

# ALC Referral A-19-04

Regional District of Central Okanagan Board Meeting  
March 23, 2020

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1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com



# Proposal

- To obtain Agricultural Land Commission approval to construct a cold storage facility.



Ellison Dog Park

4411

pl 11862

4401

Old Vernon Rd

4395

pl 63914

pl 63914

4381

4307

N

15



Highway 97

Highway 97

Weldon Rd

Fuller Rd

4381 Old Vernon Rd

Old Vernon Rd

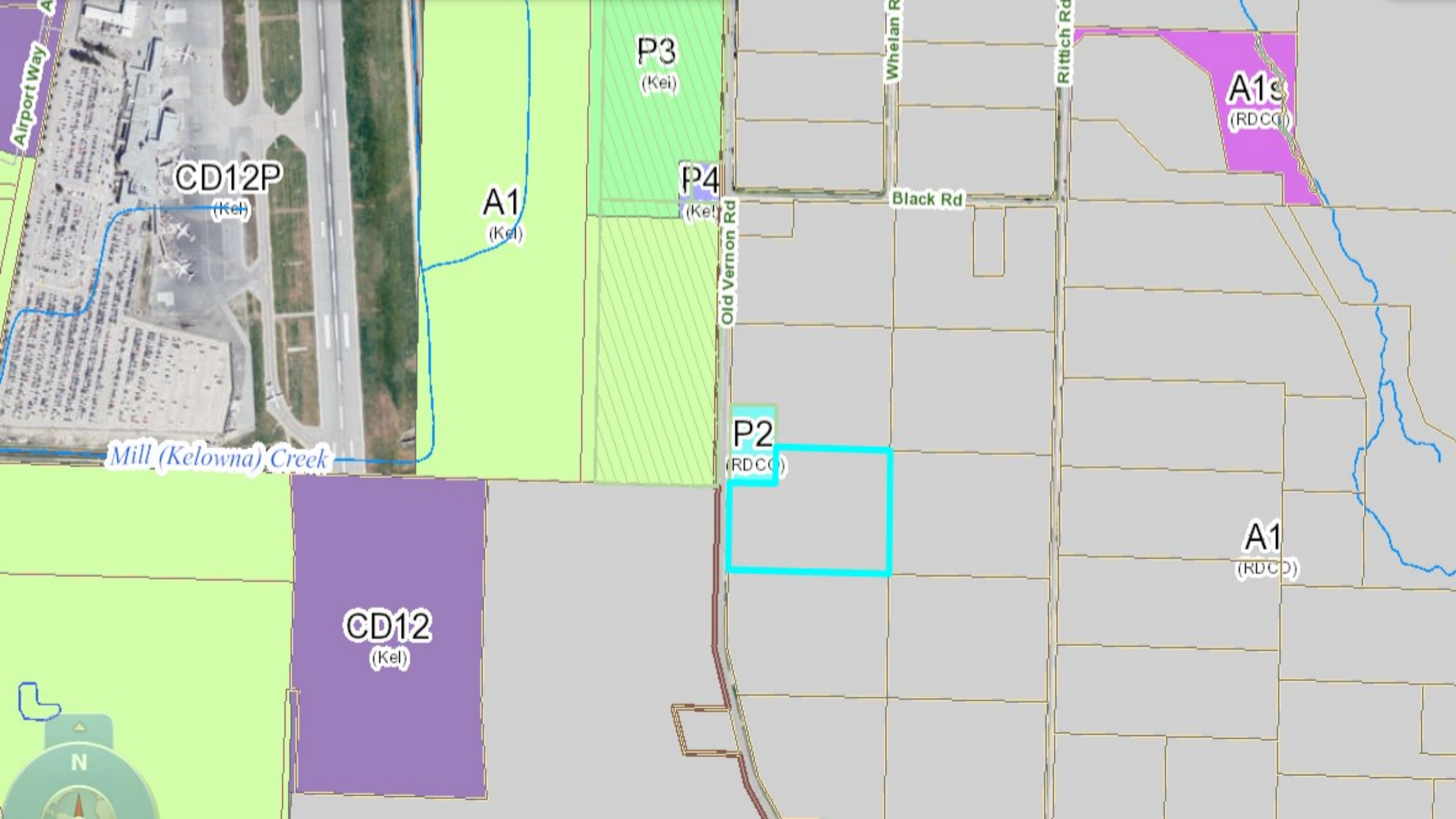
Black Rd

Anderson Rd

Conroy











4381 Old Vernon Rd

Anderson Rd

5126th Rd



# Background

- Large agricultural operation
- Over 860 acres of owned and leased farmland properties
- Migrant farm works are part of the operation
- Adjacent parcel access through subject property



