



City of  
Kelowna

A24-0003  
1629 KLO Rd

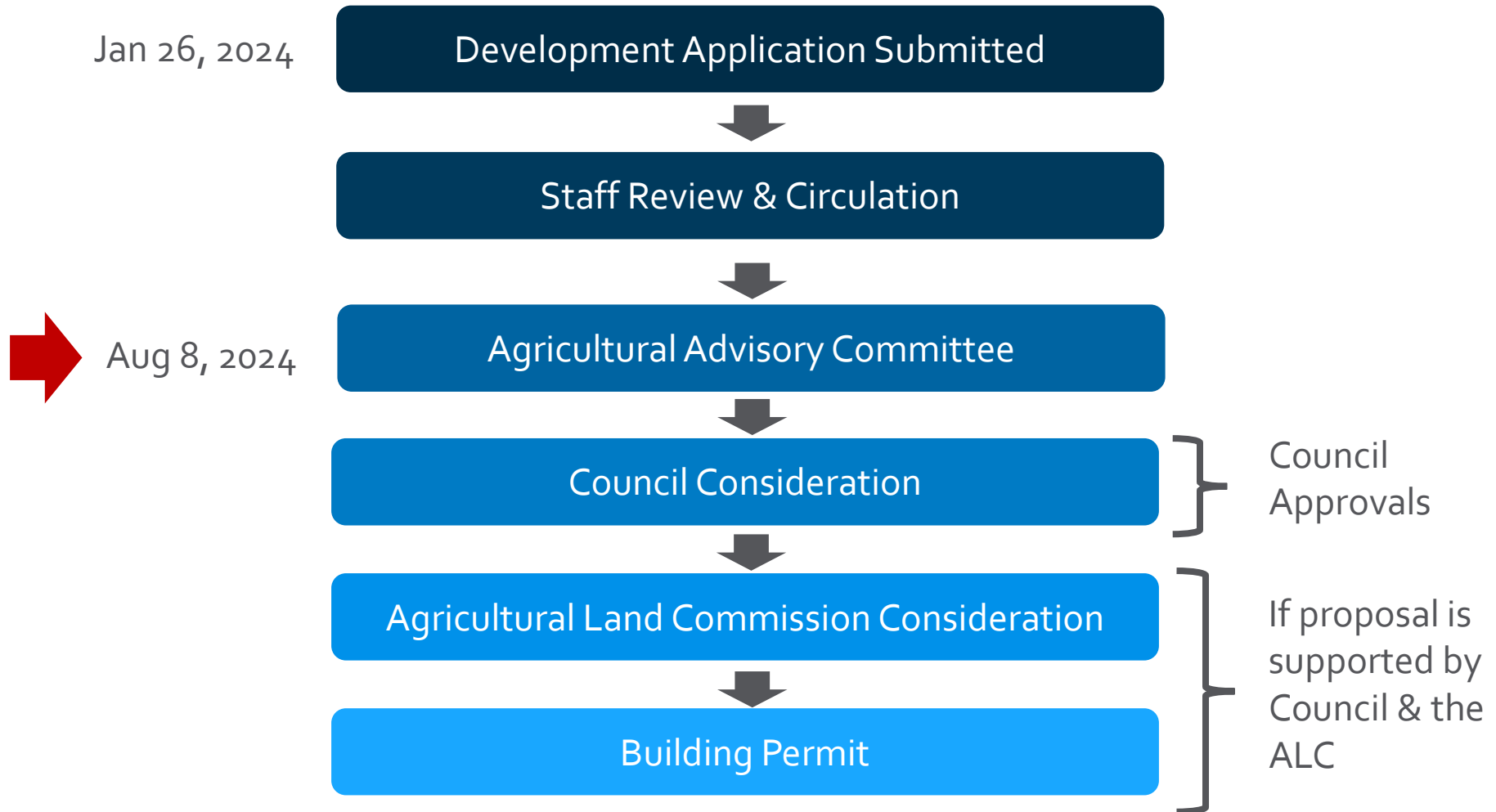
ALR Application for a Non-Farm Use Application



# Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) for a non-farm use to allow for the sale of landscaping and non-farm products.

