

REPORT TO COUNCIL



Date: October 30, 2017
RIM No. 1210-21
To: City Manager
From: Community Planning Department (MS)

Application: A17-0003
Address: 982 Old Vernon Rd
Subject: ALC Application for a Non-Farm Use in the ALR (Storage and Composting)

Owners: Jeetender S. Kandola
Manraj K. Kandola
Applicants: Jeetender S. Kandola
Manraj K. Kandola

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

1.0 Recommendation

THAT Agricultural Land Reserve Appeal No. A17-0003 for Lot 3 Section 1 TWP 23 ODYD Plan 546, located at 982 Old Vernon Road, Kelowna for a non-farm use of agricultural land in the Agricultural Land Reserve pursuant to Section 20(3) 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 a Non-Farm Use to operate a composting and storage facility for boats, recreational vehicles and a tree service company, not to exceed a combined 7700m square metres on the subject property, under the conditions of a Temporary Use Permit.

3.0 Community Planning

Staff supports the application as proposed. The proposal is part of an overall plan to reduce existing wood waste, which currently prohibits the use of the site for agriculture. The composting operation will grind and screen the wood waste, and mix with additional green yard waste, to create compost for market. The tree service and the Recreational Vehicle (RV) and boat storage, will not have surfacing or site improvements, but will provide income that can be used to finance equipment to assist the wood composting operation.

Staff have worked with the applicants to establish proposal that is consistent with the OCP Policy for Non-Farm Uses¹, which states:

Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- *are consistent with the Zoning Bylaw and OCP;*
- *provide significant benefits to local agriculture;*
- *can be accommodated using existing municipal infrastructure;*
- *minimize impacts on productive agricultural lands;*
- *will not preclude future use of the lands for agriculture; and*
- *will not harm adjacent farm operations.*

Staff notes that the proposed non-farm uses will not require additional services, surfacing or permanent structures, such that the property may return to agriculture. The proposed uses are limited to 7700m² (1.9 acres), including 1000m³ within the Farm Residential Footprint. It is located at the south portion of the property, and as such not likely to impact adjacent farming operations. In addition, the requirement of a Temporary Use Permit (TUP) would limit the time permitted, for a maximum of three years plus a possible three year extension. Should the proposal be approved the ALC, and further should Council approve a TUP, the use would then be consistent with Official Community Plan policy.

The property has a history of log storage and wood recycling, previously authorized by the Agricultural Land Commission (ALC) through two non-farm use approvals. Through the 1980's to early 2000's, the wood storage and recycling supported the Russo Sawmill on the property to the east, 1040 Old Vernon Road. The applicants purchased 982 Old Vernon Road in 2005 with approximately 122,330m³ wood waste on site. Since this time, they have undergone a number of efforts to reduce the wood left from the previous sawmill.

In 2006 a controlled burner was set up to eliminate wood waste. In 2007, the applicants began to establish wood rows as a way to initiate more rapid composting. As a result of this effort, numerous fires erupted through spontaneous combustion with the introduction of oxygen into the lower levels. From 2009 to 2011, the applicants hired a contractor to haul the wood to a cogeneration plant in Armstrong. Unfortunately, this effort was discontinued due to the low burning potential (BTU potential) of the old timber. In addition, the applicants have worked with a number of landscape companies through the years to screen, mulch and compost the wood waste, mixing it with green yard waste to create compost for market. This initiative, however, takes capital to purchase equipment, (e.g. a tub grinder), as most of the material remaining is of significant size.

4.0 Proposal

The applicant is requesting approval from the ALC to operate three separate non-farm uses on specific areas of the property, per the plan below. Specifically, they are:

1. Boat and RV Storage (3000m² maximum)
2. Tree Service Company – Vehicle and Equipment Storage (1700m² maximum)
3. Composting Operation – (3000m² maximum)

¹ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5-35.

The proposed locations of the non-farm uses are not to exceed a combined 7700m² (1.9 acres) maximum, as shown below. The terms of a Temporary Use Permit would include:

- Total Non-Farm Uses not to exceed 7700m² (1.9 acres) at the south of the property per Figure 1, below;
- Additional site improvements, including surfacing, servicing and structures to support the non-farm uses, are prohibited;
- Target minimum reductions in existing site wood waste per year is 385 cubic metres (500 yards); and
- The Temporary Use Permit will be for a maximum of three years, with a possible three year extension.

Figure 1. Proposed Maps of Non-Farm Uses



Figure 2. Proposed Maps of Non-Farm Uses (Large Detail)

982 Old Vernal Rd
Kelowna, BC



Work into pile

Approx removal of
500 yards plyr.
year 1, 2 + 3.

Start of
remediation
Screening/Compost.

Can work Approx
8 mths plyr.

Storage / parking
Heavy Duty Equipment
RV's Boats etc.
tree service
+
composting
landscaping

Tree Service
→ chips.

4.1 Background

The property has a history of log storage and wood recycling. Through the 1980's to early 2000's, the wood storage and recycling supported the Russo Sawmill on the property to the east, 1040 Old Vernon Road. These non-farm uses were conditionally authorized by the Agricultural Land Commission (ALC) through two non-farm use approvals. The ALC resolutions that permitted the expansion of the log storage and wood recycling onto the subject property include:

- Resolution #993/85 permitted 1.7 ha of 982 Old Vernon Road to be used for ***the storage of logs, lumber and sawdust.***
- Resolution #437/2000 permitted the use of all of 982 and 1040 Old Vernon Road ***for sawmilling, wood waste recycling/composting and pallet recycling.*** This approval was subject to the conditions that Lot 1, 1124 Old Vernon Road would be reclaimed to agriculture, and that a fence be erected on the east, north and west property line.

The original Russo Sawmill was designated as a 'Clean Wood Drop Zone' by the City of Kelowna and the Regional Waste Reduction Office. The sawmill would take stumps, non-merchantable timber, and clean wood waste and recycle them into lumber, pallets, wood chips and mulch which was then sold. After the sale of the properties, the sawmill and its equipment was dismantled and no longer is present on site.

In 2014, an exclusion application was made to the ALC for 982 Old Vernon Road. Through Resolution #92/2014, the application was refused, with the following comments:

The Commission acknowledges the existing limitations of the subject property for soil-bound agriculture, but believes that there are still options for reclamation of the site to an agricultural standard. Even if the property is not fully reclaimed there are other non-soil based farm operations that would be possible on the subject property as was discussed by the local Agricultural Advisory Committee. Two possible examples for uses on the subject property are greenhouses and/or a pot nursery.