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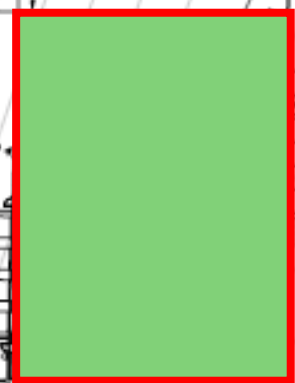
**Old Vernon Road**

**FIREHALL**

91°06'01"  
88.122M - 223.500'  
EXISTING GRAVEL ROAD

OVERHEAD POWER LINES

ASPHALT PAVEMENT



CHILLER PAD

**LOT C**

ASPHALT PAVEMENT

EXISTING 2 STOREY AGRICULTURAL BUILDING (FRUIT PROCESSING PLANT)  
41,420 sq. ft.  
FLOOR ELEV 436.19M

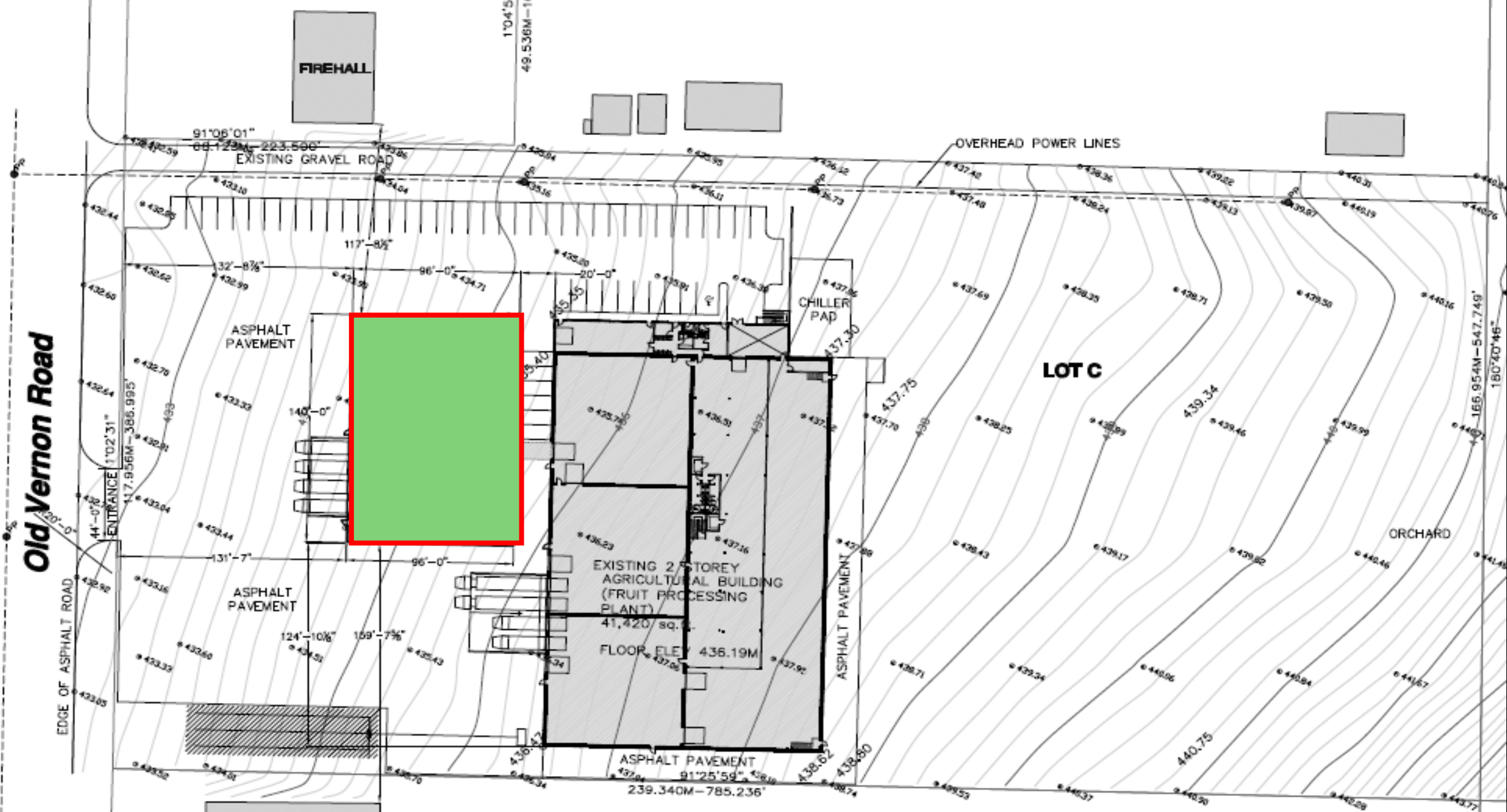
ORCHARD

**EXISTING BUILDING**

ASPHALT PAVEMENT  
91°25'59"  
239.340M - 785.236'

**LOT 8 PLAN 475**

NOTE:  
GRADE ELEVATIONS NOTED  
ARE METRIC





# ALR Use Regulation

- Agricultural land for storing, packing, preparing and processing farm products is designated as a farm use
- At least 50% of the farm product must be produced either on that agricultural land or by an association to which the owner of the agricultural land belongs



# Agricultural Land Commission

- Applicant has met the 50% requirement
- ALC requiring that the owner submit a non-farm use application



# Site Coverage

- The addition of the cold storage facility would bring the total site coverage to approximately 17%.
- Maximum site coverage permitted for the A1 zone is 35%.

# Agricultural Advisory Commission

- The AAC recommends the Regional Board support the application.
- However, the AAC would like to ensure that the significant infrastructure proposed for the parcel continues to be used in accordance with the ALR Use Regulation now and into the future.
- Recommends the ALC consider that covenants be placed on the farm unit parcels to restrict future sale of individual parcels.



# Inspection Services

- Building Permit for the additional cold storage facility is required.

