

CITY OF WEST KELOWNA PLANNING DEPARTMENT	
ATTACHMENT: <u>4</u>	
FILE NO.: <u>Z 20-08</u>	

ALC Application ID: 64060
CTQ Project Number: 20021

October 25, 2021

Agricultural Land Commission
201-4940 Canada Way
Burnaby, BC V5G 4K6

To Whom It May Concern:

**Re: Non-Farm Use Application – Application ID 64060
2211 Campbell Road – West Kelowna, BC**

BACKGROUND AND RATIONALE

Landstar Development has been working on planning and design of the 16 +/- acre parcel with the City of West Kelowna since 2018. Background analysis regarding environmental, geotechnical, lake use, transportation, servicing, and a means to protect the integrity of the agricultural aspect of the property dates back to 2015. The upper portion of the property (west of Campbell Road) was excluded from the ALR due to severe slopes and lack of integrity for farm use. The current application at the City of West Kelowna has received First Reading for an OCP Amendment and Rezoning to R3 (Low Density Townhomes) for no greater than 60 Townhouses (Duplex Form) on the upper portion, and for W2 (Private Moorage) to permit moorage associated with upland uses. The marina use was conditionally approved by both the Provincial and Federal Government authorities. The approvals were supported by significant environmental scrutiny. Although originally approved for 240 boat slips, the owner has reduced the moorage to maximum 60 with an amendment to the Bylaw to restrict boat launch or any marine services. The maximum moorage will be commensurate with the number of homes being built on the upper portion of the land. Campbell Road (Section 42 Road) is part of the ownership but will be upgraded to urbanized standard, and serves as a buffer for the agricultural lands below the road. The City of West Kelowna has deemed this development proposal, now moving to Second Reading, to respect the need for housing, increased demand for boat moorage and enhancement of agriculture in the Campbell Road area of the community.

Further Supporting Rationale:

1. The Non-farm use application is for the driveway access between Campbell Road and the moorage/dock at the Okanagan Lake foreshore. Alignment will be essentially the same as the existing access to the old farmhouse.
2. Application for non-farm use is only for the access to the waterfront moorage/dock associated with the Townhouse development proposed above Campbell Road, where the hillside area was excluded from the ALR in recent years.
3. The rezoning application for an integrated development was fully endorsed by the Agricultural Advisory Committee earlier this year. The applicant is aware that the AAC will have an opportunity to comment on the NFU when proceeding to the ALC.
4. Access is to support passage from Campbell Road to the moorage via pedestrian pathway, which can also be used for emergency vehicles as necessary. No boat launch or marine services are permitted as per municipal zoning and approvals.
5. The users of the moorage facility will be the homeowners located on the upper part of the property; no greater than 60. Moorage use will be seasonal and managed by the Strata Corporation (or their professional operator).
6. The intent supports a use that is compatible with the vineyard development/orchard rehabilitation which will enshrine this small (7 acre) isolated ALR parcel for agricultural use.
7. It is compatible with community land use policies and associated agricultural use of the site within what is becoming a predominantly residential area, especially as the Westbank First Nation lands are now being developed into multi-family residential immediately north of the subject property, and along with the proposed townhouse development above Campbell Road.
8. The non-farm use will be compatible with viticulture/vineyard and potentially an associated tasting room/bistro in the future.
9. A professional agrologist has reviewed the concept plans and endorsed the upgrade of the failing stone fruit orchard (over 50 years old), based on the fact that wine grape being the best agricultural use due to soil quality. (Report and Map attached)
10. The NFU concept entails the driveway/pedestrian access to be only 6 meters wide along with an area for vehicle turn around and small parking area. Both pedestrian and emergency vehicle use are proposed on the same facility. Surface to include recycled asphalt or gravel crush to permit passage and use of hand carts for the boat owners.
11. Location of the access is to reflect approximate current alignment of the driveway to the old farmhouse. The farmhouse is to be demolished and the area reclaimed for vineyard and potentially tasting room/bistro in future. (Subject to ALC Regulations and City of West Kelowna A1 Zoning)
12. The farm management plan calls for a farm operator that will use the grapes grown on site, but process at their winery at a separate location in West Kelowna.
13. A buffer planting strip and fence will be incorporated to mitigate passage of moorage users into the vineyard, in keeping with ALC guidelines and recommendations. (See Landscape Plan attached). The access lane will be constructed as close as possible to the most northerly boundary of the ALR lands, thereby minimizing disturbance to the productive farmland.

14. Parking for owners of the boat slips (trailers and vehicles) will be located above Campbell Road in their own designated parking space associated with the townhomes, thereby not impacting the agricultural land.
15. Moorage will include no greater than 60 slips associated with the townhome units above Campbell Road, and in keeping with approval by the City of West Kelowna.
16. On-site parking for patrons of the tasting room/bistro would be in keeping with ALC regulations and City of West Kelowna as per the A1 Zone. (See concept of tentative location)