



City of
Kelowna

A23-0008

4150 Swamp Road

ALR Application for a Non-Farm Use

Proposal

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

Development Process



July, 2023

Development Application Submitted



Staff Review & Circulation



June 13, 2024

Agricultural Advisory Committee



Council Consideration



Council Approvals



Agricultural Land Commission Consideration



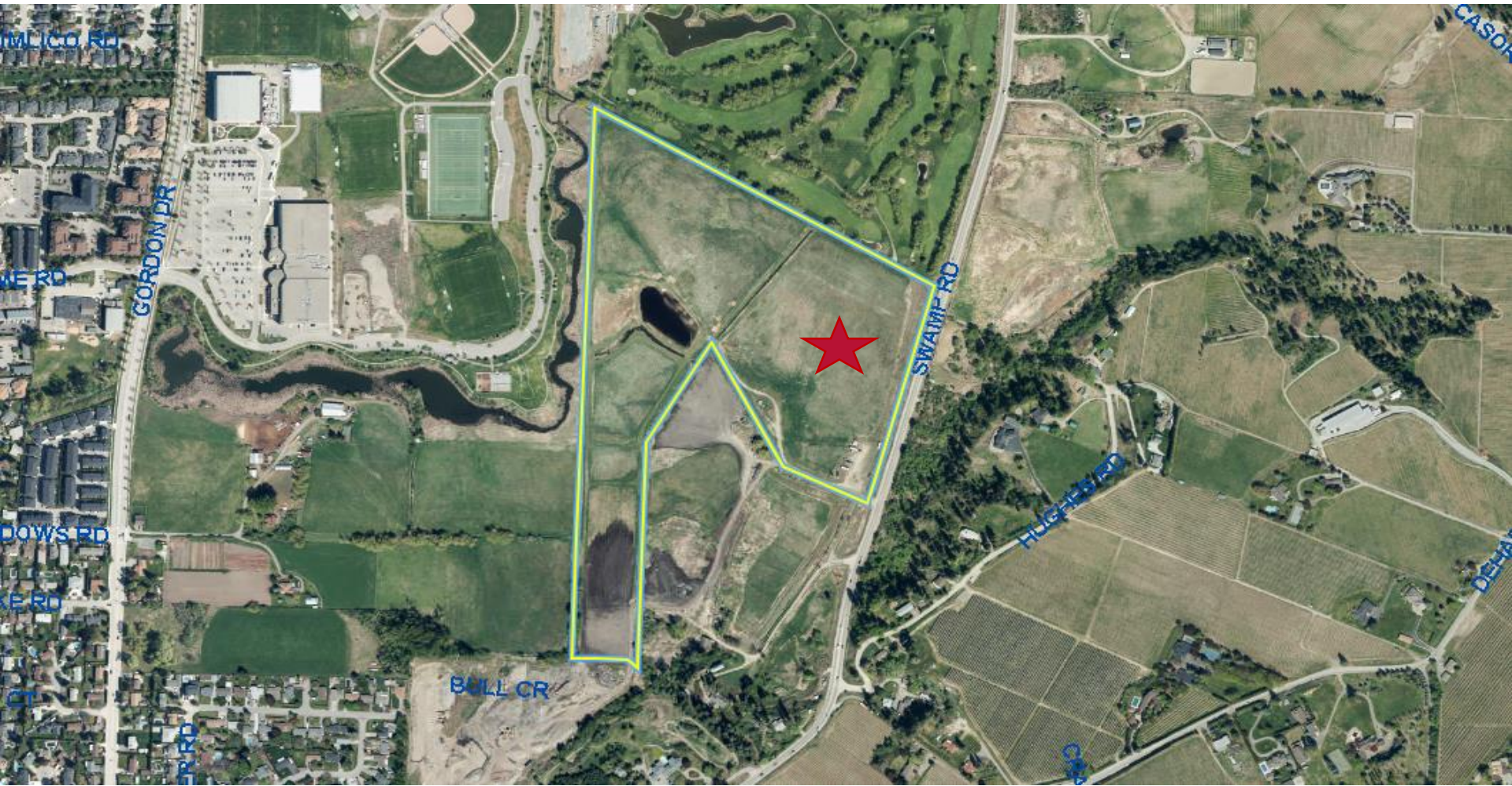
If proposal is supported by Council & the ALC



