



Provincial Agricultural Land Commission - Staff Report

Application: 53295

Applicant: Jeetender & Manraj Kandola
Local Government: City of Kelowna

Proposal: To exclude the 4.0 ha subject property from the ALR to enable the property to be used as transitional industrial land under the City of Kelowna I-6 zone.

BACKGROUND INFORMATION

The subject property and adjacent properties were the former Russo Mill site which operated at the site for many years. This use left the subject property significantly contaminated with sawmill waste - mainly wood waste. The current owners purchased the property in 2005 with the intention of reestablishing the use of the property as a sawmill operation. As this use is no longer permitted the owners decided to try to farm the property and have spent the last 8 years or so trying to rehabilitate the property for agricultural use. This endeavor has not been successful and the applicants now claim the property is so impacted with wood waste that it is not economically feasible to rehabilitate the site for agricultural use.

LAND USE

Current Land Use:

The applicants live on the subject property as a rural residential lot. There is no agriculture occurring on the property.

Surrounding Land Uses:

North: Rural/agricultural
East: Rural/agricultural
South: Rural/agricultural
West: Rural/agricultural

PROPOSAL DETAILS

Exclusion Area: 4.0 ha

Agricultural Capability:

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

Source: BCLI

Mapsheet: 82E.094

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Kelowna OCP
Designation: Resource Protection area
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Agriculture 1
Zoning Designation: Agriculture 1
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

The AAC did not support the proposed exclusion from the ALR

Board/Council

That Council directs staff to work with the applicants and the ALC in order to determine viable options for keeping the subject property within the ALR.

Planning Staff

That the proposed exclusion from the ALR not be supported by Municipal Council.

ALC STAFF COMMENTS

Staff has the following comments;

- 1) Discussions with the City indicate that there are planning concerns associated with land use changes in this area.
- 2) Exclusion of the property could result in industrial or residential uses on the subject property which could have the effect of destabilizing the entire area, resulting in speculation and the potential for significant land uses changes on adjacent productive ALR land.
- 3) Given the adjoining property has similar debilitation challenges, it is likely that any decision on this property would have to be mirrored on the adjoining 4 ha property. This doubles the destabilizing impacts noted above, and could also place at risk a third property (recently rehabilitated) lying adjacent to Old Vernon Road.
- 4) There may be potential to use the site for a container nursery or other non-soil bound uses such as hoop greenhouses. Another potential use might be riding ring.
- 5) Finally, given the complexity and high cost of reclamation for any use (be it urban or agricultural) the best use for the property may be a rural residence. This is the current use and does not negatively affect adjoining farm parcels. Progressive and small scale reclamation and re-use of portions of the property could continue over time.

END OF REPORT

Prepared by: Ron Wallace, Land use Planner