



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 56847

**Application Status:** N/A

**Applicant:** Donnie Naka , Jeffrey Naka

**Agent:** Barona Beach Resort

**Local Government:** City of West Kelowna

**Local Government Date of Receipt:** 07/30/2019

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

**Proposal Type:** Non-Farm Use

**Proposal:** Barona Beach was developed with insufficient parking as a result.

a.) This will reduce the safety concerns that are happening because of the vehicles parking on both sides of the roadway entering Barona Beach off of Pritchard Drive along with limited lighting making evening visibility poor.

Watch Video footage of typical day:

<https://www.dropbox.com/s/4e9h7deeq77jt4o/Pritchard%20Drive%20Traffic%20Saftey.mp4?dl=0>

b.) Barona Beach has no handicap parking

c.) Barona Beach Resort has 159 units and only 6 visitors stalls

d.) Both my family and Barona Beach Resort have been working alongside of the ALC and ALR with the city of West Kelowna for some period of time now we have all realize that there is a major deficiency in our parking in the area which is causing safety hazards and an unsightly disorder.

## Agent Information

**Agent:** Barona Beach Resort

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 003-428-494

**Legal Description:** L A DL 434 OSOYOOS DIVISION YALE DISTRICT PL 32484

**Parcel Area:** 3.5 ha

**Civic Address:** 3992 Pritchard Drive West Kelowna BC V4T 1X2

**Date of Purchase:** 04/17/2012

**Farm Classification:** Yes

**Owners**

1. **Name:** Donnie Naka

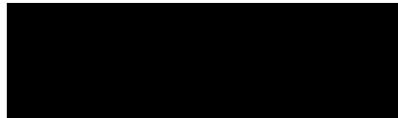
**Applicant:** Donnie Naka , Jeffrey Naka

**Address:**  
3992 Pritchard Drive  
West Kelowna, BC  
V4T 1X2  
Canada



2. **Name:** Jeffrey Naka

**Address:**  
3992 Pritchard Drive  
West Kelowna, BC  
V4T 1X2  
Canada



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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).**

*At this time there is no agricultural use whatsoever used on this parcel of land. However, we are planning to add some fruit trees and natural grasses.*

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

*There have been no agricultural improvements or use to this parcel of land since well before 1972 when it was being used as a campground. Previously known as happy Valley resort.*

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

*This parcel is being used for a dog park, storage area for garbage cans, smoking area and has been used for a number of years for parking of all sorts of vehicles previous to that was being used for storage of motorhomes campers and was also part of the campground. With the area set the way we are hoping, it will be cleaned and monitored on a weekly basis by a professional landscaping company to improve and help the are stay natural.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** House and small Family acreage

### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Family acreage & Fruit Orchard

### **South**

**Applicant:** Donnie Naka , Jeffrey Naka

**Land Use Type:** Other  
**Specify Activity:** Lake and waterfront

## West

**Land Use Type:** Residential  
**Specify Activity:** Neighborhood of family homes

## Proposal

### 1. How many hectares are proposed for non-farm use?

*0.2 ha*

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

*Barona Beach was developed with insufficient parking as a result.*

*a.) This will reduce the safety concerns that are happening because of the vehicles parking on both sides of the roadway entering Barona Beach off of Pritchard Drive along with limited lighting making evening visibility poor.*

*Watch Video footage of typical day:*

*<https://www.dropbox.com/s/4e9h7deeq77jt4o/Pritchard%20Drive%20Traffic%20Saftey.mp4?dl=0>*

*b.) Barona Beach has no handicap parking*

*c.) Barona Beach Resort has 159 units and only 6 visitors stalls*

*d.) Both my family and Barona Beach Resort have been working alongside of the ALC and ALR with the city of West Kelowna for some period of time now we have all realize that there is a major deficiency in our parking in the area which is causing safety hazards and an unsightly disorder.*

### 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.

*There is no other land near the community that could be used for this application. Weve gone through extensive measurements landscape ideas to find there are no additional parking areas on the property that we have available now. This is our only option.*

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

*This will alleviate parking from directly along side of ALR land on Prichard Drive. This will allow vehicles to be parked in the area that has a minimum of 10 to 40 foot buffer zone. There will be no materials used that are not agriculturally friendly. The plan is to support agricultural with natural products exclusively. Natural grasses, fruit trees and any other materials that will help.*

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

*Yes*

## Proposal dimensions

**Total fill placement area (to one decimal place)** *0.2 ha*

**Maximum depth of material to be placed as fill** *0.1 m*

**Volume of material to be placed as fill** *402 m<sup>3</sup>*

**Estimated duration of the project.** *2 Months*

**Applicant:** Donnie Naka , Jeffrey Naka

**Describe the type and amount of fill proposed to be placed.**

*We need equal amounts of premium top soil and fine crusher chip.*

**Briefly describe the origin and quality of fill.**

*The origin of fill products to be used is located in West Kelowna at Burnco. We need equal amounts of 201 m3 of premium top soil and 201 m3 of fine crusher chip.*

## **Applicant Attachments**

- Agent Agreement - Barona Beach Resort
- Site Photo - Barona Beach (Happy Valley Campground) 1979
- Site Photo - Road Safety 1
- Site Photo - Road Safety 2
- Site Photo - Road Safety 3
- Proposal Sketch - 56847
- Professional Report - Barona Beach Strata Letter
- Certificate of Title - 003-428-494

## **ALC Attachments**

None.

## **Decisions**

None.