Conclusion:

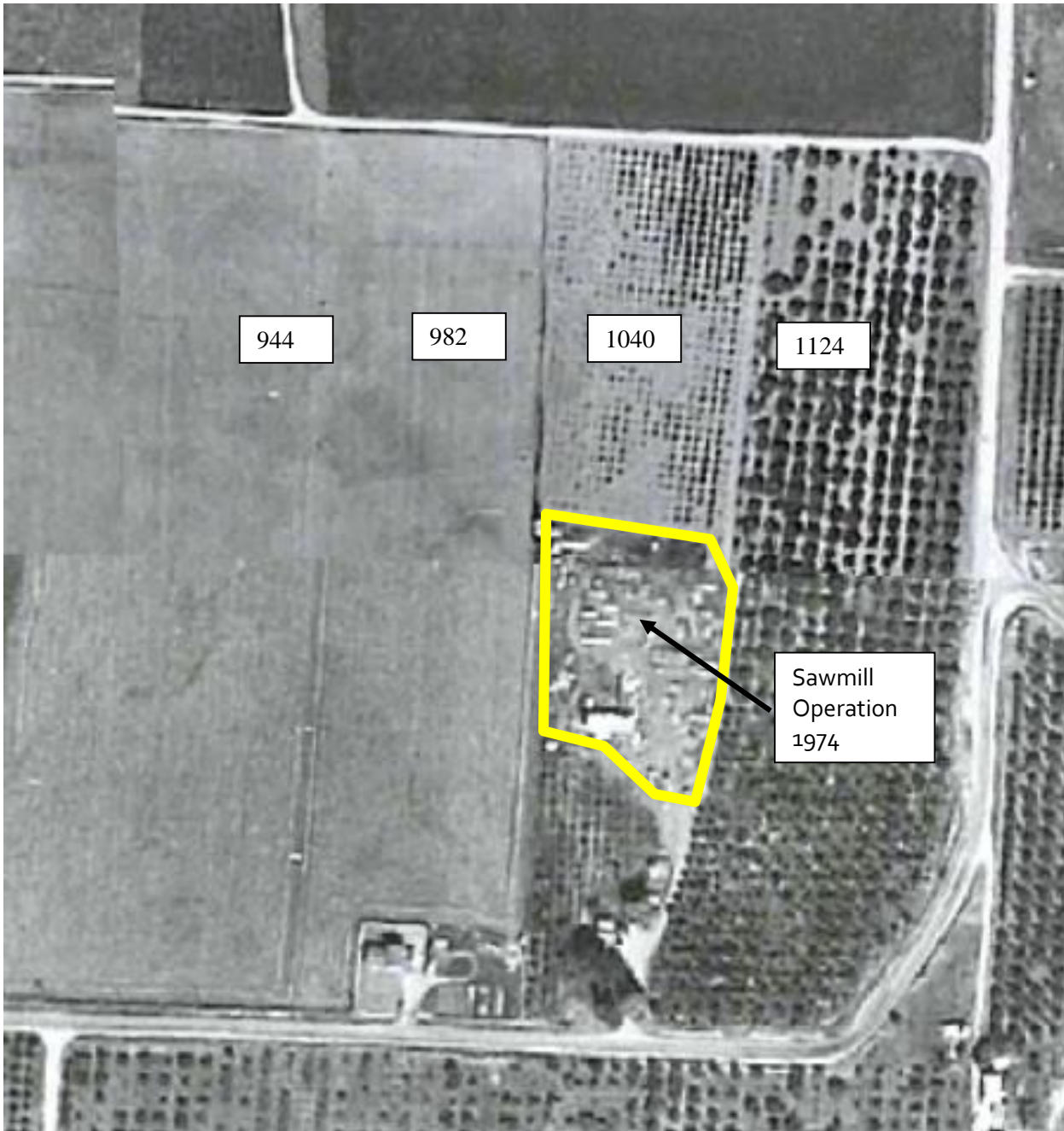
Despite the history of the subject property, there is still the ability for reclamation or at least improvement of the agricultural capability of the soils on the subject property. However, even without full reclamation, the property owners have other non-soil based agricultural options available to them.

Additional history of the property and the Russo Sawmill is included below.

