



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

Type	Local or First Nation Government Staff
First Name	Toni
Last Name	McQueenie
Organization (If Applicable)	Airport Corporate Services
Phone	2508074310
Email	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

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

6. Proposal

The governmental or prescribed public body that is applying to exclude land	Local Government
How many hectares are you proposing to exclude?	0.49 ha
Does any land under application share a common property line with land in another Local or First Nation Government?	Yes
What is the purpose of the proposal?	Exclusion is being requested in order for the property to be developed for aeronautical-related, airside development at Kelowna International Airport.
Explain why you believe that the parcel(s) should be excluded from the ALR	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	

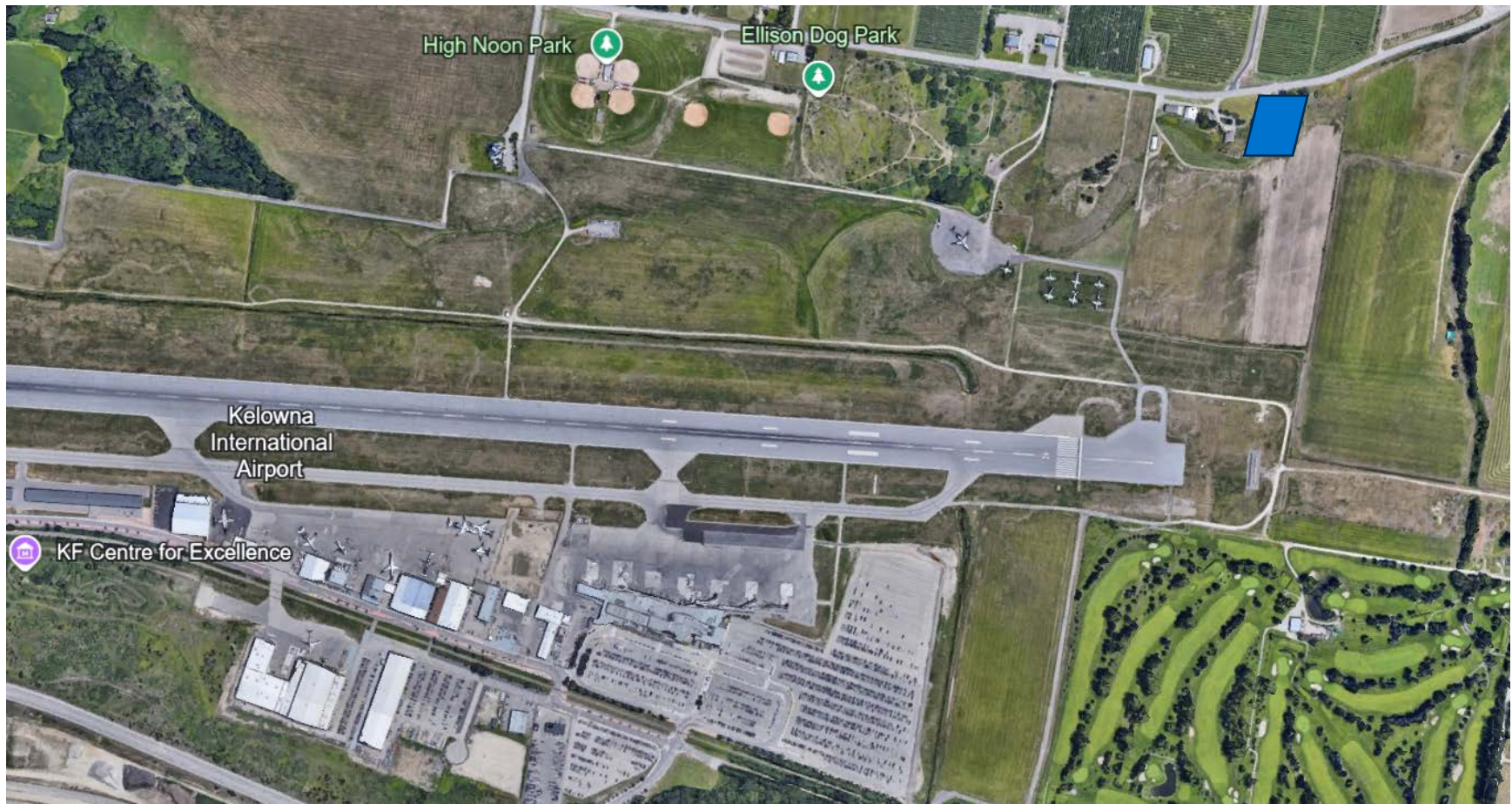
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ATTACHMENT **B**

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Appendix N : BC Agricultural Land Commission Consultation Acknowledgement

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Agricultural Land Commission
 133-4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

October 31, 2016

ALC File: 46590

Sam Samaddar
 1-5533 Airport Way
 Kelowna, BC
 V1V 1S1

Re: Kelowna International Airport Master Plan 2045

Thank you for forwarding a draft copy of the Kelowna International Airport Master Plan 2045 (the Plan), for the Agricultural Land Commission's (the "ALC's") review and comment. The ALC appreciates the opportunity to review the September 2, 2016 draft plan and offers the following comments for your consideration, and potential addition to the draft Plan. The purpose of the following comments is to provide future airport administrators, and the ALC with a framework for addressing future exclusion applications to accommodate the expansion of airport facilities.

The ALC notes that the draft Plan identifies approximately 190 ha of ALR land for future airport uses, east and southwest of the airport runway. The ALC also recalls recently excluding 22 ha adjacent to Kelowna Airport for future expansion of the airport facilities (ALC files 55243 and 55327) as well as previous exclusions totalling approximately 150 ha in the 1980's and 1990's. All of the previous exclusions were to expand airport facilities.

This is to advise that the ALC has no substantive objections to the proposed draft plan taking the view that it will review future ALR exclusion applications on their merits, considering the ALC's mandate and the airport's unique economic benefits and locational constraints.

However, the ALC advises that it will review future exclusion applications from the Airport taking the following issues into consideration:

- 1) Whether the Airport Authority is moving ahead with plans for a multi-story car parkade. The ALC may not be prepared to exclude additional ALR land for long term car parking with no prospect of the City constructing a multi-story parkade adjacent to the terminal
- 2) The ALC may not be prepared to favourably consider exclusion applications for groundside commercial facilities that are not directly required for airport functions, such as gas stations, hotels, shopping facilities, and other commercial uses that can be accommodated elsewhere in the City of Kelowna.

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- 3) The ALC will consider what potentially positive actions the Airport Authority is prepared to undertake to encourage agricultural activity (i.e. rent or leases) on ALR lands adjacent to the airport. While it is appreciated that certain types of agricultural activity are not appropriate adjacent to airport operations, there may be specific, low intensity agricultural activities that are suitable.
- 4) The ALC anticipates that future airport expansion applications will make provision for topsoil conservation, and transportation onto degraded ALR parcels within the City (in consultation with City of Kelowna staff).

It is recommended that the above comments be incorporated into the draft plan, either in the form of an appendix (i.e. the letter), or in Section 13.2. If you have any questions about the above comments, please contact Martin Collins at (martin.collins@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Martin Collins, Regional Planner

cc: City of Kelowna (attention Todd Cashin)

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