



# AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: February 11, 2021

From: Chris Oliver, Senior Planner

File No: A 21-02

Subject: **A 21-02, Non-Farm Use Application, 3743 Old Okanagan Highway**

## BACKGROUND

On January 26<sup>th</sup>, 2021 the City announced the construction of its first City Hall located at 3731 Old Okanagan Highway (Figure 1). To accommodate its construction, the City will need to relocate an existing skate park built with community-raised funds.

Due to various factors outlined in the attached report (Attachment 1), the City has submitted a Non-Farm Use Application to accommodate the skate park's relocation onto a portion of the abutting parcel that is located in the ALR (Memorial Park).

The Non-Farm Use Application would allow for the relocation of the existing skate park and ancillary uses associated (e.g., parking) to a 1.2 ac, portion of Memorial Park (Figure 2). Non-Farm Use approvals are required to allow for unauthorized uses to occur on properties in the ALR.

The application process requires consideration by City Council before it can be advanced and considered by the Agricultural Land Commission.



Figure 1. Non-Farm Use Location and Surrounding



Figure 2. Non-Farm Use Area and Dimensions

## **DISCUSSION**

As this is a City-led application, staff have prepared a comprehensive report for consideration by the ALC, outlining four key areas for consideration including:

1. History and Context
2. Recreational and Cultural Significance
3. Policy Review and Conformance
4. Advancing Agricultural Practices in the Community

In addition to outlining the intent of the request and supporting considerations, the attached report also highlights the various commitments that the City has previously made to support agricultural operations in the area, as well as future commitments we are willing to make as part of the advancement of this application.

## **CONCLUSION**

Memorial Park has played an essential role in West Kelowna's recreational and cultural identity prior to and since the City's incorporation. Moving forward with the construction of West Kelowna's first new City Hall, and a potential high school on the adjacent WFN property will continue to ensure this area of Westbank Centre remains the core of our community.

Through the various plans, bylaws, and strategies identified in the attached report, the long-term vision for the site has been clearly established and is in line with the historical use of the subject and surrounding properties. As a Provincial partner, the City is requesting that the Commission consider the various initiatives and commitments that are ongoing regarding the advancement of agriculture in West Kelowna as part of this application.

Powerpoint: Yes  No

Attachments:

1. City of West Kelowna Non-Farm Use Application Report, submitted by Paul Gipps, CAO