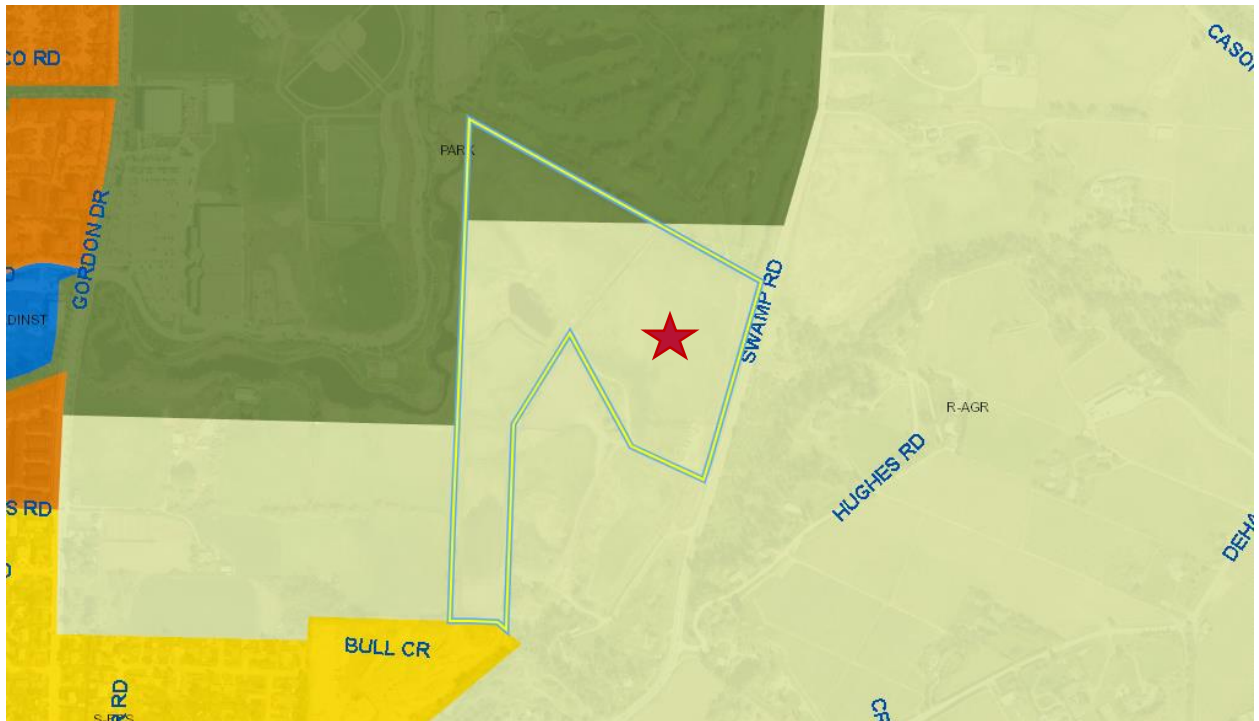
Subject Property Map



ALR Map



Future Land Use Map



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 only where approved by the ALC and where the proposed uses:</p> <ul style="list-style-type: none"> • 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 productive agricultural lands; • Will not preclude future use of the lands for agriculture; and • Will not harm adjacent farm operations.
	<i>The application is not considered to directly benefit agriculture or provide consistency with OCP policies.</i>
Policy 8.1.4. Urban Uses.	<p>Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural lands.</p>
	<i>The property is located outside of the PGB.</i>

Report prepared by: Wesley Miles, Planner Specialist
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: 68500 (A23-0008)
 Attachment B – Concept Plan and P. Ag Report