# Fire Services

- No concerns with the proposal.



# Ministry of Transportation

- No objection to the proposal.
- Revised commercial access permit was issued in December 2019 for the addition of the cold storage facility

# Ministry of Agriculture

- No objection to the proposal.
- The applicant should provide in writing the number of hectares they will be processing more than 50% of their own product.
- In order to maximize the greatest long term potential for agriculture in the area, it is important to maintain the most optimal configuration of contiguous, productive land.



# Glenmore-Ellison Improvement District

- No objection to the proposal.
- Water Service Certificate to facilitate the issuance of building permit approval is required.

# Interior Health Authority

- Interests unaffected.
- Staff advise that the Healthy Built Environment Team has reviewed the proposal and has not identified any health impacts.



# City of Kelowna

- Staff advise that the chosen site will minimize the impact of the proposed cold storage facility
- Continue to use an area of the property that has already been impacted and will maximize the agricultural productivity of the remaining portion of the land.

# Recommendation

**THAT** the Regional Board support Agricultural Land Commission Application A-19-04, applicant S. & P. Sandher, to allow a non-farm use to occur within the Agricultural Land Reserve pursuant to Section 11.2 of the *Agricultural Land Commission Act*, on part of the following property: Lot C, District Lots 121 and 122, ODYD, Plan KAP63914.

**AND FURTHER THAT** staff be directed to forward the subject application to the Agricultural Land Commission for consideration.



