

Agricultural Land Commission Referral Application A-21-01

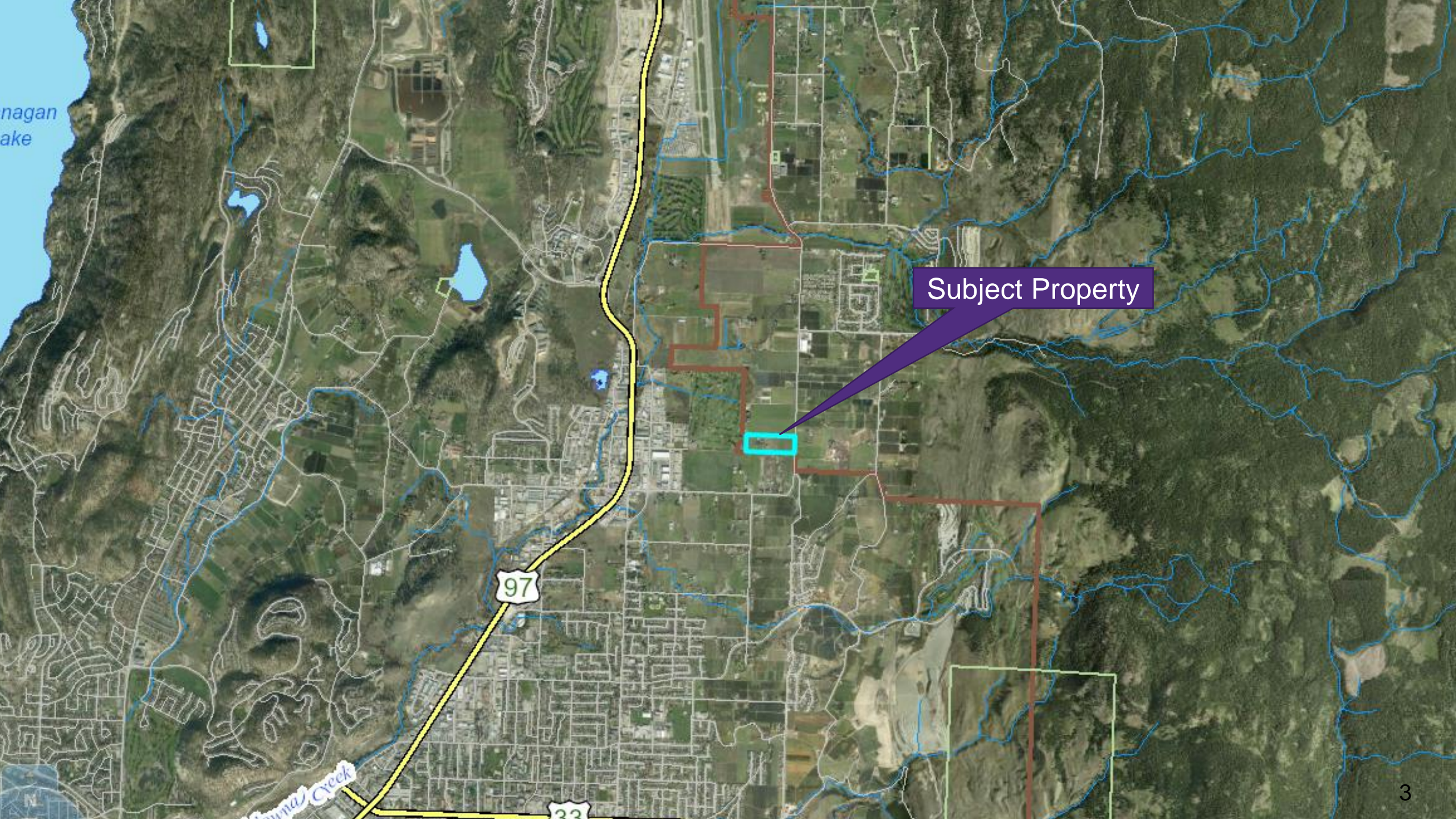
Regional District of Central Okanagan Board Meeting
March 29, 2021