Air Photo 1970

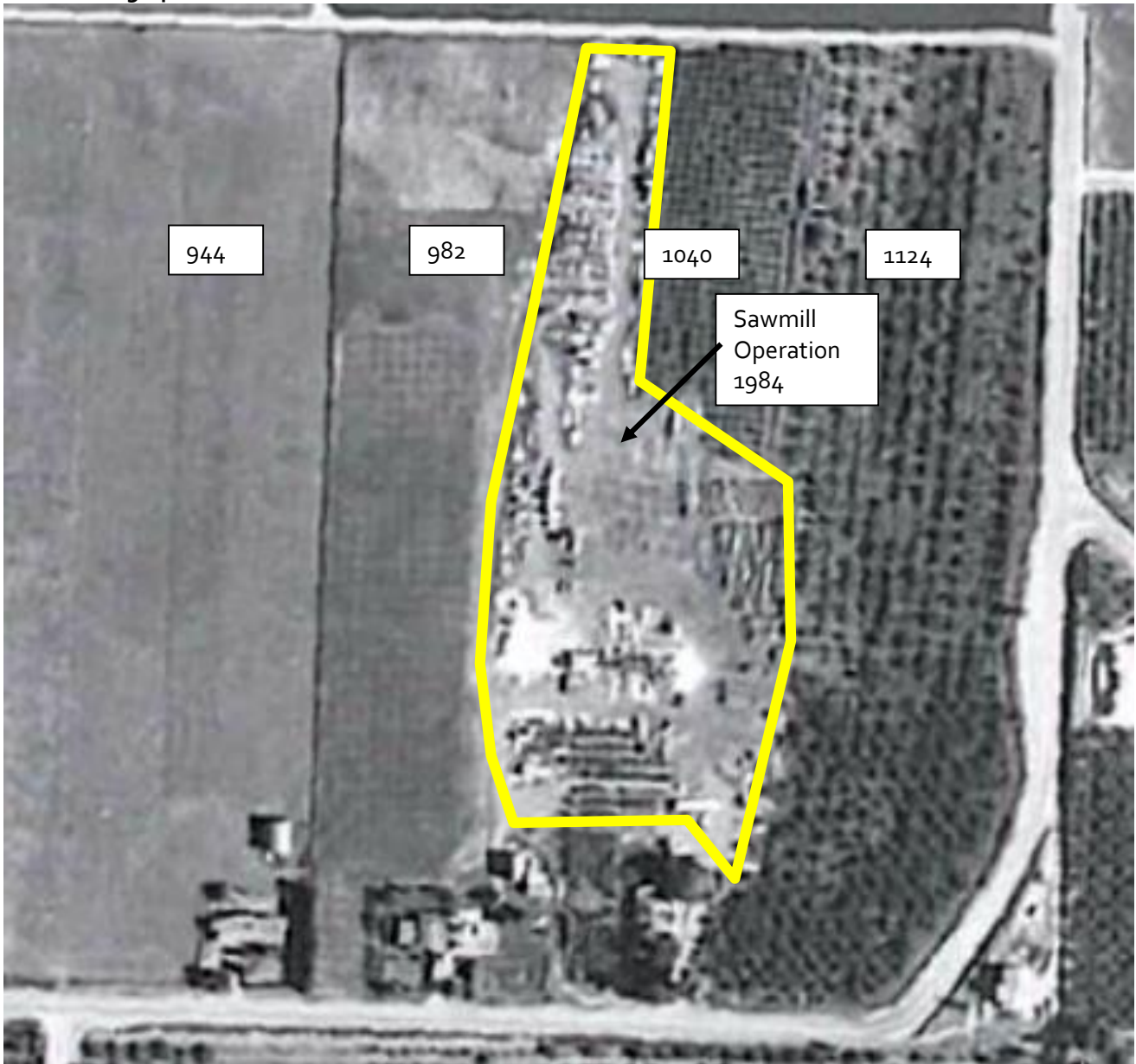


Air Photo 1976



In 1976, the sawmill operation focused on the subject property (Lot 2) 1040 Old Vernon Road. This was shortly after the establishment of the ALR.

Air Photo 1984



In 1984, the storage of logs and lumber was starting to encroach on 982 Old Vernon Road.

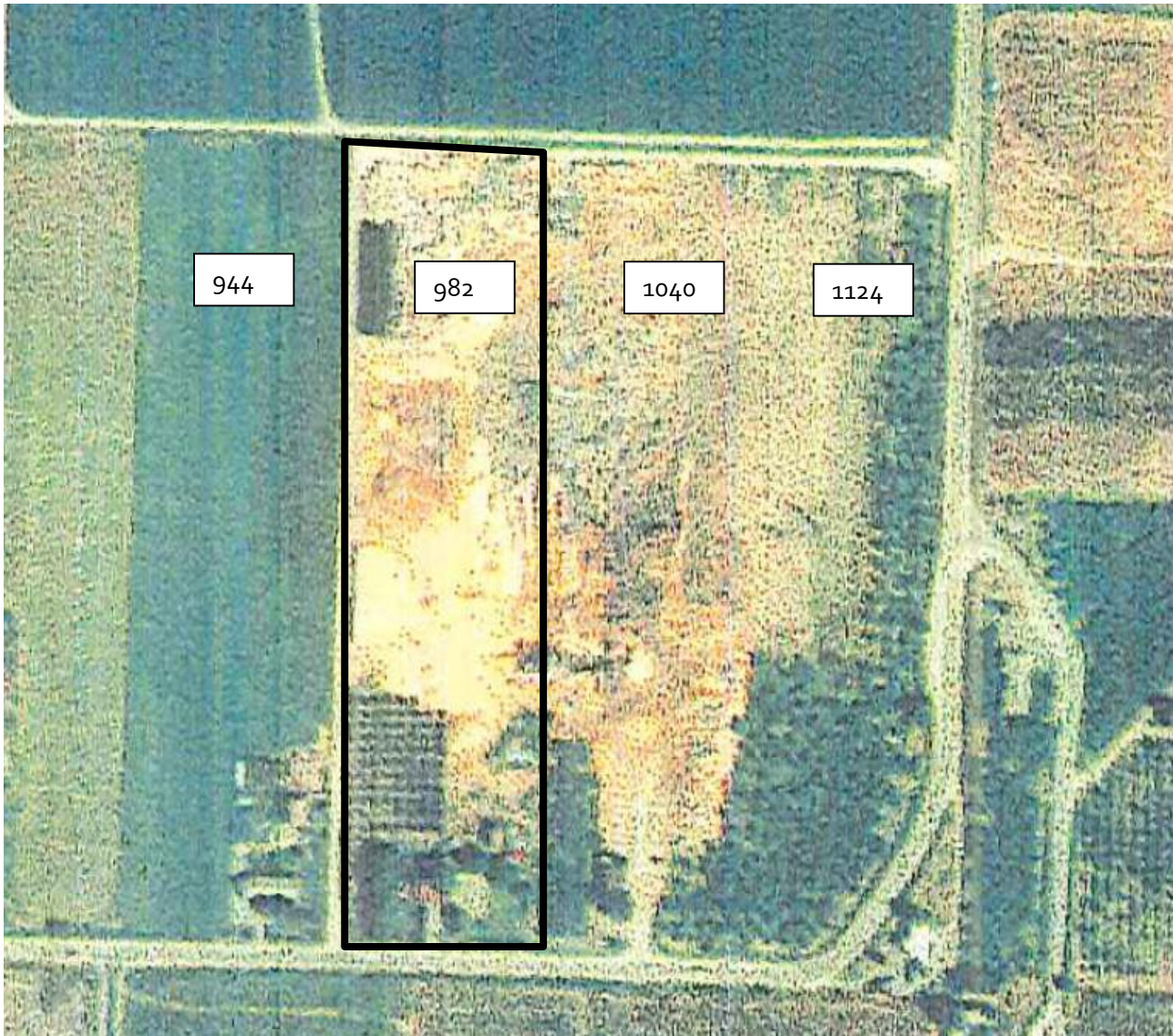
Air Photo 1985



By 1985, the sawmill operation had expanded beyond the subject property, over 1.7 ha in area on 982 Old Vernon Road (Lot 3). In response to complaints from a neighbour, the owner made an application to the ALC to expand the sawmill operation to 982 Old Vernon Road. Through ALC Resolution #993/85, authorization was granted, for a limited area of 1.7 ha, specifically for storage of logs, lumber and sawdust. This resolution was subject to the owners to avoiding placing gravel on the property, which was stunting the growth of the neighbours fruit trees and alfalfa, a complaint of the neighbour to the west.

