



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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December 23, 2005

Reply to the attention of BRANDY RIDOUT  
Application: #G-36295

Dale Pilling  
D. E. Pilling & Associates Ltd.  
200 - 540 Groves Avenue  
Kelowna, BC - V1Y 4Y7

Dear Mr. Pilling:

Re: Application for non-farm use within the Agricultural Land Reserve

Please find attached the Minutes of Resolution #675/2005 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name.

Erik Karlsen, Chair

cc: City of Kelowna (#A05-0008)

BR/lv/Enclosure: Minutes  
36295d1





**Staff Report**  
**Application # G – 36295-0**  
**Applicant: 0720888 BC Ltd.**  
**Agent: D. E. Pilling & Associates Ltd**  
**Location: Kelowna**

**DATE RECEIVED:** October 11, 2005

**DATE PREPARED:** November 18, 2005

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To redevelop the property into a full service RV park with approximately 130 spaces.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant noted that the park would promote agri-tourism through promotions and packages with local wineries, orchards, and fruit stands. The park would be fenced and patrons would be informed about the neighbouring agricultural activities in order to avoid potential conflicts.

**Local Government:**

City of Kelowna

**Legal Description of Property:**

PID: 012-137-235

Lot 5, Section 1, Township 23, Osoyoos Division Yale District, Plan 546, EXCEPT Plan B5647

**Purchase Date:**

April 2005

**Location of Property:**

840 Old Vernon Road, Kelowna

**Size of Property:**

3.7 ha (The entire property is in the ALR).

**BACKGROUND INFORMATION (continued):**

**Present use of the Property:**

Hobby farm with older rental house, hayfield and dugout

**Surrounding Land Uses:**

**WEST:** Small acreages, one large acreage, industrial parcels  
**SOUTH:** Hobby farms  
**EAST:** Hayfield and Russo Saw Mill  
**NORTH:** Golf course and agriculture

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E.094  
The majority of the property is identified as having mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

City of Kelowna Official Community Plan  
Designation: Rural/Agricultural

**Zoning Bylaw and Designation:**

City of Kelowna Zoning Bylaw No. 8000  
Designation: Agricultural (A1)  
Minimum Lot Size: 2 ha

**PREVIOUS APPLICATIONS:**

There have been no previous applications on the property.

**RELEVANT APPLICATIONS:**

In general, the Commission has refused most applications in the area. On the adjacent property, there is a sawmill that predates the ALR.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**City of Kelowna Municipal Council:** Not in support of application.

**Planning & Corporate Services Department:** Recommends that Municipal Council not support the application. City development policies do not support non-farm uses within the Agricultural Land Reserve (ALR) except on lands that can be shown to have little or no sustainable production capability. Both soil classification and Land Capability Index demonstrate that the soil does have potential production capability. This proposed non-farm use would also increase the potential for additional urban/rural land use conflicts in this area.

**Agricultural Advisory Committee:** Recommends that the Municipal Council not support the application because the proposal is in the wrong place and is an intrusion into the ALR

**STAFF COMMENTS:**

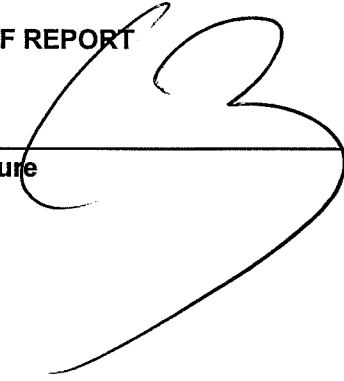
Staff suggests that the Commission consider the following:

- The property's soil is more than 90% Class 3 (prime agricultural ratings).
- If permitted, there are concerns about raising expectations of similar requests for subdivision in the area.

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**END OF REPORT**

Signature

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Date

Nov 23/05