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



Purpose

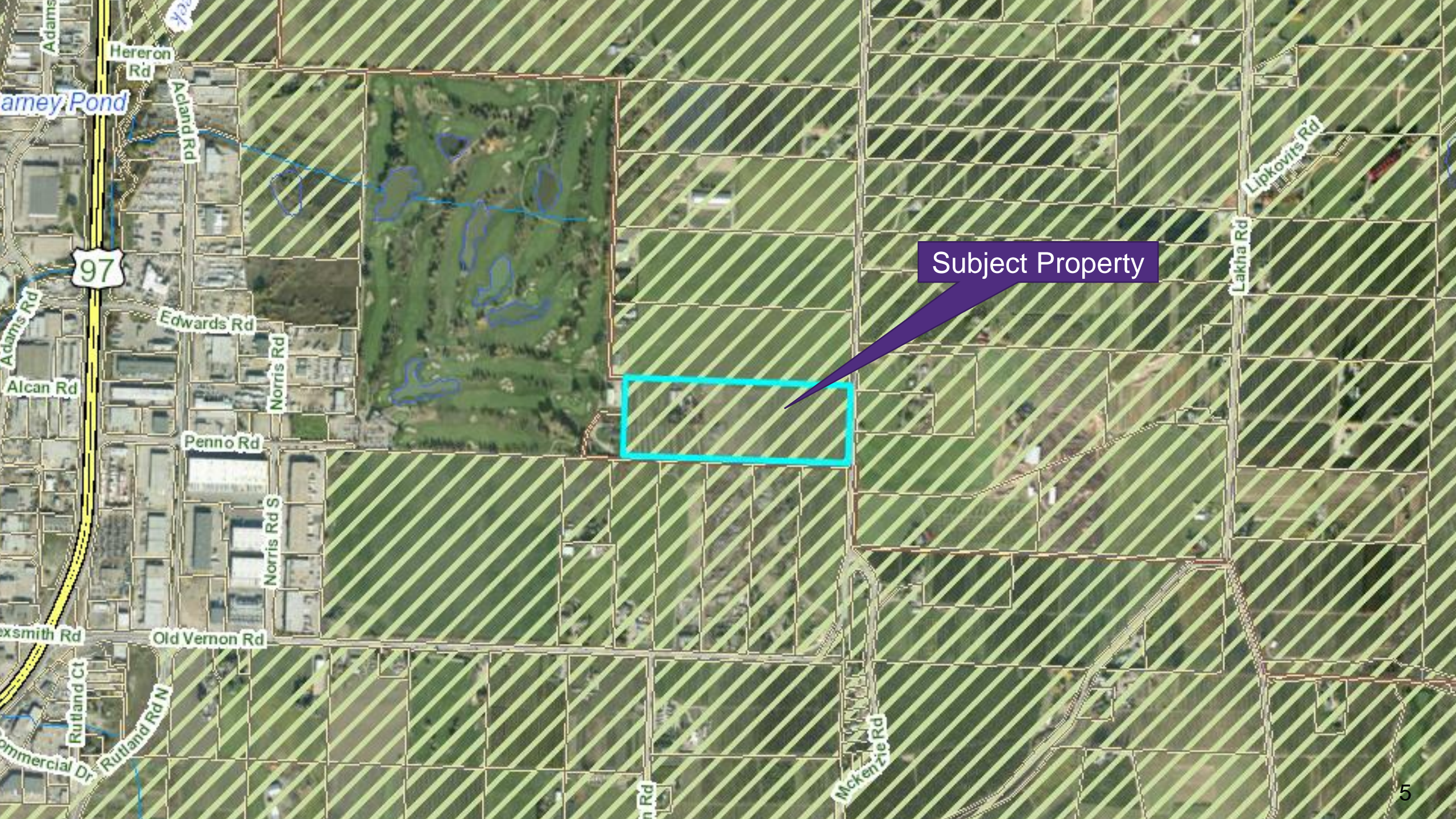
- To obtain Agricultural Land Commission (ALC) approval for a non-adhering residential use to construct an additional residence for farm use.



Subject Property



Subject Property



Subject Property

2

pl 1905

2611

2551

3

pl 3874

Old Vernon Rd

2570

2511

2550

pl 4888

N 776



Background

- 13 acres of cherries, 3 acres of apples, 0.25 acres of mixed fruit trees, 0.5 acres of vegetables, and 6 beehives
- Buildings and structures include: a single detached dwelling (farmhouse), accessory home, two greenhouses, and a shed.