Date	Action	Result / Direction
Nov. 13, 1985	ALC Resolution #993/85	Authorization of 1.7 ha of Lot 3 for storage of logs, lumber and sawdust, subject to agreement of terms with neighbour.
March 5, 1985	ALC Letter of Clarification for Lot 2	Sawmill use authorized on Lot 2 as long as it the remainder of lot continued its use of agriculture. Any change to this would require ALC review.

Air Photo 1999

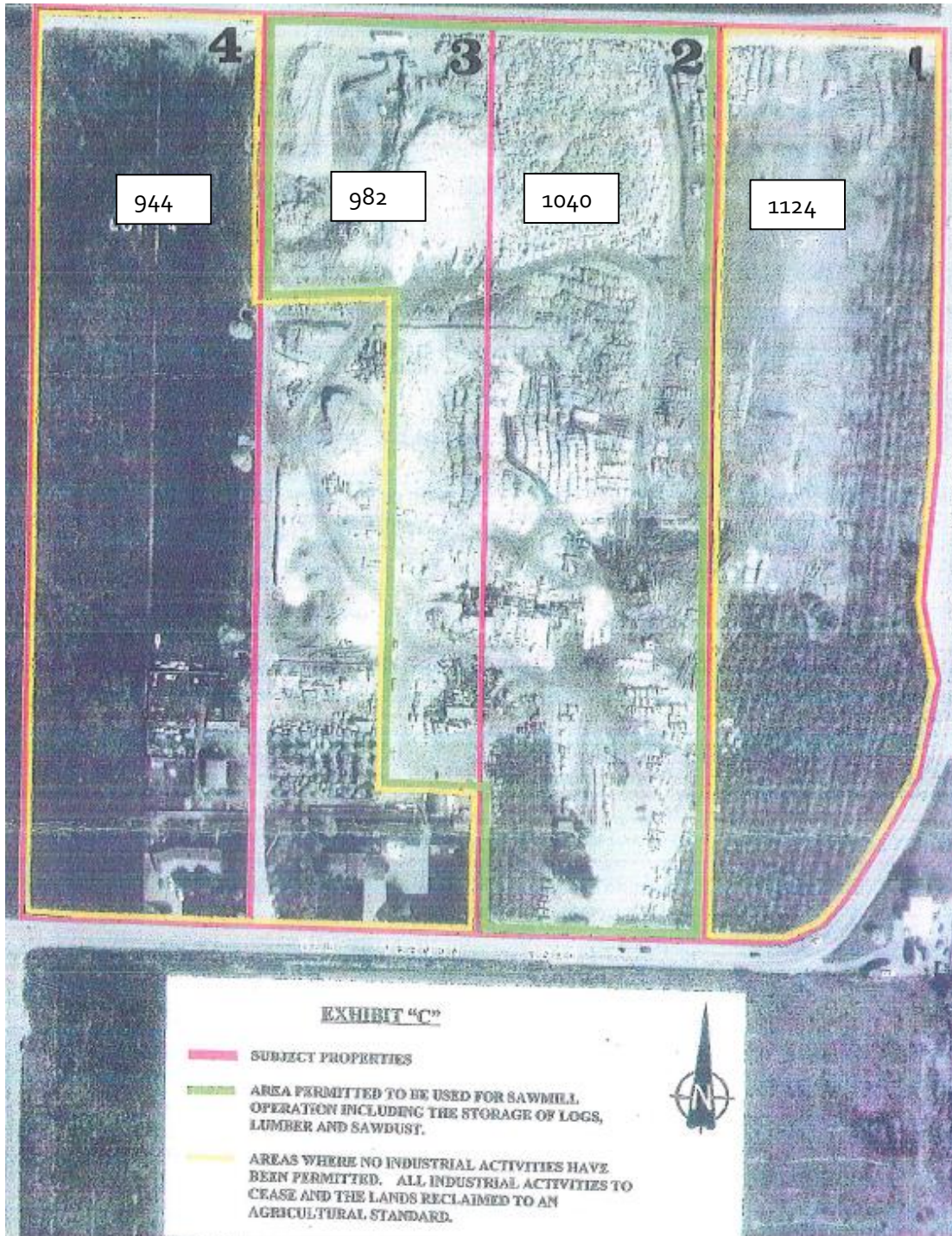


In 1998, due to neighbours complaints, the ALC conducted a site visit that revealed impacts on Lots 1, 2, 3 and 4, including a series of ditches and ponds to capture leachate from the operation. At the time, the ALC provided a letter in response to the expanded activities:

'the non-farm uses have expanded and diversified without the necessary ALC approvals.... From the Commission's perspective, the only authorized activity is the sawmill activity as it existed six (6) months before December 21, 1972 as amended by Resolution #993/85'.²

² ALC, June 4, 1998. Letter to Russo's from C. Fry, Agricultural Land Commission.

ALC Order #368 and 369/99 (1999)



Per ALC Order #368 and 369/99 (1999).

Green Area – Area Permitted for Storage of Logs, Lumber and Sawdust

Yellow Area – Area Must Be Reclaimed for Agriculture

In June of 1998, the ALC issued an order to restore uses in accordance with 1985 Resolution. A site visit had determined that the owner had undertaken unauthorized non-farm uses including storage and processing of waste material and pallet recycling. The order included restoring agriculture to all of 1124 Old Vernon Road (Lot 1), and half of 982 Old Vernon Road (Lot 3), which was the area that had not been authorized through resolution #993/85 for the storage of lumber, logs and sawdust.

