



ATTACHMENT		A
This forms part of application		
# A25-0006		
Planner Initials	MT	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 104429
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Pahl et al.
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT A DISTRICT LOT 128 OSOYOOS DIVISION YALE DISTRICT PLAN KAP80629
Approx. Map Area 10.69 ha
PID 026-628-937
Purchase Date Oct 14, 2011
Farm Classification Yes
Civic Address 2190 Cooper Road Kelowna, BC V1W 3X6
Certificate Of Title 2025 5-May 14 - Title Search - 2190.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
	Not Applicable			Not Applicable
	Not Applicable			Not Applicable

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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.

2255 Scenic Road, Kelowna BC V1V 2C8 PID 005-409-861 -
- ground crops for fruit stand
2811 Boyd Road, Kelowna BC V1W 2E7 PID 027-984-591 -
hay

3. Primary Contact

Type Land Owner

First Name

Last Name

Organization (If Applicable) No Data

Phone

Email

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).

2190 Cooper Road is an active fruit and vegetable growing farm. We grow & sell strawberries, sweet corn, cantaloupe, watermelons, peaches, plums, apricots, tomatoes, onions, carrots, broccoli. It also has an annual corn maze & other attractions for agri-tourism. We grow and sell our produce and offer family friendly attractions & entertainment. Our customers request something to eat and drink while utilizing the attractions. A food



Describe all agricultural improvements made to the parcel(s).

Describe all other uses that currently take place on the parcel(s).

truck business is perfect for our location, as this is a seasonal business and the food truck can move on to another location at the end of our season (Oct 31st).

The growing part of the farm has irrigation to every crop we grow (as listed above). We have built a fruit stand building to sell our produce. We have built a barn to service and repair farm equipment & store inventory for selling.

The property came with a residence, and it is occupied by one of the farm hands.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Unused	Waiting for development approval
East	Residential	Condos, townhouses, apartments, assisted living
South	Residential	Homes, duplexes
West	Agricultural / Farm	Orchards

6. Proposal

How many hectares are proposed for non-farm use? 0.0093 ha

What is the purpose of the proposal? Before we built the fruit stand building, we sold our produce out of a tent. Now that we are not using that area (1,000 sq. ft.) and it CAN NOT be used for agriculture purposes, it is the ideal location for a food truck. Small & temporary!

Could this proposal be accommodated on lands outside of the ALR? All food trucks can operate in multiple locations, but it doesn't accommodate our customers if they are not at our location. The food truck needs to be set up where our customers are - on our property.

Does the proposal support agriculture in the short or long It is a seasonal short-term convenience for us and the food truck operator. Customers benefit from both seasonal businesses - fresh local produce &

term? fresh made meals & refreshments made with ripe produce we grow on the property (ie: lettuce, tomatoes, onions).

Proposal Map / Site Plan 2025 5-May 14 - Gravel site for food truck.jpg

Do you need to import any fill to construct or conduct the proposed Non-farm use? No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Phone Camera	2025 5-May 14 - Gravel site for food truck.jpg
Other files that are related	photo from City of Kelowna Map Viewer	2025 5-May 14 - City of Kelowna Map Viewer - Close Up.pdf
Other files that are related	photo from Google Earth Map Viewer	2025 5-May 14 - Google Earth - Close Up.pdf
Other files that are related	photo from Google Earth Map Viewer	2025 5-May 14 - Google Earth - Full Property.pdf

Untitled Map

Write a description for your map.



Legend

- 2190 Cooper Rd
- Feature 1
- Feature 2



City of Kelowna

My Map



Legend

Secondary Suites

/// = area to
be used
for food
truck

ATTACHMENT B
This forms part of application
A25-0006

Planner Initials MT

City of Kelowna
DEVELOPMENT PLANNING



Notes

0 20 40Meters

May 14, 2025

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.