2
pl 1905

2611

2551

Old Vernon Rd

3
pl 3874
2570

2511

2550

pl 43000

N 776



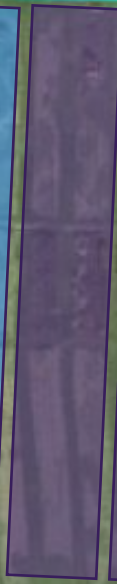
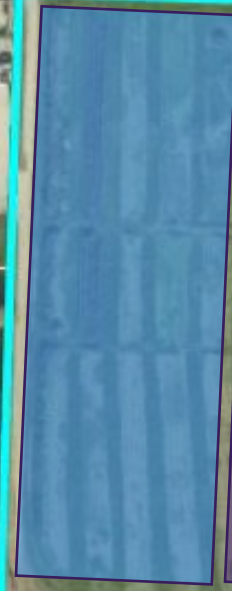
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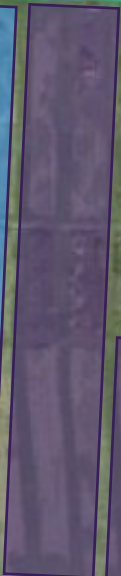
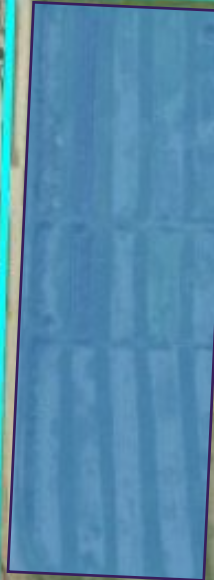
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pl 4300

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N 776



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pl 1905

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pl 430000

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pl 1905

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Proposal

- To construct a second accessory home
- Accessory home will be located on the second floor of the proposed building

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Inspection Services

- Existing septic system must be sufficient for the proposal
- Servicing requirements will be addressed at Building Permit stage

Agricultural Advisory Commission

- Supports the application
- Condition:
 - Remove the farm house

Ministry of Agriculture, Food and Fisheries

- The type of farming is consistent with the need for on-farm accommodation
- Rising agricultural land costs may cause financial barriers

Black Mountain Irrigation District (BMID)

- Does not support the proposal
- The subject property is not currently serviced by BMID
- Recommend renovating the existing farm house
- Private well should be tested for quality

Staff Rationale

- Occupied by a caretaker
- Support the agricultural viability of the farm
- Buildings will be closely grouped to protect agricultural land
- Demolish shed to use land for farming

Staff Rationale

- All Zoning Bylaw requirements for the accessory home have been met
- All Building Permit requirements for the accessory home must be met prior to occupancy

Recommendation

THAT the Regional Board support Agricultural Land Commission referral application A-21-01 for applicant A. & J. Wright, to allow a non-adhering residential use to occur within the Agricultural Land Reserve pursuant to Section 20.1 (2) of the *Agricultural Land Commission Act*, on part of the following property: 2570 Old Vernon Road, Lot 3, District Lot 123, ODYD, Plan 3874.

Recommendation

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

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Alternative Recommendation

THAT the Regional Board directs staff to NOT forward the subject application to the Agricultural Land Commission.

