

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 62078

**Application Status:** Under LG Review

**Applicant:** Alexandra Wright , John Wright

**Agent:** Alexandra Wright

**Local Government:** Central Okanagan Regional District

**Local Government Date of Receipt:** 01/21/2021

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

**Proposal Type:** Non-Adhering Residential Use - Additional Residence for Farm Use

**Proposal:** We are planning to build a shop to house our three tractors, farm implements, vehicles, animal feed, welding equipment and workshop. We anticipate that we will use the shop to maintain and fix our tractors and onsite equipment as we currently do not have anywhere to do this. The shop will also house a farm worker lunchroom and bathroom on the main level. We need to build an accessory home over the shop in order to maximize this space and make the building economically viable since it is cheaper to build a combined shop/accessory home versus two separate buildings and to share these costs between two generations on the farm.

## Agent Information

**Agent:** Alexandra Wright

**Mailing Address:**

2570 Old Vernon Road

Kelowna, BC

V1X 6N9

Canada

**Primary Phone:** (778) 753-0730

**Email:** alexandra@supplychainspecialists.ca

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 010-696-890

**Legal Description:** L 3 DL 123 OSOYOOS DIVISION YALE DISTRICT PL 3874

**Parcel Area:** 7.8 ha

**Civic Address:** 2570 Old Vernon Road

**Date of Purchase:** 06/12/2014

**Farm Classification:** Yes

**Owners**

1. **Name:** Alexandra Wright

**Address:**

2570 Old Vernon Road

Kelowna, BC

V1X 6N9

Canada

**Applicant:** Alexandra Wright , John Wright

**Phone:** (778) 753-0730

**Email:** alexandra@supplychainspecialists.ca

2. **Name:** John Wright

**Address:**

2570 Old Vernon Road

Kelowna, BC

V1X 6N9

Canada

**Phone:** (778) 753-0730

**Email:** john@supplychainspecialists.ca

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

### **1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*In 2019 we planted approximately 13 acres of cherries (Staccato, Centennial and Sweetheart) and 3 acres of apples (Honeycrisp). In 2020 we planted an additional 1/4 acre of mixed peaches/apricots/plums. None of these trees is producing yet, harvesting is anticipated to start summer 2022. We intend to plant additional fruit trees in the fall of 2021 or spring 2022 (see Proposal). We also grow about a half acre of vegetables and garlic and currently have six beehives for harvesting honey. In the past we have also housed up to 100 laying hens and have 2 chicken coops. We intend to buy more bees and hives, as well as replace our layer hen flock once all construction is complete and we can securely house and tend to these creatures.*

### **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*We purchased the property for \$1,032,000 in 2014. When we moved to the property in 2014, the land was a hay field with the original farmhouse in the center of the property. Since 2014, we have invested approximately \$600,000 in upgrades to the farm, including but not limited to: installing a 8' predator fence around the property, installing and wiring underground irrigation throughout the entire property, constructing 2 heated greenhouses for propagation and vegetable growing, upgrading the well pump, having the soil tested and adding organic fertilizer and amendments to the soil, and building and licensing a farmstand in the garage. We also invested about \$50,000 of improvements into the existing farmhouse so we could use it as an office and vegetable/honey processing station and purchased about \$100,000 worth of tractors and tractor implements, and in 2020 we drilled a second well for the property for both the new house and as a backup for the existing well should it run dry.*

*We grew vegetables intensively for 3 years on the property under the business name Kelowna Veggies and sold our produce both at our farm gate as well as at the Kelowna Farmers Market. Due to the medical issues described herein, we decided to stop growing vegetables on a large scale for the time being, and opted instead to transition the property to an orchard with a much smaller focus on vegetables and honey. Our daughter is planning to take over the 6 bee hives we currently have and turn this into a business to fund her extracurricular activities.*

### **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*None. All buildings are either dedicated to agriculture or farm housing.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Hay field

### **East**

**Applicant:** Alexandra Wright , John Wright

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Non-farmed property, feedlot

## **South**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Non-conforming abandoned sawmill, non-farmed ALR land.

## **West**

**Land Use Type:** Recreational  
**Specify Activity:** Kelowna Springs Golf Course, private suited residence

## **Proposal**

### **1. What is the purpose of the proposal?**

*We are planning to build a shop to house our three tractors, farm implements, vehicles, animal feed, welding equipment and workshop. We anticipate that we will use the shop to maintain and fix our tractors and onsite equipment as we currently do not have anywhere to do this. The shop will also house a farm worker lunchroom and bathroom on the main level. We need to build an accessory home over the shop in order to maximize this space and make the building economically viable since it is cheaper to build a combined shop/accessory home versus two separate buildings and to share these costs between two generations on the farm.*