# Development Process

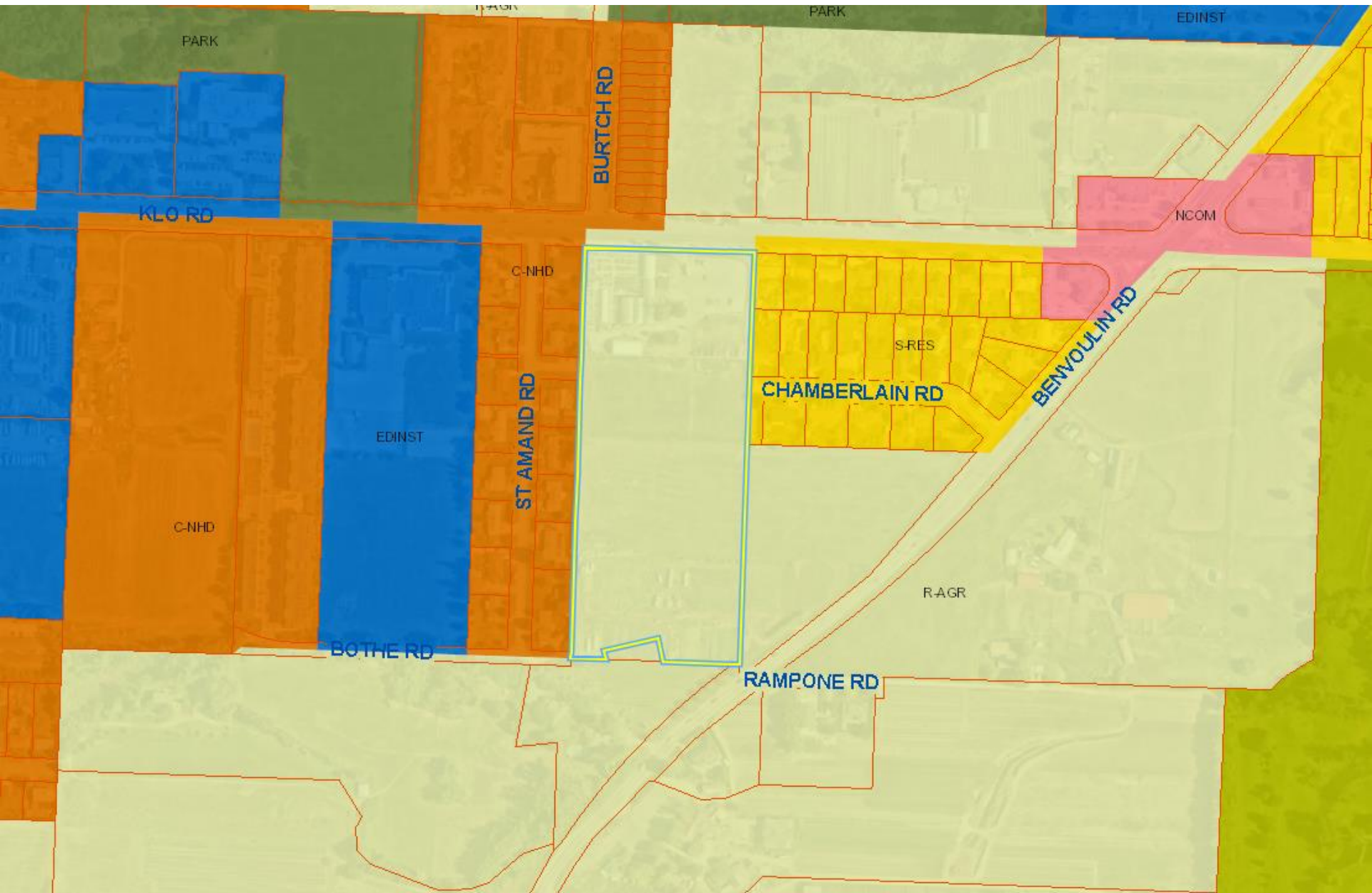


# Context Map

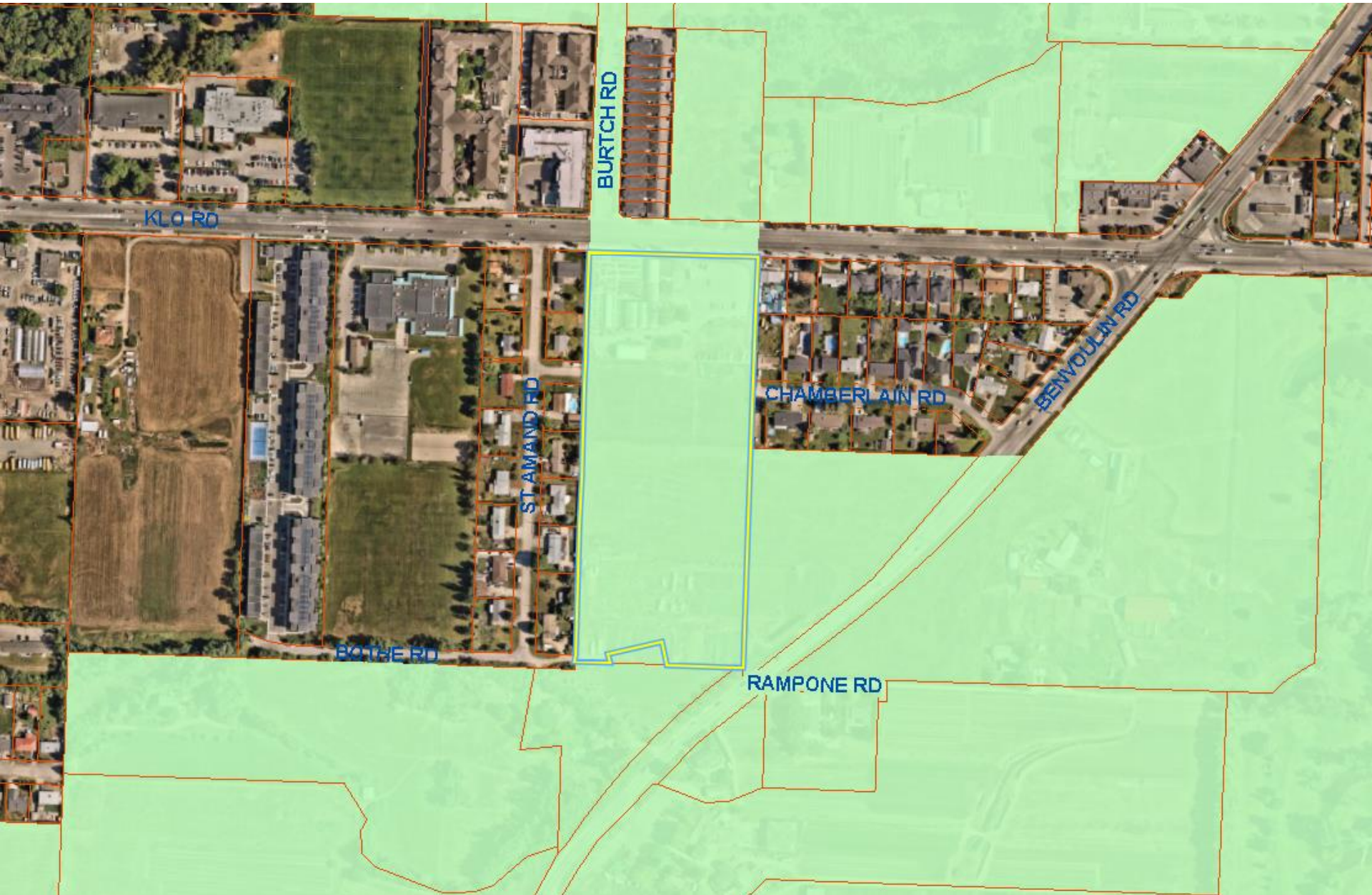




# OCP Future Land Use / Zoning

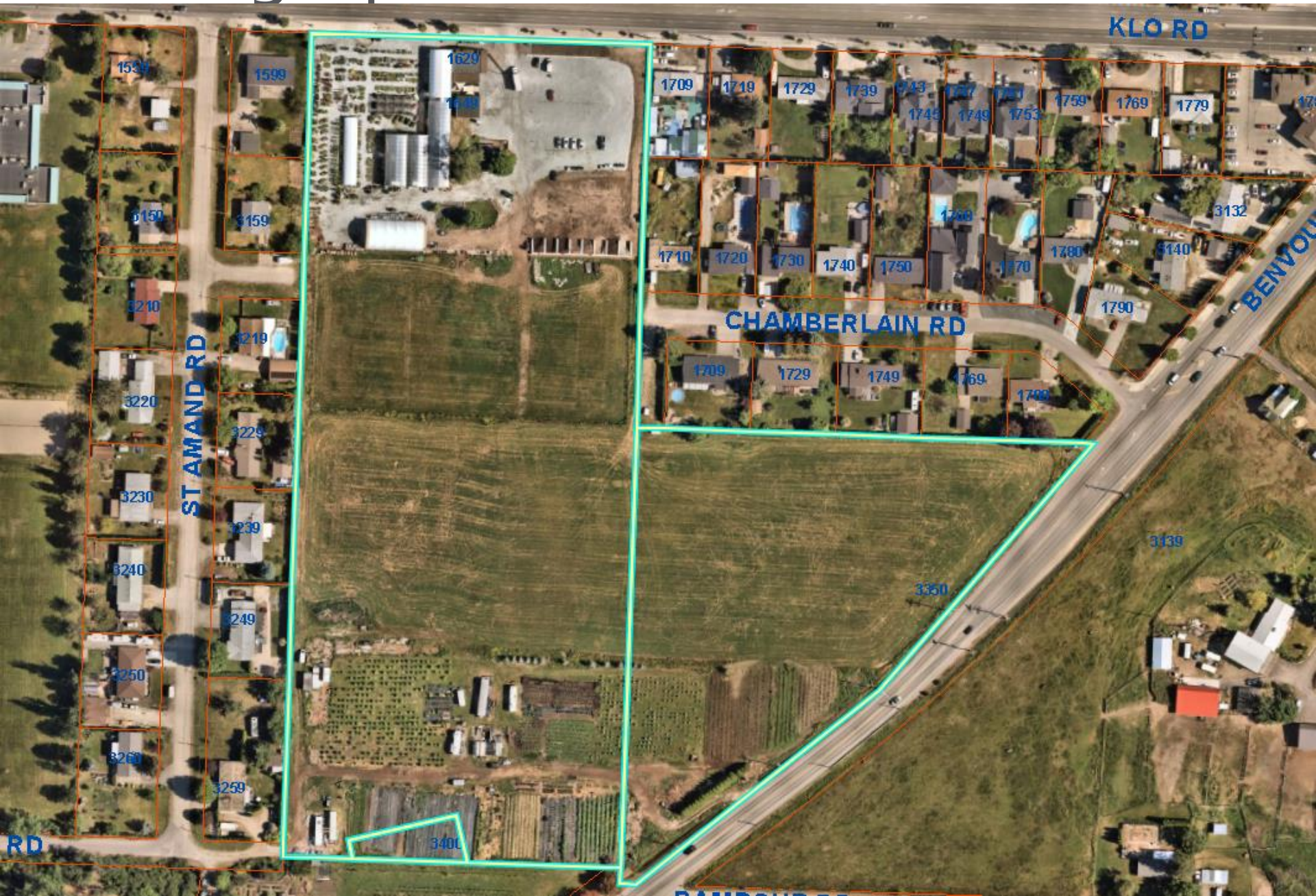


# Agricultural Land Reserve





# Farming Operation





# Aerial View





# Site Photos



Approximate location of  
179 m2 soil/rock storage



# Background

- ▶ A previous non-farm use application was applied for in 2015;
  - ▶ This allowed for previous nursery business to operate from 2016-2019 through an approved Temporary Use Permit.
- ▶ In August 2023, Bylands was approved a new Business Licence (BL) for the operation as it conformed;
- ▶ In April 2024, the City issued a letter indicating that Bylands was no operating within the condition of their BL.
  - ▶ The letter indicated that a non-farm use application was required.

