



**ATTACHMENT**      **A**

This forms part of application  
# A25-0001

Planner Initials TC



City of **Kelowna**  
DEVELOPMENT PLANNING

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 101938

**Application Type:** Exclude Land from the ALR

**Status:** Under Review by L/FNG

**Name:** City of Kelowna

**Local/First Nation Government:** City of Kelowna

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple

**Legal Description** LOT A DISTRICT LOT 122 OSOYOOS DIVISION YALE DISTRICT PLAN 16500

**Approx. Map Area** 0.49 ha

**PID** 008-587-388

**Purchase Date** Mar 9, 2020

**Farm Classification** No

**Civic Address** 4150 Old Vernon Road

**Certificate Of Title** TITLE-CA8078831-PID-008-587-388.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Alex Kondor	City of Kelowna	2504698582	akondor@kelowna.ca	Mgmt and Exempt Org Chart.pdf

## 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.** This subject parcel is one of several parcels owned by the City of Kelowna related to the operation of Kelowna International Airport. The parcel is surrounded by Airport land to the North, West, and South specifically PID: 031-085-598

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## 3. Primary Contact

<b>Type</b>	Local or First Nation Government Staff
<b>First Name</b>	Toni
<b>Last Name</b>	McQueenie
<b>Organization (If Applicable)</b>	Airport Corporate Services
<b>Phone</b>	2508074310
<b>Email</b>	tmcqueenie@kelowna.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).** None, subject site is an approximate 1.2 acre lot with single detached house.

**Describe all agricultural improvements made to the parcel(s).** None

**Describe all other uses that** Single Detached House

currently take place on the parcel(s).

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**Land Use of Adjacent Parcels**

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Civic / Institutional	Airport Lands – residential properties excluded from the ALR for development
<b>East</b>	Agricultural / Farm	Orchards and Vineyards
<b>South</b>	Civic / Institutional	Airport Lands – polo fields
<b>West</b>	Civic / Institutional	Airport Lands – operation of the Airport

**6. Proposal**

<b>The governmental or prescribed public body that is applying to exclude land</b>	Local Government
<b>How many hectares are you proposing to exclude?</b>	0.49 ha
<b>Does any land under application share a common property line with land in another Local or First Nation Government?</b>	Yes
<b>What is the purpose of the proposal?</b>	Exclusion is being requested in order for the property to be developed for aeronautical-related, airside development at Kelowna International Airport.
<b>Explain why you believe that the parcel(s) should be excluded from the ALR</b>	PID 008-587-388 is situated in the vicinity of Kelowna International Airport ("YLW") and consists of 0.49 ha of land. This property was less than 2 acres at the time the ALR was created, so, in accordance with Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1), "Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area." However, YLW intends to consolidate this parcel with the surrounding land to the north and west for development, so an exclusion application is being submitted. The surrounding lands were

excluded from the ALR as a part of Application ID 55243 for which the ALC released its decision on August 16, 2016. If this parcel of land were to be excluded from the ALR, YLW intends to develop it for aeronautical-based, airside purposes including future services needed to support anticipated increased growth at YLW (eg. fueling, maintenance, cargo facilities, etc.). Being the 10th largest airport in Canada, with over 2.0M passengers passing through its doors in 2023, YLW provides travelers with the ability to access the Okanagan Valley from a variety of provincial, national and international locations. Passenger numbers are anticipated to increase to 2.3M by 2025 and 2.8M by 2035. This growth is dependent on the ability of YLW to expand its facilities to accommodate and support the increase in passengers and aircraft movements. YLW has exhausted all non-ALR lands for airside development, so this exclusion is necessary for the continued growth of the Airport. YLW's 2015 Economic Impact Study has estimated that YLW has an indirect economic impact to the Province of B.C. of 4,545 jobs and \$789M, which includes the economic impact YLW passengers have on agriculture and agri-tourism in the Okanagan Valley. Without YLW, access and exposure to the Okanagan Valley and its agriculture-based business and agri-tourism would be significantly restricted. YLW believes agriculture and agri-tourism are vital to the success of the Okanagan economy and supports these industries through retail initiatives (eg. Farm to Flight), advertisement opportunities, partnerships and events, farming opportunities in and around the airport, leasing of land to the Sterile Insect Release program, and intends to transfer soils to ALR lands as a part of future developments. YLW believes the potential economic benefits that the expansion of YLW would bring to the agricultural community far exceed the loss of 0.49 ha of unused agricultural land.