Development/Building Permit

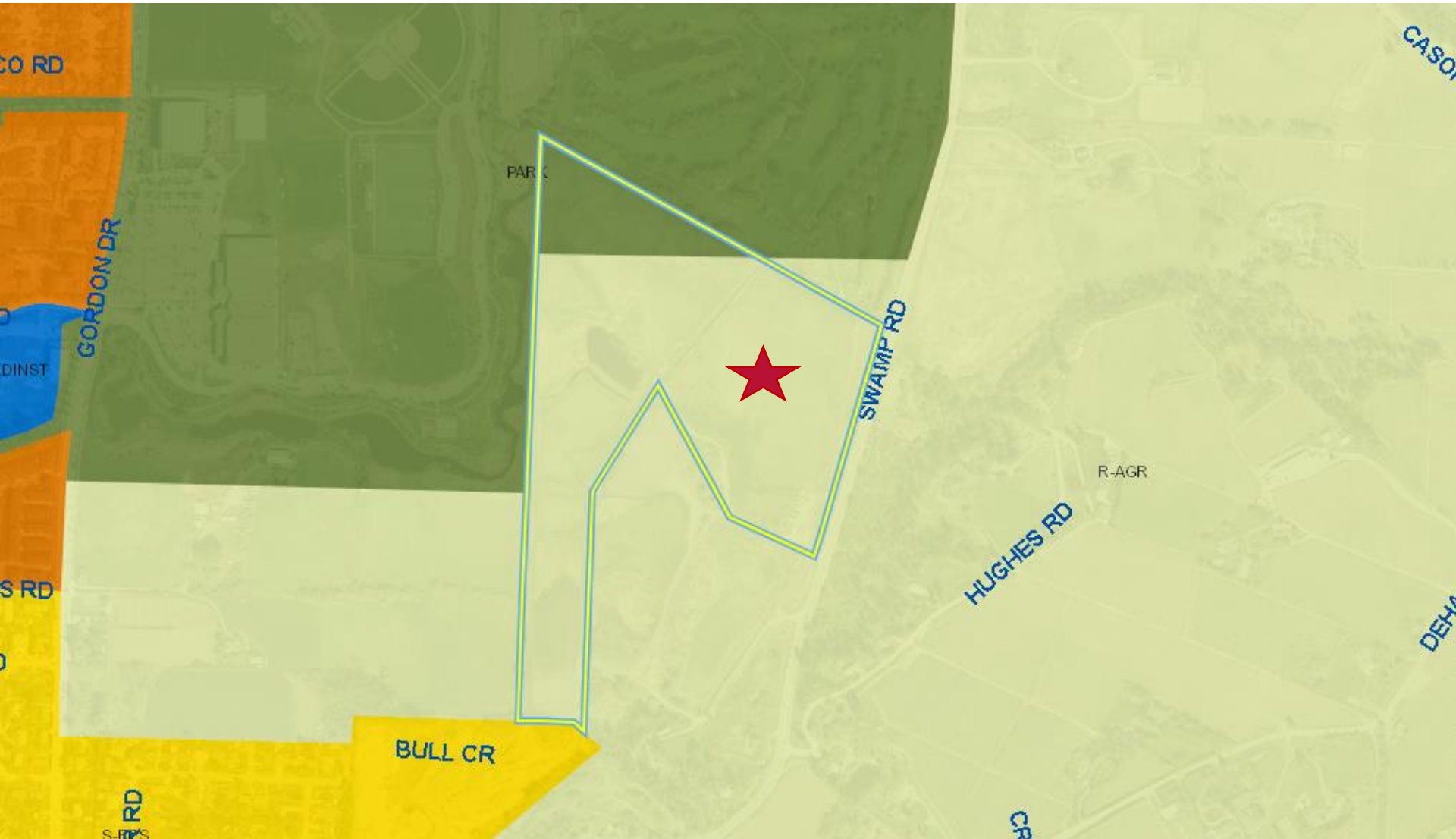


Context Map



City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Agricultural Land Reserve



City of Kelowna

Project Details

- ▶ The applicant is seeking approvals to allow for a 2-3 day festival
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.

Site Plan



KEY

 Concession Area (1)	 Emergency Exit (1)	 Entry Exit Gantry (1)
 Event Management Office (1)	 First Aid Point (1)	 Heras / Perimeter Fencing Custom (2)
 Marquee Stretch 16x32 - Vip Area (1)	 Measure Line (2)	 Medical (1)
 Police (1)	 Porta Loos (5)	 Security (1)
 Stage - Mainstage (1)	 Tent White - Dance Tent (1)	 Toilet Trailer (1)

VIEW : Festival Site

Development Planning

- ▶ Staff consider non-farm use application when they meet 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.

AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Application will be forwarded to ALC should Council support it.



Conclusion of Staff Remarks