

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 63033

**Application Status:** Under LG Review

**Applicant:** Steve Kingsnorth

**Agent:** OKGN EHS Services Ltd.

**Local Government:** Central Okanagan Regional District

**Local Government Date of Receipt:** 04/27/2021

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** The purpose of this proposal is to apply for non-farm use for 0.67 ha (8%) of the property to conduct commercial business operations. Historically, prior to acquisition of this property, for decades this 0.67 ha area was being used for a previous commercial business.

## Agent Information

**Agent:** OKGN EHS Services Ltd.

**Mailing Address:**

11110 Deldor Road

Lake Country, BC

V4V 1V8

Canada

**Primary Phone:** (250) 864-5831

**Email:** shannen@okanaganehs.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 001-766-686

**Legal Description:** PT OF L 1 DL 911 OSOYOOS DIVISION YALE DISTRICT PL 1290 SHWN  
ON PL B4244 EXC PL KAP52560

**Parcel Area:** 8.3 ha

**Civic Address:** 4995 Trepanier Road, Peachland BC V0H1X2

**Date of Purchase:** 05/28/2019

**Farm Classification:** Yes

#### Owners

1. **Name:** Steve Kingsnorth

**Address:**

4995 Trepanier Road

Peachland, BC

V0H 1X2

Canada

**Phone:** (250) 870-7740

**Email:** steve@civilxcontracting.ca

---

**Applicant:** Steve Kingsnorth

## **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**  
*0.88 ha grazing, 0.67 ha non-farm use area, 6.56 ha to be used for vineyard, 0.72 ha residential*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**  
*near future agricultural land improvements will include planting vines on vineyard areas,*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**  
*0.67 ha being used for commercial business.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Farming

### **East**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Farming

### **South**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Farming

### **West**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Farming

## **Proposal**

**1. How many hectares are proposed for non-farm use?**  
*0.7 ha*

**2. What is the purpose of the proposal?**

*The purpose of this proposal is to apply for non-farm use for 0.67 ha (8%) of the property to conduct commercial business operations. Historically, prior to acquisition of this property, for decades this 0.67 ha area was being used for a previous commercial business.*

**3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*At this time, the commercial business operations cannot be moved to another location (non-ALR). It is in the future objectives of the proponent to secure a commercial property to conduct their business operations but due to the current economic market it is not practicable at this time. The majority of the business has been moved offsite and is only being used for end-of the day parking/storage of equipment.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

**Applicant:** Steve Kingsnorth

*Yes. The proposal supports agriculture in the short and long term. The existing condition of the property does not accommodate/use the majority of the land for active agricultural use. In conjunction with this non-farm use application, the proponent is proposing to increase the agricultural value of the land by planting vines on 72% (5.93 ha) of the property surrounding the non-farm use area.*

**5. Do you need to import any fill to construct or conduct the proposed Non-farm use?**

*No*

**Applicant Attachments**

- Agent Agreement-OKGN EHS Services Ltd.
- Proposal Sketch-63033
- Professional Report-Ag capability report
- Professional Report-Drainage - Geotech report
- Certificate of Title-001-766-686

**ALC Attachments**

None.

**Decisions**

None.