
CITY OF KELOWNA
MEMORANDUM

Date: November 29, 2006
File No.: A06-0019
To: City Manager
From: Planning & Development Services Department
Purpose: To obtain approval from the Agricultural Land Commission for a non-farm use within the Agricultural Land Reserve to allow for an expansion of FortisBC's operations on Benvoulin Road.

OWNER: Gabe Coupal **APPLICANT:** New Town Planning Services Ltd.
(Contact: Lisa Fraser)

AT: 1789 Munson Road

EXISTING ZONE: A1 Agriculture 1

SUPPLEMENTAL REPORT PREPARED BY: Nelson Wight

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A06-0019 for Parcel B on Plan B6522 Amended Lot 7, District Lot 130, O.D.Y.D., Plan 415 Except Plans 18843 and KAP64190, located on Munson Road, Kelowna, B.C. for a non-farm use within the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, NOT be supported by Municipal Council.

2.0 BACKGROUND

This application was considered by the Municipal Council at a Regular Meeting held on Monday, November 6, 2006, when the following resolution was adopted:

THAT further consideration of Agricultural Land Reserve Appeal No. A06-0019 (Coupal – 1789 Munson Road) be deferred pending FortisBC providing a business case to support expanding on agricultural land instead of relocating to industrial land and providing details on any plans to replace the lost agricultural land with other agricultural land in the City of Kelowna, and for City Transportation staff to advise whether they would permit a signal light at Munson Road, whether there are plans for Munson Road to connect through to Burtch Road and whether the City could compel closure of the Benvoulin Road accesse

3.0 RESPONSE TO COUNCIL REQUEST FOR ADDITIONAL INFORMATION

In response to Council's questions regarding the traffic impact and possible changes to the road network, Staff provide the following responses:

1. Signalization at Munson – The requirement for signalization at Munson Road is unknown at this time. If successful in their application to the ALC, the Applicant would be required to prepare a traffic impact analysis (TIA) to determine what would be the best solution to manage traffic movements for the FortisBC site. Should the Kelowna Christian School be provided a shared access from Munson Road, the TIA would need to address that additional traffic load as well. Staff from our Transportation Division would work closely with the Applicant's engineering consultant to draft the terms of reference for that TIA.

2. Connection of Munson Road to Burtch Road – The right of way for Munson Road connects to Burtch Road today, but is of inadequate width to accommodate a municipal standard road (right of way width 10 m to 12 m, where a minimum 20 m would be needed). Given the future public interest in this area (e.g.: future sewage treatment plan, possible future park at Munson Pond), it is likely that Munson Road would be widened to provide a municipal standard road connection through to Burtch Road at some future time. However, it should be noted that this has NOT been identified within the 20-year Major Road Network plan. Furthermore, such an expansion of that road right-of-way would require successful negotiation with affected property owners, and approval from the ALC.
3. Could the City compel closure of access to Benvoulin Road? – At the time of writing this report, the Works and Utilities Department is unable to provide an answer to this question. An update will be provided to Council at the regular meeting scheduled for December 4th, 2006.

With regard to Council's request for additional information, the Applicant has provided the following information, which is attached to this report:

1. Letter of response to Council from the Applicant (2 pages)
2. FortisBC Business Case – Benvoulin Property Expansion (11 pages)
3. Letter of support from Kelowna Christian School (2 pages)

4.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

Staff maintains their contention that there is a public interest issue through the potential loss of this agricultural land. There are numerous other properties within the City of Kelowna more suited to the industrial/commercial activity currently underway on the existing FortisBC site, and proposed for the adjacent property. The Applicant is encouraged to pursue relocation of their operations to a more suitable area of the City (e.g.: Downtown industrial area, Reid's Corner industrial area, or the North End industrial area).

The problem of creating or expanding non-agricultural uses in agricultural areas is exemplified by the current FortisBC site, and also their neighbour to the south, Kelowna Christian School. These non-farm uses demand urban services, require urban traffic volumes, and intensify the non-agricultural activity on lands, which are not properly planned to accommodate that activity. In addition to the conflict of use issues that sometimes result, there is often a functional failure in services. The traffic safety concern, as noted in the letter of support provided by the Kelowna Christian School, is one such example.

The Applicant seeks to argue that the traffic safety concerns will be resolved by adding to the traffic impact for this area, but redirecting that flow onto Munson Road, where traffic movements are better controlled. The proposed use of Munson Road to direct the existing traffic volumes is, indeed, an improvement. However, the question remains as to whether it is worth sacrificing the loss of agricultural land, without first pursuing other options.

5.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A06-0019 for Parcel B on Plan B6522 Amended Lot 7, District Lot 130, O.D.Y.D., Plan 415 Except Plans 18843 and KAP64190, located on Munson Road, Kelowna, B.C. for non-farm use within the Agricultural Land Reserve pursuant to Section 20(3) of the Agricultural Land Commission Act, be supported by Municipal Council.

Bob Shaughnessy
Subdivision Approving Officer

Approved for inclusion
Mary Pynenburg, MRAIC MCIP
Manager, Policy, Research & Strategic Planning
Acting Director Planning and Development Services

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Attachments:

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