### **2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.**

*When we moved to the property in 2014, we intended to create a multi-generational family farm as the applicable zoning allowed for three total homes on the property. We farmed heirloom vegetables, berries, etc. for the first 4 years we lived on the property, but encountered health issues (further described in Schedule A) such that we determined we required additional farming support. In order to support the farm financially while we were seeking medical treatment, Alexandra's parents became active investors in the farm and we are now seeking to build them a residence so they can not only continue to financially assist us with the farm, but help out on a day to day basis as well as help us care for our daughter, help her with homework and cook meals, etc. This will free our time up to devote more time to managing and caring for our farm, which has suffered over the past few years due to our health problems. In the long term, our ability to first house Alexandra's parents, and in the future her sister Willa and daughter Brennan's family, will allow us to build a farming legacy for our family. If Alexandra's parents are not allowed to move to the farm, this will make farming harder for us as we will have to travel to them to care for them as they become older and more reliant on others. This will also cause more of a strain on our resources (both time and money), which will take us away from farming. We eventually plan to convert the orchard to a fully organic property so that we can support organic farming practices in the Okanagan (unfortunately up to this point, we have not had the time or resources to research or implement organic farming practices).*

*We are currently storing our tractor and farm implements in an old shed (approximately 20' x 30') on the property as well as directly on the land. This shed is falling apart and the roof leaks. Allowing us to build this shop means we can move everything that is stored in it, demolish the original shed and plant another half acre of fruit trees where the shed is currently located.*

*As stated, our property is anticipated to start producing in summer, 2022. We anticipate harvesting 16 acres of fruit trees which will be too much work for us to do ourselves, especially given our ongoing health concerns. We anticipate producing about 325,000 lbs of cherries and 21,000 lbs of apples annually. In order to care for the trees and to harvest their fruit, we anticipate relying on my parents to do some of the administrative work associated with the farm, as well as taking over some of our household duties. We also anticipate hiring farm workers and/or a farm manager (possibly through the Seasonal Agricultural Worker Program) to help us once the trees start producing. In addition to its other uses, the original farm house will be used for labourer housing at that time.*

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*In addition, the COVID-19 pandemic has made us realize how important it is to have a separate home for quarantining in the event of infection. See Schedule B - Pandemic Response Plan, attached hereto.*

**3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.**

*Original farmhouse - Approximately 1000 square feet (2 bedrooms, 1 bathroom), built in the early 1900's. Not occupied, currently used for spinning and jarring the honey we produce onsite from our beehives as well as an office for our farm paperwork, for processing the vegetables we grow onsite, and farm storage. In the past we have used it for farm gate sales, and once apple, cherry and stone fruit production starts, we intend to do so again. Once harvesting of the fruit trees commences, the original house will also be used for farm personnel as 16 acres is too much for us to harvest by ourselves.*

*New house (built 2016) - approximately 3900 square feet. Occupied by John and Alexandra Wright and their daughter Brennan. The design of this structure was originally intended to be a retail farm stand on the bottom with a small accessory home on top. It can be converted back at any time should the market change and a farm stand become economically desirable.*

**4. What is the total floor area of the proposed additional residence in square metres?**

*140 m<sup>2</sup>*

**5. Describe the rationale for the proposed location of the additional residence.**

*The proposed location is directly adjacent to our primary residence. We chose this location because it cannot be farmed (blocked by the original asphalt lane on one side and the new house on the other) and is close to the paddock for feed storage. We can also run water from this new building to our paddock to ensure the animals have a constant source of water in the winter months. We currently water our animals by dragging a hose from the cold room in the original farm house which is quite labour intensive.*

**6. What is the total area of infrastructure necessary to support the additional residence?**

*To our knowledge, no additional infrastructure is needed for this building. It will use the same well, driveway, electricity and septic field as our current home. To note is that this accessory home will not take up any farm land as the main floor will be used solely for farm purposes.*

**7. Do you need to import any fill to construct the additional residence or infrastructure?**

*No*

## **Applicant Attachments**

- Agent Agreement-Alexandra Wright
- Other correspondence or file information-Policy Considerations and Pandemic Plan
- Site Photo-Photographs
- Proposal Sketch-62078
- Certificate of Title-010-696-890

## **ALC Attachments**

*None.*

## **Decisions**

*None.*