Background

January 21, 2021

Application received



February 18, 2021

RDCO staff review and referral



March 18, 2021

Applicant submitted Notice of Intent (NOI) to ALC



March 29, 2021

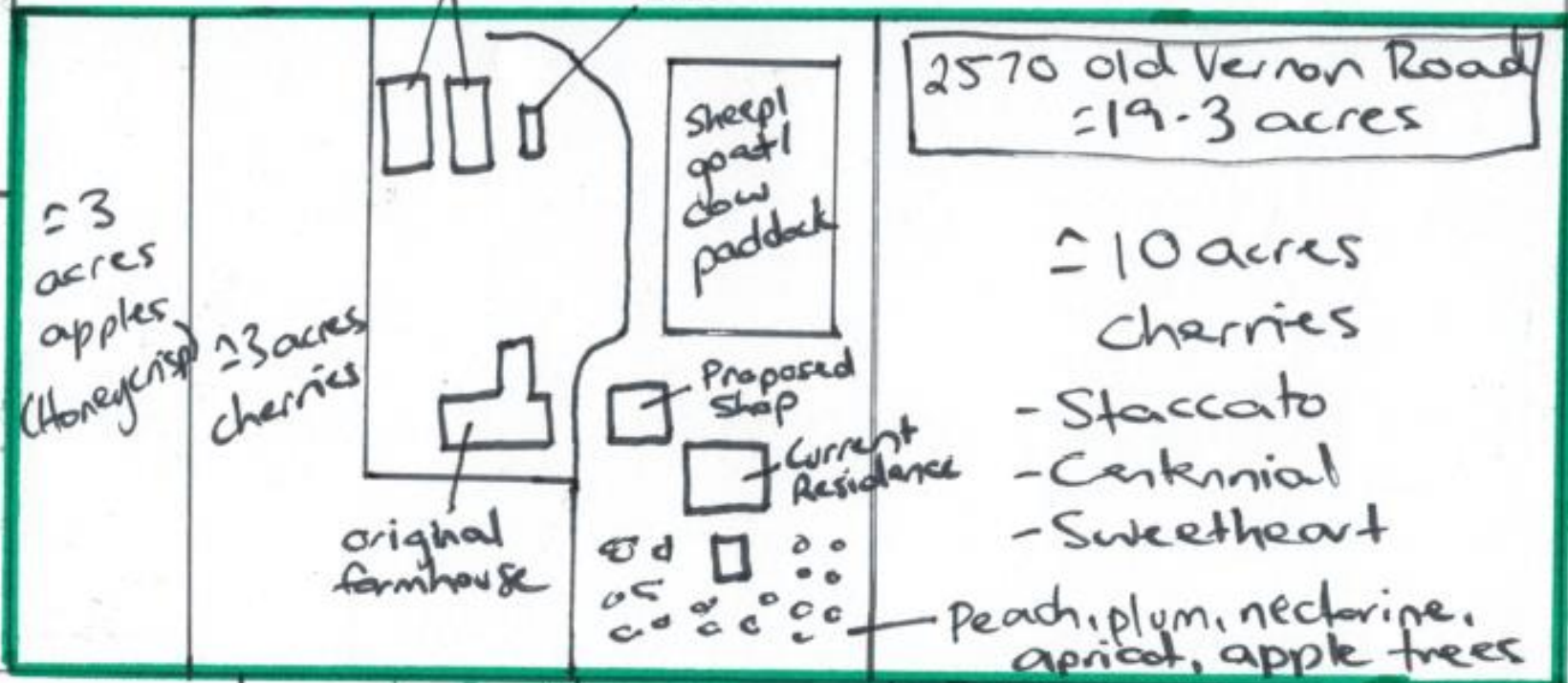
Regional Board review



Springs Golf Course

≈ 19 acres

OLD VERNON ROAD



Private Residence (Russo) Single family home w/ inlaw suite

Unfarmed land with 2 residences + 1 residence on subdivided portion. ≈ 5 acres?

Feedlot with multiple houses (Marshalls)

Residence + unused farm land subdivided?)

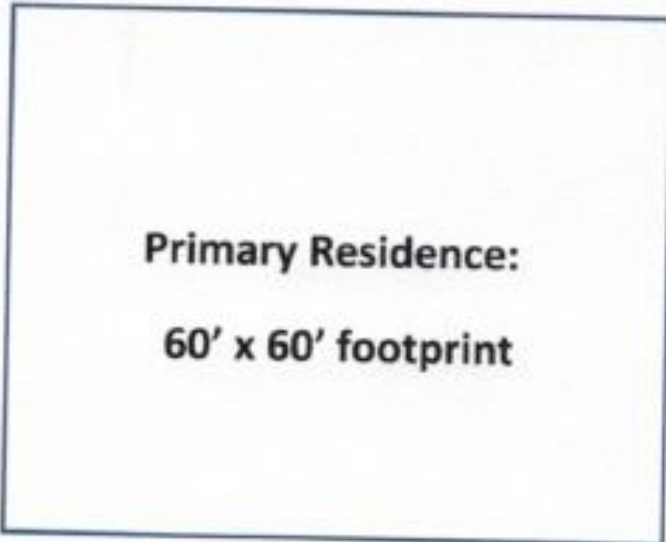
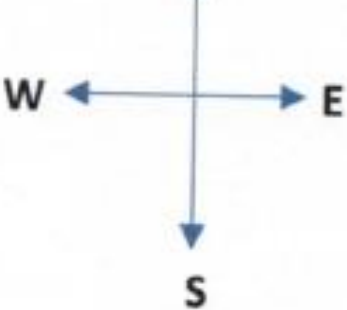
Residence + Drywall company + small hay field (Byrne)

Rental property? Civil contractor w/ many large trucks + small field

Abandoned sawmill / Composting company (rental) ≈ 10 acres

Abandoned sawmill, owned by Alberta corporation (rental?) ≈ 10 acres

Rental property with unfarmed field. ≈ 8 acres



Distance between 2 buildings: 10'