Date	Action	Result / Direction
Aug. 7, 1997	ALC Compliance Letter <ul style="list-style-type: none"> • Reports of wood dumping, recycling, selling pallets. 	Comply to ALC Resolution #993/85.
April 21, 1998	City of Kelowna Compliance Letter <ul style="list-style-type: none"> • Breach of Soil Conservation Act, use contrary to approvals, and fire hazard. • On Regional Waste List for recycling wood. 	Direction to cease and desist any uses contrary to ALC Resolution #993/85. Removal from the Regional Waste List for recycling wood.
April 27, 1998	City of Kelowna Fire Prevention Officer Letter	Require that they comply with Fire Codes.
June 9, 1998	ALC Site Visit Report <ul style="list-style-type: none"> • Failure to comply with Neighbour Agreement per ALC Resolution #993/85. • Use contrary to approval, site now being used for wood waste recycling. • Dug outs collecting water. • Agriculture on Lot 2 almost completely gone. 	Direction to cease and desist any uses contrary to ALC Resolution #993/85.
Sept. 22, 1998	ALC Resolution #738/98 <ul style="list-style-type: none"> • Activities had expanded beyond the approval #993/85, both in area (Lots 1, 3 and 4), as well as use expansion into wood recycling. 	Require immediate blocking of affected water runoff to west. Fill in ponds. Consider fencing, vegetative screening to reduce impacts on adjacent ALR lands. Develop a restructuring plan, with a maximum area of 5.7 ha.
June 14, 1999	ALC Order # 368 and 369/99 <ul style="list-style-type: none"> • Requirement to restore any lands to agricultural standard not included in the #993/85 approval. • Requirement to post a bond of \$500,000 to ensure restoration of lands occurs. 	Require any lands over 5.7 ha approved in ALC Resolution #993/85 be restored to agriculture. Immediately stop importing waste materials to the properties.

Air Photo (2000)



By 2000, the focus on the sawmill had dropped, and the site had become a construction material waste operation. In addition, it has expanded beyond Lot 2 and the 1.7 ha of Lot 3 permitted in 1985, to Lots 1 to the east and part of Lot 4 to the west. A series of complaints had been lodged to the ALC.

Upon review, ALC concerns included:³

- Activities were inconsistent with the ALC and Soil Conservation Act;
- Demolition debris (e.g. drywall) did not make acceptable compost for a turf operation in the ALR;
- Demolition debris could contain chemicals from glues and preservatives;

³ ALC, June 6, 2000. Resolution #437/2000.

An application was then made to the ALC to use all of Lots 2 and 3 as a sawmill, wood waste and pallet compost operation, with the conditions that the impacted area of Lot 1 was returned to agriculture, and that the compost was used to support a turf farm operation on Lot 4. In addition, the proposal included selling the compost from Lot 4, as a part of the 2000 application.

ALC Resolution #437/2000 – The ALC resolution allowed sawmilling and wood waste recycling/composting, and pallet recycling, as a use on the property. The ALC conditions required:

- Allowed the installation of a fence on the west, east and north boundaries;
- No composed material used in the ALC unless sanctioned by the ALC;
- No turf farming without soil sampling and testing to the satisfaction of the ALC; and
- Reclaimed Lot 1 to agriculture.

Date	Issue	Action
	ALC Resolution #437/2000	<ul style="list-style-type: none"> • Granted permission to use all of Lots 2 and 3 for sawmilling, wood waste recycling/composting and pallet recycling. However, the composting must be tested in accordance with ALC approval. No compost material is to be used in the ALR without ALC sanction. • Require a fence along entire east, west and north boundaries. • ALC has a \$30,0000 bond for fencing. • Lots 1 and 4 are to be returned to agricultural standard. • "Clean Wood' only.

Air Photo 2006



The events noted below apply to 982 Old Vernon Road (Lot 3) ⁴:

2005

- Lot 3 was sold with approximately 122,330 m³ wood waste on site.

2006

- Lot 3 had a controlled burner set up to eliminate wood waste.

2007

- Numerous fires due to spontaneous combustion erupted. The largest one took 3 days to contain, costing the City of Kelowna \$80,000 in firefighting costs.

2008-2011

- Lot 3 owners hired a contractor to haul wood waste to a cogeneration plant in Armstrong (Tolko).

⁴ Valhalla Environmental Consulting, Jan. 2013. Land Capability Assessment 982 Old Vernon Road, (Lot 3) Kelowna, BC

Air Photo 2009



From approximately 2009-2011, the owners of 982 Old Vernon Road hired a contractor to haul wood waste to a cogeneration plant in Armstrong (Tolko). In addition, a landscape contractor was on site that was composting, using some of the historic wood waste to create compost.

Air Photo 2012



The land use shown in the 2012 ortho photo, showing 1124 Old Vernon Road (Lot 1, Plan KAP546) reclaimed for agriculture as required by the ALC Resolution #437/2000, as part of the approval to allow the non-farm use of Lot 2 and Lot 3 (1040 and 982 Old Vernon Road) to allow the use of a recycling facility on the property.

Air Photo 2015



4.2 Site Context

The subject property is located in the Rutland Sector of the City and is within the Agricultural Land Reserve. It is zoned A₁ – Agriculture 1 and is outside of the Permanent Growth Boundary.

Staff notes that 982 Old Vernon Road is within the Intensive Agriculture Area according to the City of Kelowna Zoning Bylaw No. 8000. Therefore, intensive agriculture such as poultry, mushrooms, and other intensive livestock operations would be permitted in this location under the bylaw.

The property slopes gently from the southeast corner to the northwest, with less than 2.5% grade change, from 416 metres above sea level (masl) at the northwest corner up to 426 masl at the southeast corner.

Parcel Summary – 982 Old Vernon Road:

