



### Clarification of Inconsistency: 3<sup>rd</sup> Reading of Z 21-08 and Consideration of A 21-07

The City of West Kelowna has requested a clarification of inconsistency previously contained within the supporting material of applications Z 21-08 (Official Community Plan Amendment Bylaw and Zoning Amendment Bylaw) and A 21-07 (Non-Farm Use Application) for 2211 Campbell Rd, West Kelowna.

The primary areas of inconsistencies identified, which clarifications are provided below include:

1. Reference to the driveway providing access to the crop rows which would allow machinery to turn at the end of the rows in the driveway which conflicts with the proposed fencing/landscape buffer.
2. Previously noting that the Non-Farm Use only occurs between the end of the driveway and the edge of the property at the waterline. This is in direct conflict with the ALC's interpretation that the Non-Farm Use is for the shared driveway, the pedestrian access through ALR land through the riparian area (the "escarpment area") and the dock as it is attached to ALR land.
3. Incorporating outstanding Stormwater Statutory Rights of Way areas into the site plan for the ALR lands.

#### **Farm Use and Rationale**

1. The intent supports a use that is compatible with the potential vineyard development/orchard rehabilitation which will enshrine this small (7 acre) isolated ALR parcel for agricultural use.
2. It is compatible with community land use policies and associated agricultural use of the site within what is becoming a predominantly residential area.
3. 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.
4. Location of the farm vehicle access is to reflect approximate current alignment of the driveway to the old farmhouse.
5. 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). Please note, such possible future development is not part of the current application.
6. 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.
7. 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.
8. 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.
9. Access to the crop rows will only occur at the end of the lane and not through any buffered area.
10. Circulation of farm vehicles would be inside the vineyards and through the farm access area.
11. Machinery will not be accessing the crop rows and turning around in the driveway area shown adjacent to the landscape buffer portion.

#### **Non-Farm Use and Rationale**

1. The Non-farm use application is for the entire 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. Access is to support pedestrian passage from Campbell Road to the boat moorage, as well as for emergency vehicles as necessary.
3. Moorage will include no greater than 60 slips associated with the residential development above Campbell Road and will be commensurate with the number of residential units in keeping with approval by the City of West Kelowna.
4. 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.
5. There will be no designated parking available for the boat slip owners on the ALR lands.
6. No boat launch or marine services are permitted as per municipal zoning and approvals.
7. Surface to include recycled asphalt or gravel crush.
8. The non-farm use concept also entails an area for emergency vehicular turn around.
9. To accommodate Stormwater Management on the subject lands, a Stormwater Management Statutory Right of Way is proposed and will be shown in the detailed site plan for the area.