

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62490

Application Status: Under LG Review

Applicant: DONNIE NAKA , JEFFREY NAKA

Agent: KAS3267 (Barona Beach) Strata council

Local Government: City of West Kelowna

Local Government Date of Receipt: 02/24/2021

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

Proposal Type: Non-Farm Use

Proposal: For the Primary Purpose/Use of a Community Garden and as ancillary to this use an area to support seasonal gardening that could include garden refuse bins and seasonal parking for garden users and visitors. (refer to layout)

Existing waste bins and dog walk area to remain in place.

This Proposal will achieve our goal of offering the community an opportunity to Hobby Garden. There will be NO fill and no permanent improvements.

Raised-bed garden boxes placed on the current surface are self-contained and contain soil.

Proposed dimensions: 4 ft. x 8 ft. garden boxes totaling 576 sq ft.

Agent Information

Agent: KAS3267 (Barona Beach) Strata council

Mailing Address:

7407 4026 Pritchard Dr N

West Kelowna, BC

V4T 3E4

Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 003-428-494

Legal Description: LOT A DISTRICT LOT 434 OSOYOOS DIVISION YALE DISTRICT PLAN 32484

Parcel Area: 3.5 ha

Civic Address: 3992 PRITCHARD DRIVE WEST KELOWNA, BC

Date of Purchase: 04/23/2012

Farm Classification: No

Owners

1. **Name:** DONNIE NAKA

Address:

3992 PRITCHARD DRIVE WEST KELOWNA, BC

Applicant: DONNIE NAKA , JEFFREY NAKA

WEST KELOWNA, BC

V4T 1X2

Canada

Phone: [REDACTED]

2. **Name:** JEFFREY NAKA

Address:

3992 PRITCHARD DRIVE , BC

WEST KELOWNA, BC

V4T 1X2

Canada

Phone: [REDACTED]

Current Use of Parcels Under Application

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

No Agricultural activity has taken place on the lands for 50+ years. It has been a rough graded unused storage facility for a condominium complex. Prior to that it was used as storage for a campground.

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

No Agricultural activity or improvements.

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

Presently space is used for a dog walk, waste and recycling container and smoking area. Previously it was used for camper and motor home storage as part of the Happy Valley Campground.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Farm House and small family acreage

East

Land Use Type: Agricultural/Farm

Specify Activity: Family acreage & Fruit Orchard

South

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?

0.1 ha

Applicant: DONNIE NAKA , JEFFREY NAKA

2. What is the purpose of the proposal?

For the Primary Purpose/Use of a Community Garden and as ancillary to this use an area to support seasonal gardening that could include garden refuse bins and seasonal parking for garden users and visitors. (refer to layout)

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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.

No, there is not an appropriate area within the complex that is large enough and properly suited for this use.

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

YES, both short and long term.

In the short term, this proposal will utilize a small area of the buffer for agricultural purposes. Over 80% of the 0.3 ha agriculture land buffer will maintained as a buffer.

In the long term, this proposal preserves the integrity and future agricultural use of the land by not proposing any permanent improvements.

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

No

Applicant Attachments

- Agent Agreement-KAS3267 (Barona Beach) Strata council
- Proposal Sketch-62490
- Certificate of Title-003-428-494

ALC Attachments

None.

Decisions

None.