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Old Vernon Road

FIREHALL

EXISTING GRAVEL ROAD

OVERHEAD POWER LINES

PROPOSED 1 STORE  
AGRICULTURAL  
BUILDING  
(FRUIT  
REFRIGERATION  
PLANT)  
13,440 sq. ft.  
FLOOR ELEV TBA

CHILLER  
PAD

LOT C

ORCHARD

EXISTING 2 STOREY  
AGRICULTURAL BUILDING  
(FRUIT PROCESSING  
PLANT)  
41,420 sq. ft.  
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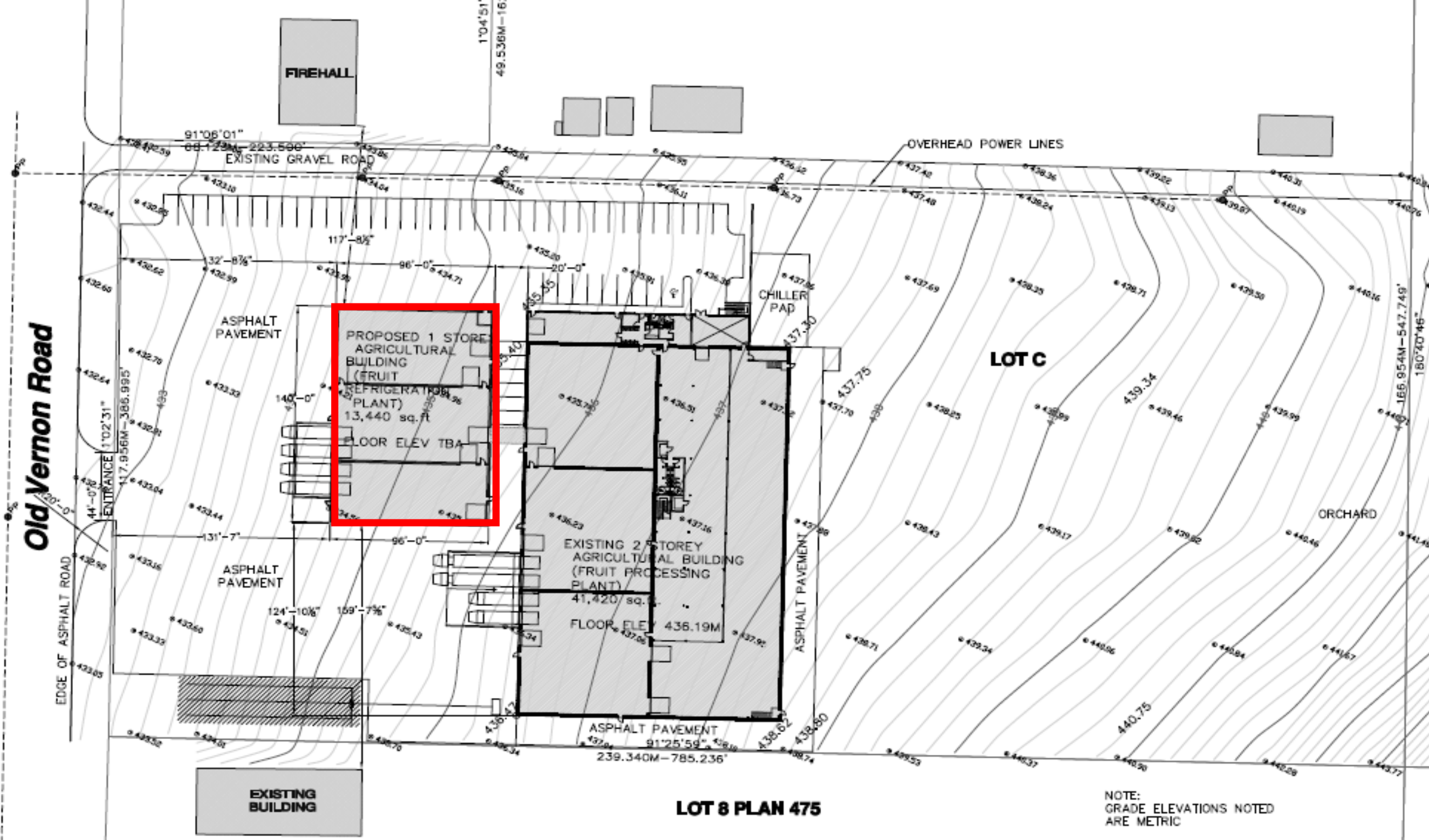
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EXISTING  
BUILDING

LOT 8 PLAN 475

NOTE:  
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ARE METRIC



4150 Old Vernon Rd  
Kelowna, British Columbia



Google

Street View







4381 Old Vernon Rd

Anderson Rd

5126th Rd