

REPORT TO COUNCIL

ALR APPLICATION



Date: April 8, 2025
To: Council
From: City Manager
Address: 4150 Old Vernon Rd
File No.: A25-0001
Zone: A2 – Agriculture / Rural Residential

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A25-0001 for Lot A District Lot 122 ODYD Plan 16500, located at 4150 Old Vernon Rd, Kelowna, BC for an exclusion of agricultural land in the Agricultural Land Reserve pursuant to Section 29(1) of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To support an application to the Agricultural Land Commission for an exclusion of the subject property from the Agricultural Land Reserve for aeronautical-related airside development at Kelowna International Airport.

3.0 Development Planning

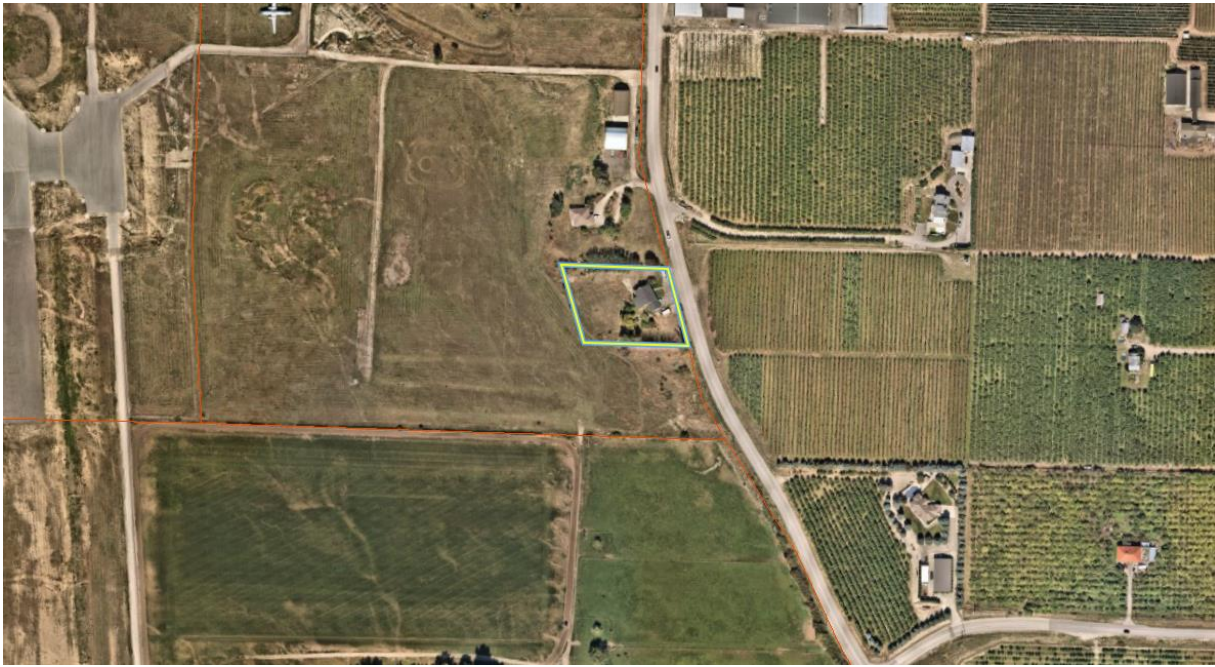
Staff support the application to exclude the subject property from the Agricultural Land Reserve (ALR) because it was identified in the *YLW Airport Master Plan 2045* as a future site for Aerospace Campus support services. The exclusion of this property was anticipated, so the property has been designated as PSU – Public Service/Utilities in the Official Community Plan, specifically for airport expansion, and is located within the Permanent Growth Boundary (PGB).

Kelowna International Airport (YLW) plans to increase its capacity from 2.1 million passengers in 2024 to 2.8 million passengers in 2035. This growth depends on YLW's ability to expand its facilities to accommodate the increase in passengers and aircraft movements. YLW has indicated that all non-ALR lands suitable for airside development have been exhausted, making this exclusion necessary for the airport's continued growth. YLW believes the potential economic benefits of the airport's expansion to the agricultural community far outweigh the loss of 0.49 hectares of unused agricultural land.

The required neighbourhood notification was completed on December 13, 2024, including hand-delivering notices to surrounding properties and installing a notification sign on the subject property. If the application is successful, the parcel will be consolidated with the surrounding lands that were excluded from the ALR (A16-0009 / ALC ID: 55243) on August 16, 2016, and a Rezoning Application to rezone the subject property to the CD12 – Airport zone.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Old Vernon Rd near the Ellison Dog Park and High Noon Park, located just east of Kelowna International Airport. The surrounding area is primarily agriculture and airport lands.

Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	A2 – Agriculture / Rural Residential	No	Public Services / Utilities
East	RDCO Lands	Yes	RDCO
South	A2 – Agriculture / Rural Residential	No	Public Services / Utilities
West	A2 – Agriculture / Rural Residential	No	Public Services / Utilities

4.2 Background

The subject property was previously in the Regional District of Central Okanagan (RDCO) but was purchased by the City of Kelowna and included in a boundary adjustment in 2021. The boundary redefinition was requested so this land could develop to provide support services for the Aerospace Campus, as identified in the *YLW Airport Master Plan 2045*.

The *YLW Airport Master Plan 2045* identifies 190 hectares of ALR land east and southeast of the airport runway for future airport uses, which would need to be excluded for expansion. These land area recommendations were presented to the British Columbia Agricultural Land Commission (ALC) in September 2016, and the ALC acknowledged the consultation in a letter to YLW (Attachment C). The ALC advised that future exclusion applications from the airport should consider the following:

- The Airport Authority's plans for a multi-story car parkade. The ALC may not be prepared to exclude land for long-term parking.
- The ALC may not be willing to exclude land for commercial uses not directly required for airport functions, such as gas stations, hotels, shopping facilities, and other commercial uses.
- The ALC will consider what positive actions the Airport Authority is prepared to undertake to encourage agricultural activity (e.g., rent or leases) on ALR lands adjacent to the airport.
- The ALC anticipates that future airport expansion will include provisions for topsoil conservation and transportation onto degraded ALC parcels within Kelowna.

To address these considerations, the City of Kelowna has entered subleases for a 245-room hotel, approved by Council on November 5th, 2024 (DP24-0098 / DVP24-0099), and a seven-storey, 1,000-stall parkade. A Building Permit has been submitted for the parkade and it is anticipated that a Building Permit for the hotel will be submitted shortly. The hotel, parkade, and proposed groundside commercial uses are all on non-ALR land.

Airport Administration actions to support agriculture include leasing lands for hay farming, leasing a building to Sterile Insect Release, and the 'Farm to Flight' program. In addition, efforts to conserve and donate clean topsoil for agricultural use are ongoing.

5.0 Current Development Policies

Kelowna Official Community Plan (OCP)

Objective 6.3. Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.	
Policy 6.3.5. ALR Lands at YLW	Support the exclusion of ALR lands at YLW, as identified in the <i>YLW Airport Master Plan 2045</i> , in time to allow for airport expansion and development. <i>The subject property has been identified in the YLW Airport Master Plan as an area designated for future airport expansion.</i>
Objective 8.1. Protect and preserve agricultural land and its capability.	
Policy 8.1.3. ALR Exclusions.	ALR exclusion applications to the ALC will not be considered except where such exclusions are consistent with the generalized Future Land Use Map 3.1 and ALC guidance and conditions. ALR exclusion applications may be considered as part of a scheduled, comprehensive OCP Bylaw Review or Agriculture Plan Update based on the following factors: <ul style="list-style-type: none"> • Consistency with the goals, objectives, and other policies in the 2040 OCP; • Does not require the extension of municipal services; and/or • Demonstrates a civic need that cannot be provided elsewhere Other considerations includes the size of the parcel, the percentage of the parcel within the ALR and agricultural capability. Soil capability alone should not be used as justification for exclusion. <i>The parcel has been identified in the YLW Airport Master Plan 2045 as a future area for airport expansion and has been designated with the PSU – Public Services / Utilities Future Land Use Designation in the 2040 OCP.</i>

6.0 Application Chronology

Application Accepted: January 9, 2025
Neighbour Notification Received: December 13, 2024

7.0 Agricultural Advisory Committee

Agricultural Advisory Committee February 13, 2025

THAT the Committee recommends Council support the application to the Agricultural Land Commission (ALC) for an exclusion of the subject property from the Agricultural Land Reserve (ALR) for aeronautical-related airside development at Kelowna International Airport.

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on February 13, 2025, and the following recommendations were passed:

Anecdotal comments include that the Committee applauds YLW on their ongoing support of the agricultural industry in the Okanagan Valley. Airport growth is a key asset, and the ability to land larger planes directly in Kelowna will result in significant cost savings for local shippers and fruit packers. Additional access to markets directly from Kelowna will be extremely beneficial to farmers.

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A – ALC Application File No: 101938

Attachment B – Site Plan

Attachment C – *YLW Airport Master Plan 2045* - Appendix N: BC Agricultural Land Commission Acknowledgement

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.