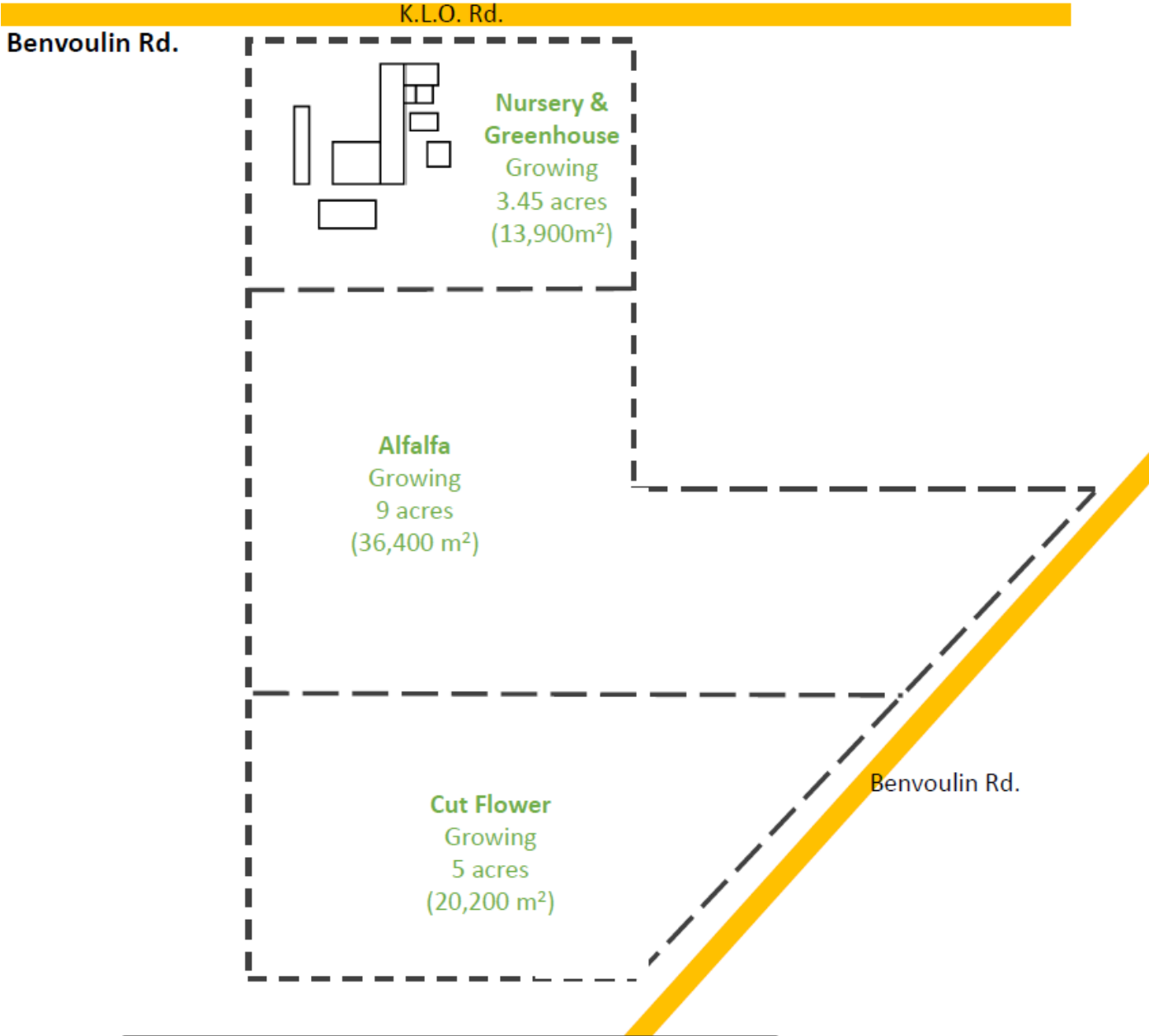


# Project Details

- ▶ The applicant is seeking permission to allow for the sale of soil, soil amendments, and decorative rock in 179 m<sup>2</sup> concrete corrals;
- ▶ A Non-Farm Use is required for the applicant to sell products not produced on-site that exceed the 150 m<sup>2</sup> area.
- ▶ If approved, a Text Amendment is required to go back to Council.