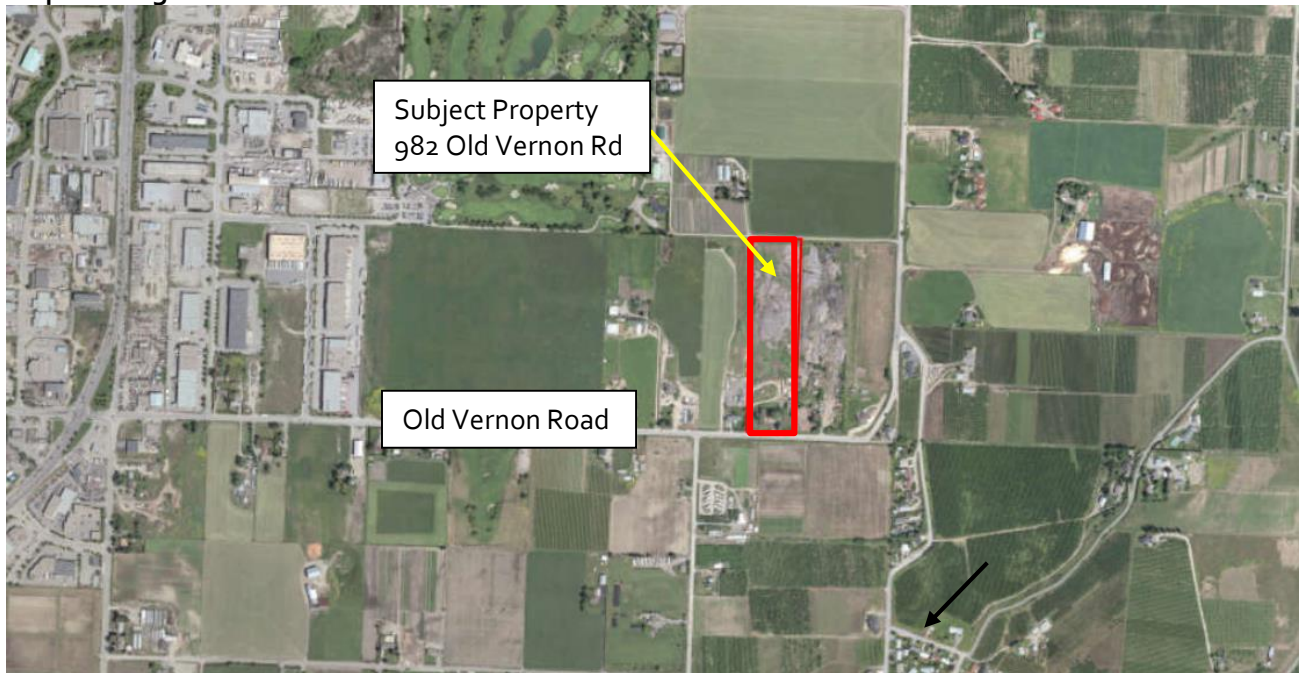
Parcel Size: 4.04 ha (10 acres)
 Elevation: 414 to 423 metres above sea level (masl) (approx.)

The subject property lies within the Resource Protection Area for land use according to the Official Community Plan. The properties to the west, south and east are also within the Resource Protection Area Future Land Use. The properties to the north are outside Kelowna, within the Regional District of the Central Okanagan.

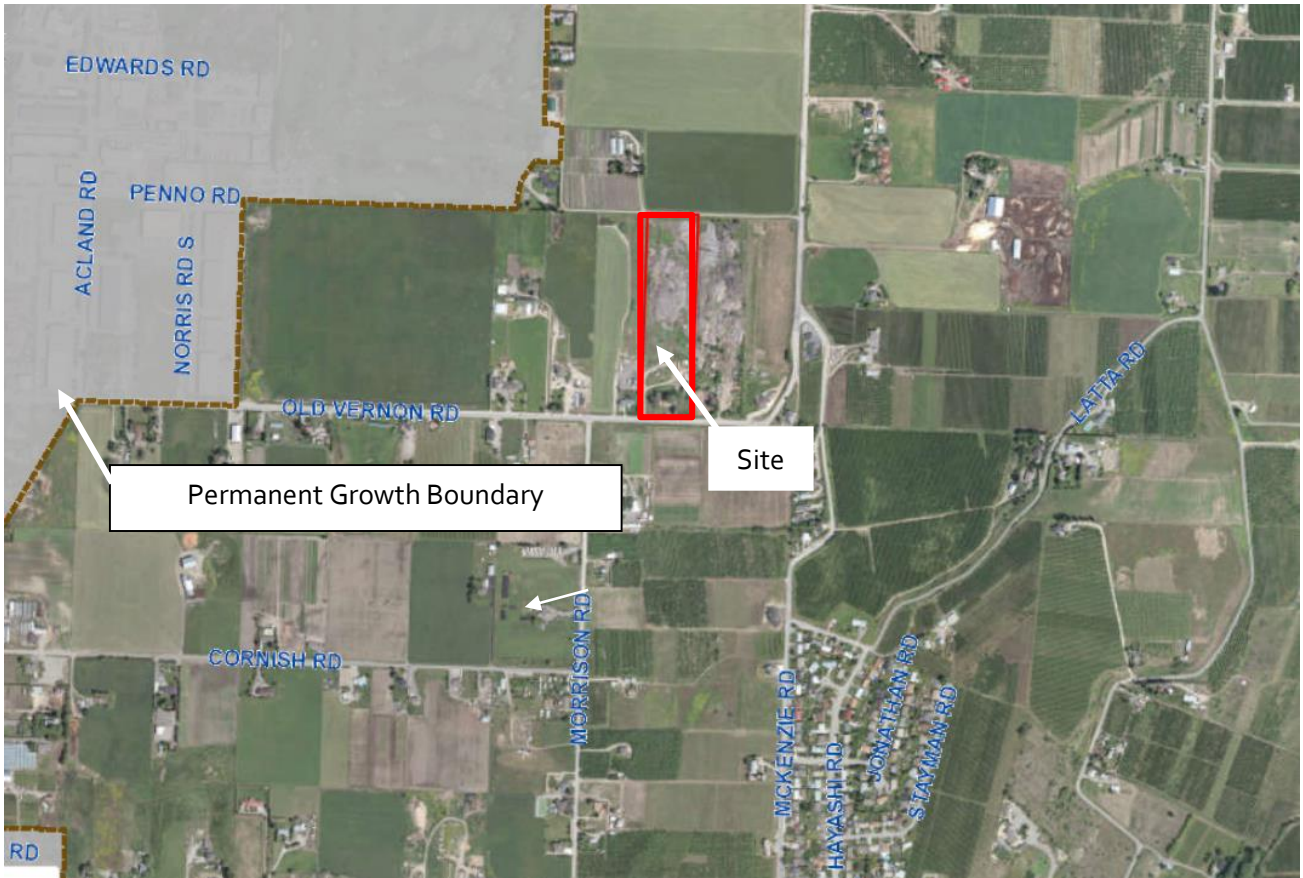
The adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	Agriculture (RDCO) / ALR	Agriculture
East	A1 - Agriculture 1 / ALR	Wood Waste Storage
South	A1 - Agriculture 1 / ALR	Agriculture/ Agri-tourism Accommodation
West	A1 - Agriculture 1 / ALR	Agriculture

