



Staff Report
Reconsideration of Application # G – 37395
Applicant: The Benvoulin Golf Training Centre Ltd
Agent: Kim McKechnie

DATE RECEIVED: May 21, 2008

DATE PREPARED: June 10, 2008

TO: Chair and Commissioners – Okanagan Panel

FROM: Martin Collins, Land Use Planner

PROPOSAL: To use 6.4 ha of the 8 ha property for a 9 hole golf course and driving range, and lease 1.6 ha for nursery uses.

This application is being reconsidered pursuant to section 33 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The Commission originally refused the use of the entire property for golf course uses. The revised proposal is for a combination agriculture/golf course use. However, only 1.6 ha is proposed for agricultural use (a proposed lease for nursery purposes). Currently only 3 ha of the 8 ha property is permitted for driving range uses (as per a 1984 Commission decision – Application G-17723).

Local Government:

City of Kelowna

Legal Description of Property:

PID: 012-403-849

Lot 14, District Lot 130, Osoyoos Division of Yale District, Plan 415, EXCEPT Plan KAP64154

Location of Property:

1950 Munson Road, Kelowna

Size of Property:

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

Present use of the Property:

Driving Range with two (2) out buildings, parking lot; rental home with horse paddocks and hayfield

Surrounding Land Uses:

WEST: Wetland, and hayfield in the ALR
SOUTH: Munson Rd., Strawberry field in the ALR
EAST: Benvoulin Rd., hayfields beyond in the ALR
NORTH: Westwind Nurseries in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.083
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

OCP: Kelowna 2020 Designation: Rural/Agricultural

Zoning Bylaw and Designation:

Zoning: Bylaw No. 8000 Designation: Parcel Presently Zoned A1 - Agriculture 1
Minimum Lot Size: 2 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The City of Kelowna has not had opportunity to comment on the revised proposal. Originally the City Council supported the golf course application on a split vote (three Councilor's opposed). The Kelowna AAC and City staff did not support the original proposal)

STAFF COMMENTS:

Staff suggests that the Commission consider the following:

- The land has very good capability for agriculture. Only a small area appears to be swampy.
- The Commission, when it approved the original driving range, specifically indicated that it would not support the expansion of golf course uses.
- The land could be leased for nursery uses without the necessity of expanding the golf course uses. In addition much of the area proposed for golf course could be used for agricultural production.

ATTACHMENTS:

- May 11/08 letter from applicant (Randy Barr)
- West Wind Nurseries proposal for lease
- Revised sketch plan
- Previous decision staff report and minutes, including maps and airphoto

END OF REPORT

Signature

Date