- Proposal Map / Site Plan** ALC - Map 4150 Old Vernon Road.docx
- Notice of Public Hearing (Advertisement)** exclusion\_proof\_of\_serving\_notice.pdf
- Proof of Signage** Sign3.jpeg  
Sign2.jpeg  
Sign1.jpeg
- Report of Public Hearing** exclusion\_proof\_of\_serving\_notice.pdf

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# 7. Optional Documents

Type	Description	File Name
	No Data	

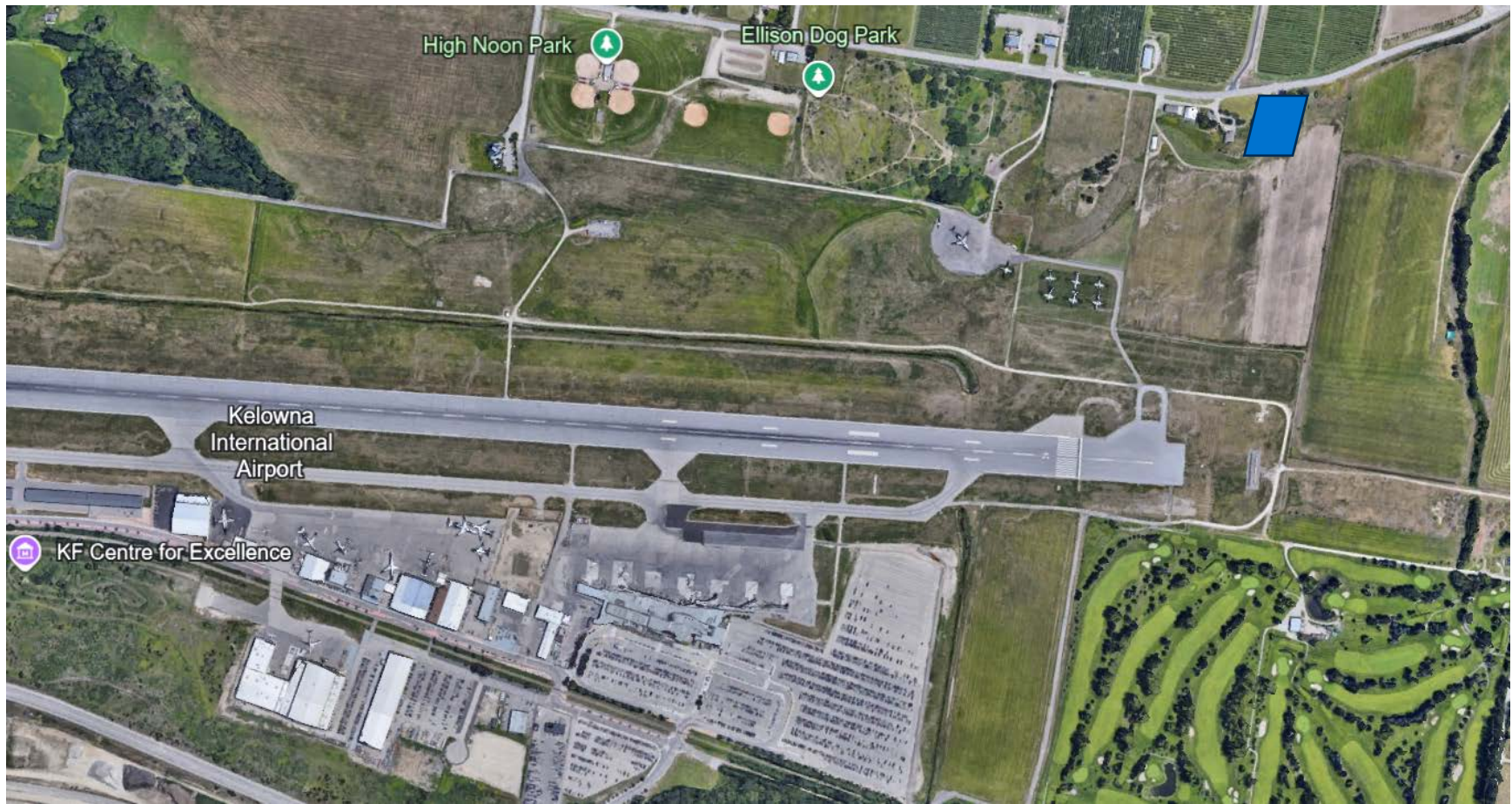
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**ATTACHMENT**      **B**

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