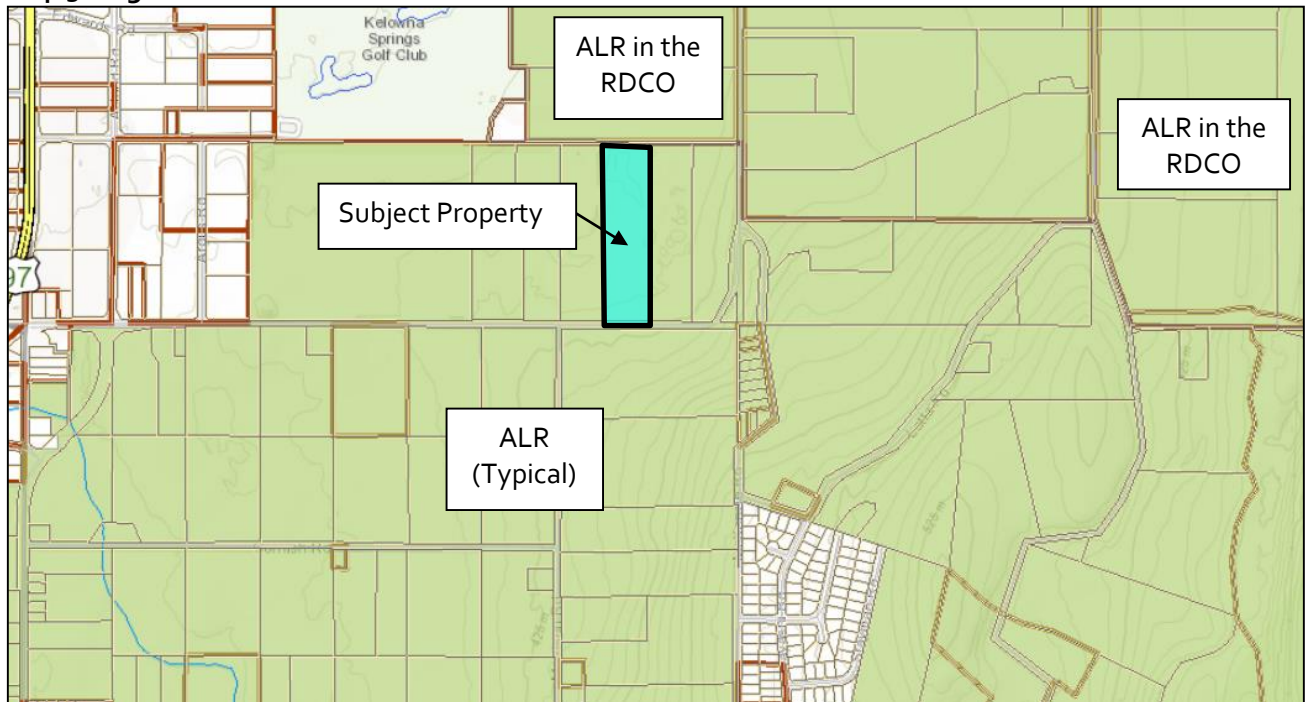
Map 1 – Neighbourhood Context



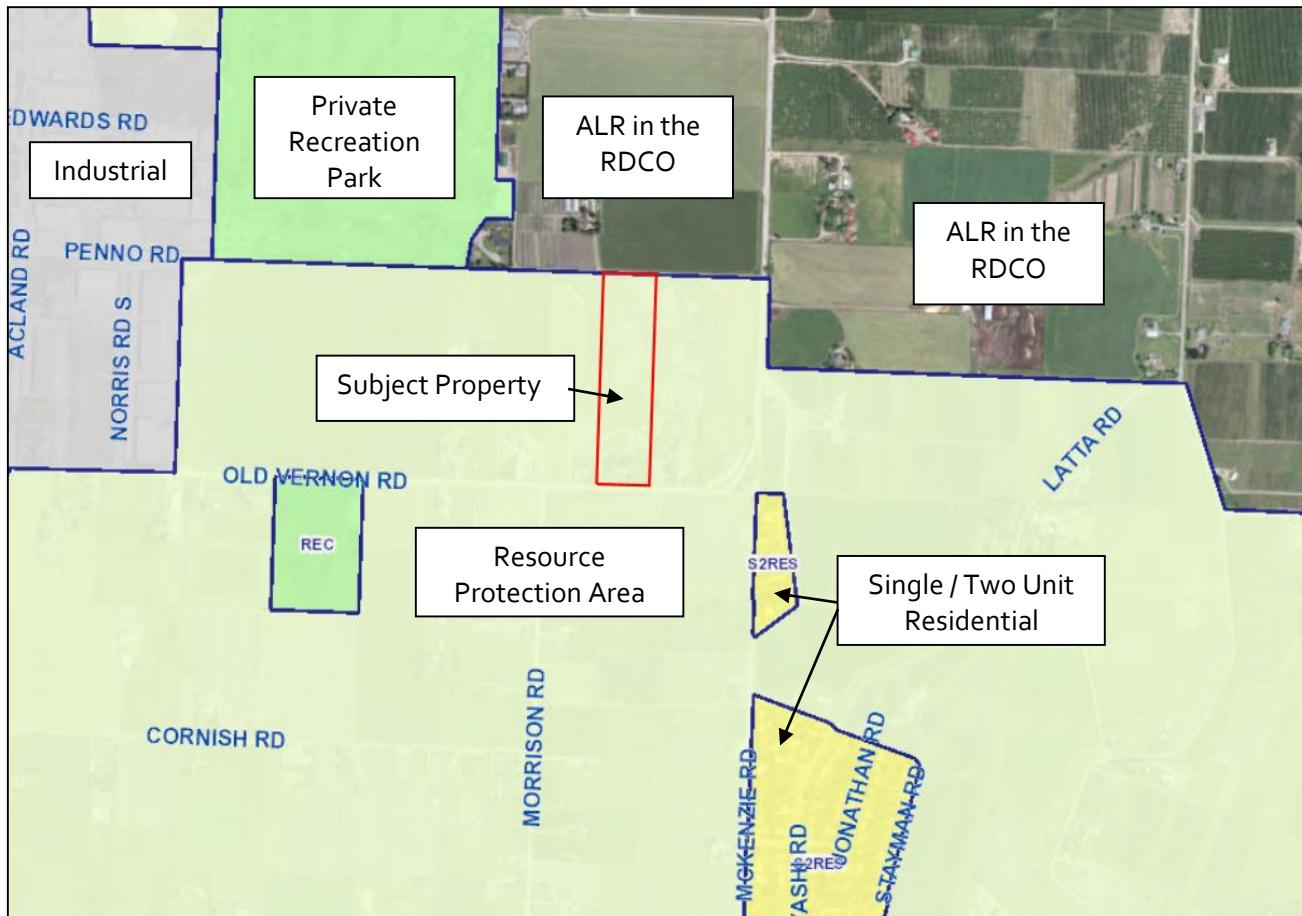
Map 2 – Permanent Growth Boundary



Map 3 – Agricultural Land Reserve



Map 4 – Future Land Use



4.3 Agricultural Capability Assessment

The agrology report indicates that 91% of 982 Old Vernon Road has an agricultural capability rating of Class 5, improvable to Class 3. Class 1 to 3 are considered prime agricultural land and relatively rare in the Okanagan. The required improvements include ditching in the spring, and irrigation in the summer months.