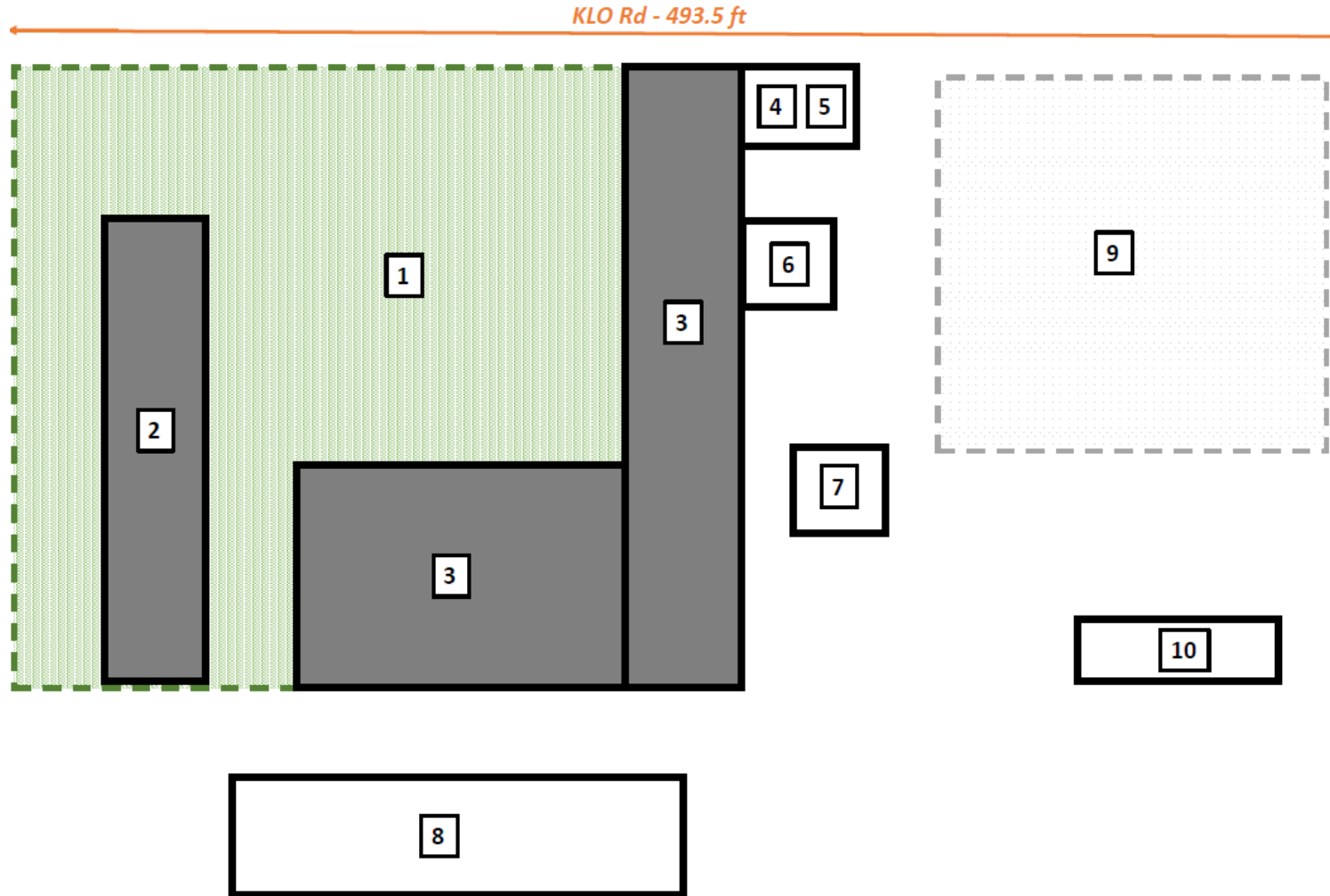


# Site Plan





# Site Plan



# Non-Farm Use Applications

- ▶ Official Community Plan provides support for non-farm use applications where the proposal meets:
  - ▶ i. Are consistent with the Zoning Bylaw and the 2040 OCP;
  - ▶ ii. Provide significant benefits to local agriculture;
  - ▶ iii. Do not require the extension of municipal services;
  - ▶ iv. Will not utilize productive and agricultural lands;
  - ▶ v. Will not preclude future use of lands for agriculture; and,
  - ▶ vi. Will not harm adjacent farm operations.



# AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Following the meeting the application will be forwarded to Council.



*Conclusion of Staff Remarks*