



Provincial Agricultural Land Commission - Staff Report

Application: 52542

Applicant: Kinnikinnik Developments Ltd
Agent: John Weisbeck
Local Government: City of Kelowna

Proposal: To develop a teaching/learning facility (referred to as "The Globe") with a wide variety of programs offered by the applicant. The design complex for the facility will consist of a number of buildings including:

- 1) Main Lodge (60,000 sq. ft.) containing the society offices, kitchen and dining area, meeting rooms, physical activity area and accommodation.
- 2) Winery (10,000 sq. ft.) for the production of 3500 to 500 cases of wine.
- 3) Maintenance and equipment building
- 4) Teaching facilities (5000 sq. ft.)
- 5) Staff residences

The facility will include an agricultural component including:

- 1) 20,000 sq. ft. greenhouses
- 2) 2 ha orchard
- 3) 8 ha vineyard
- 4) 0.8 ha of herbs and flowers.

BACKGROUND INFORMATION

The area of the property under application is 77.7 ha of which 61.5 ha is within the ALR. The property under application was the subject of previous ALC consideration. Previous decisions include an exclusion of 19.4 ha for residential uses and non-farm use of 65 ha for a golf course. The ALC granted the non-farm use (golf course) and exclusion for residential uses in 2005 with a number of conditions including: the consolidation of the golf course into a single title; inclusion of approximately 30 ha into the ALR; and, development of a 16 ha vineyard. While the appropriate zoning is in place to develop a golf course, construction activities have not commenced at the site.

PROPERTY INFORMATION

PID: 028-405-129
Legal Description: Lot 5 Sections 21 and 28 Township 23 Osoyoos Division Yale District Plan EPP8753
Property Area: 77.7 ha
ALR Area: 61.5 ha
Purchase Date: December 1, 2010
Location: 1890 McKinley Road
Owner: Kinnikinnik Developments Ltd

Total ALR Area:

LAND USE

Current Land Use:

The property is currently used for grazing purposes. There are abandoned barns and a residence on the property.

Surrounding Land Uses:

North: Rural/Agricultural
East: Rural/Agricultural
South: McKinley Reservoir
West: Rural/Agricultural

PROPOSAL DETAILS

Non- Farm Use Area: 61.5 ha

Non- Farm Use Type: Civic/Institutional: Civic Facilities and Buildings

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCLI

Mapsheet: 82E.093

PREVIOUS APPLICATIONS

Application ID: 52005

Applicant: Kinnikinnik Developments Ltd

Proposal: To include 28 ha into the ALR in order to develop a vineyard on ~16 ha, and add 12 ha to a golf course parcel which is already mostly in the ALR.

Decision:

Resolution #	Decision Date	Decision Description
2765/2010	November 23, 2010	Allow inclusion of 28 ha as proposed.

Application ID: 41899

Legacy #: 35937

Applicant: 622664 BC Ltd

Proposal: To exclude 19.4 ha of land from two properties totalling 151.9 ha (63.3 ha currently lies within the ALR) to facilitate the development of a golf course, winery ancillary to a resort and wellness center to be located on lands to the north.

The applicants are also proposing to include a 30.4 ha of land into the ALR. Approximately fourteen (14.4) ha of the proposed inclusion area is to be used for golf course purposes and 16.0 ha is to be used as vineyard lands.

Of the total proposed area to remain in the ALR (67.7 ha), 53.7 ha is planned to be used for a golf course.

Decision:

Resolution #	Decision Date	Decision Description
398/2005	December 1, 2010	The Commission allowed the proposed exclusion (17.7 ha) and the golf course, subject to the inclusion of 30 ha, and the development of the vineyard.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: Private Recreation

OCP Compliance: Yes

Zoning:

Zoning Designation: Parks and Open Space

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

The AAC supported the application in principle, noting that the applicant's proposal for the subject property reflects a net benefit to agriculture. The Committee endorsed the proposal and site/context plan for the "The Grove" (drawing 11-1232 dated August 9, 2011) with the condition that the non-agricultural uses are not permitted to expand beyond what has been illustrated and depicted textually (eg total floor area) in the future.

Board/Council

Recommend support.

Planning Staff

Planning staff supports the proposed non-farm use as better alternative to the approved golf course use. The applicant has responded positively to a number of City Staff concerns with respect to access, types of uses, and extent/scale of uses as examples. In its present form the proposed development is one the Planning Staff supports.

ALC STAFF COMMENTS

As noted under previous applications, the Commission in 2005 approved the use of 65 ha for a golf course on the subject property, subject to conditions including the consolidation of the golf course into a single title, inclusion of approximately 30 ha into the ALR and development of a 16 ha vineyard.

The subject site has been re-zoned to Parks and Open Space designation to accommodate this use, but construction activities have not begun for the the golf course.

The Agricultural Advisory Committee reviewed the application and recommended support in principle, "noting that the applicant's proposal for the subject property reflects a net benefit to agriculture. The Committee endorsed the proposal and site/context plan for the "The Grove" (drawing 11-1232, drawn by Meiklejohn Architects Inc. and dated August 29, 1011) with the condition that the non-agricultural uses are not permitted to expand beyond what has ben illustrated and depicted textually (e.g. total floor areas) in the future."

ATTACHMENTS

52542GrovePlan.pdf

52542proposal.pdf

52542_ContextMap20k.pdf

52542_AirphotoMap20k.pdf

52542_AgCapabilityMap.pdf

52542KelownaReport.pdf

52542MapPlan.pdf

END OF REPORT

Prepared by: Ron Wallace, February 27, 2012