The report also estimates the cost to rehabilitate the soil on 984 Old Vernon Road⁵, to improve it to a point where the land could support soil based agriculture. This cost includes the following for this site:

- \$150,000 – Wood waste grinding
- \$711,698 – Import and spread clean topsoil (27,375 m³)
- \$178,941 – Trucking of soil

The total estimated cost to improve the 984 Old Vernon Road to support soil based agriculture for 984 Old Vernon Road noted in the report is \$1,040,639. It cites that the soil rehabilitation costs prohibit soil based agriculture.

⁵ Valhalla Environmental Consulting Inc., 2013. Land Capability Assessment – 982 Old Vernon Road, Kelowna, BC.

For Intensive Non-Soil Bound Livestock, the report states:

For access reasons and potential conflict with neighbouring property owners this site is not suitable for non-soil bound livestock. However, it would not be feasible to rehabilitate this area for non-soil bound livestock due to the prohibitive costs of such improvements⁶.

For Intensive Non-Soil Bound Horticulture, the report states:

The site is largely level. After remediation this property could be made suitable for Non-soil bound horticultural agriculture operation. However, it would not be feasible to rehabilitate this area for non-soil bound horticulture due to the prohibitive costs of such improvements⁷.

3.0 Current Development Policies

3.1 City of Kelowna Agriculture Plan (1998)

ALR Application Criteria⁸

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

3.2 City of Kelowna Strategic Plan

Objective⁹: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective¹⁰: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

3.3 Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area¹¹

Generally, land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

⁶ Valhalla Environmental Consulting Inc., 2013. Land Capability Assessment – 982 Old Vernon Road, Kelowna, BC.

⁷ Valhalla Environmental Consulting Inc., 2013. Land Capability Assessment – 982 Old Vernon Road, Kelowna, BC.

⁸ City of Kelowna Agriculture Plan. 1998. P. 130.

⁹ City of Kelowna Strategic Plan. 2004. P. 7.

¹⁰ City of Kelowna Strategic Plan. 2004. P. 29.

¹¹ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

Permanent Growth Boundary¹²

Lands within the permanent growth boundary may be considered for urban uses within the 20-year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 5 – Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary¹³. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council’s specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture¹⁴.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy .6 Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

4.0 Technical Comments

4.0 Regional District of the Central Okanagan (RDCO)

The subject property is located adjacent to lands within the Central Okanagan East Electoral Area of the Regional District that are also within the ALR. These lands represent larger A1 Agricultural zoned parcels that are designated ‘Agriculture’ in the Ellison Official Community Plan Bylaw No. 1124. Agricultural policy of the Ellison OCP states “Support the retention of large continuous blocks of agricultural land and discourage fragmentation.” Regional Growth Strategy Bylaw No. 1336, Policy No. 3.2.5.2 states “Preserve and support sustainable agricultural activities and land base that enhances local agriculture through the

¹² City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

¹³ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

¹⁴ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

strengthening of best practices, support of local and regional food systems and the expansion of local food markets and agri-tourism”.

It is difficult for RDCO Planning staff to weigh in on the non-farm use application, as there are numerous proposed uses outlined in the application. Input from neighbours is important to garner prior to Council consideration. Some high-level concerns include the following:

- The application rationalizes that the “non-farm uses . . . may help in remediating the land to somewhat of an agriculture standard” by creating an income; however, how will the income generated be guaranteed to be put towards reclaiming the land?
- The application and agrologist report claim there may be contaminated soils; however, one of the proposed uses includes housing people on site (i.e. a Mobile RV Park).
- The intent is to remove large amounts of wood/debris and contaminated soil; however, a number of the proposed uses intend to further cover the property and have the potential to contaminate the soil (i.e. general storage, construction material storage, material drop off centre, etc.)

Overall, it not clear how the non-farm uses proposed preserve or support sustainable agricultural activities and land base.

4.1 Development Engineering

Development Engineering has no comments at this time, however, a comprehensive report will be provided at the time of development application submission with the ALC agrees to the proposed activity on the subject property.

4.2 Fire Department

It is difficult to comment on the use of the site as there is not enough information. The clean-up of this property is important but until a processing plan, etc. is in place, it is difficult to approve on behalf of the fire department.

4.3 Ministry of Agriculture

See attached letter.

5.0 Application Chronology

Date of Application Received:	March 13, 2017
Site Visit:	May 19, 2017
Date Public Consultation Completed:	None required for Non-Farm Use Applications
Date of Revised Plans Received:	July 18, 2017

Agricultural Advisory Committee August 10, 2017

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on August 10, 2017 and the following recommendations were passed:

Moved by Yvonne Herbison/ Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A17-0003 for the property located at 982 Old Vernon Road, Kelowna, BC to request permission from the Agricultural Land Commission for a Non-Farm Use to operate a storage facility for boats and recreational vehicles, composting and storage for a tree service company on a portion of the subject property.

Carried

Domenic Rampone - Opposed

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommended support for this application and acknowledged that the owners have been working diligently on remediation and therefore recommend a 3-year Temporary Use Permit with an extension if there is continued progress. The Committee would expect non-farm use activities to cease when the remediation is completed. The Committee recommended visual screening for the purpose of respecting the neighbourhood. The Committee does not want the support of this application to set a precedence for other farmers and support is only being considered due to the history of this particular property and the clear goal of remediation on this property.

Report prepared by:

Melanie Steppuhn

Reviewed by:

Todd Cashin, Subdivision, Suburban and Rural Planning Manager

**Reviewed by
Approved for Inclusion:**

Ryan Smith, Community Planning Department Manager

Approved for Inclusion:

Doug Gilchrist, Divisional Director, Community Planning & Real Estate

Attachments:

Site Photos

Ministry of Agriculture Referral Letter (A. Skinner)

Applicant ALC Act Application

Agrology Report – Valhalla Environmental Consulting Inc. – 982 Old Vernon Road (2013)