



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69392

Application Status: Under LG Review

Applicant:

Agent: Urban Options Planning Corp.

Local Government: City of Kelowna

Local Government Date of Receipt: 09/21/2023

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

Proposal Type: Non-Farm Use

Proposal: The purpose of this application is to add a gas bar to the front of existing store and post office. The parking lot is also being reconfigured to provide a total of 12 parking stalls which include 2 EV charging stations.

The subject property has been occupied by a commercial grocery store and post office since the 1940's, when the East Kelowna Community Hall was built on the NW corner of KLO Road and McCulloch Road. In 1976, the existing store building was moved on the property and converted to a warehouse use. At that time a new 2 storey addition was constructed in front of the relocated building.

The current owners purchased the limited company that owns the store in December 2020.

Agent Information

Agent : Urban Options Planning Corp.

Mailing Address :

#202 - 1470 St Paul Street

Kelowna, BC

V1Y 2E6

Canada

Primary Phone : (250) 575-6707

Email : birte@urbanoptions.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 005-554-667

Legal Description : LOT 1 SECTION 9 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT
PLAN 25252

Parcel Area : 0.2 ha

Civic Address : 2785 KOL Rd. Kelowna BC

Date of Purchase : 12/17/2020

Farm Classification : No

Owners

Applicant:

1. Name :
Address :

Phone :
Email :

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

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

No agricultural improvements

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

The subject property has been operated as a commercial store and post office in this general location since the 1940's. There is no active agriculture occurring on the subject property. We have been able to find copies of newspaper advertisements dating back to the 1950's and 1960's to demonstrate that the use of the store has been ongoing for many years.

Adjacent Land Uses

North

Land Use Type: Civic/Institutional

Specify Activity : Community Hall and parking lot, no agriculture

East

Land Use Type: Commercial / Retail

Specify Activity : Neighbourhood Pub and Liquor Store, no agriculture

South

Land Use Type: Commercial / Retail

Specify Activity : Automotive Repair Garage, no agriculture

West

Land Use Type: Agricultural/Farm

Specify Activity : Fruit Trees

Proposal

Applicant:

1. How many hectares are proposed for non-farm use?

0.2 ha

2. What is the purpose of the proposal?

The purpose of this application is to add a gas bar to the front of existing store and post office. The parking lot is also being reconfigured to provide a total of 12 parking stalls which include 2 EV charging stations. The subject property has been occupied by a commercial grocery store and post office since the 1940's, when the East Kelowna Community Hall was built on the NW corner of KLO Road and McCulloch Road. In 1976, the existing store building was moved on the property and converted to a warehouse use. At that time a new 2 storey addition was constructed in front of the relocated building. The current owners purchased the limited company that owns the store in December 2020.

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.

The subject property has been a non-farm use since the 1940's. This area is located entirely within the ALR, so there is no other near-by sites available that are not located within the ALR.

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

The existing store and post office provide service to the neighbourhood residents who are located within the ALR. The addition of a gas-bar will allow these residents the opportunity to purchase fuel for their vehicles and equipment without having to drive additional distance into urban centres.

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

No

Applicant Attachments

- Agent Agreement - Urban Options Planning Corp.
- Proposal Sketch - 69392
- Other correspondence or file information - Rationale letter
- Other correspondence or file information - History of area
- Other correspondence or file information - Historic advertisements
- Other correspondence or file information - Existing site plan
- Site Photo - Site photos
- Other correspondence or file information - Zone analysis table
- Certificate of Title - 005-554-667

ALC Attachments

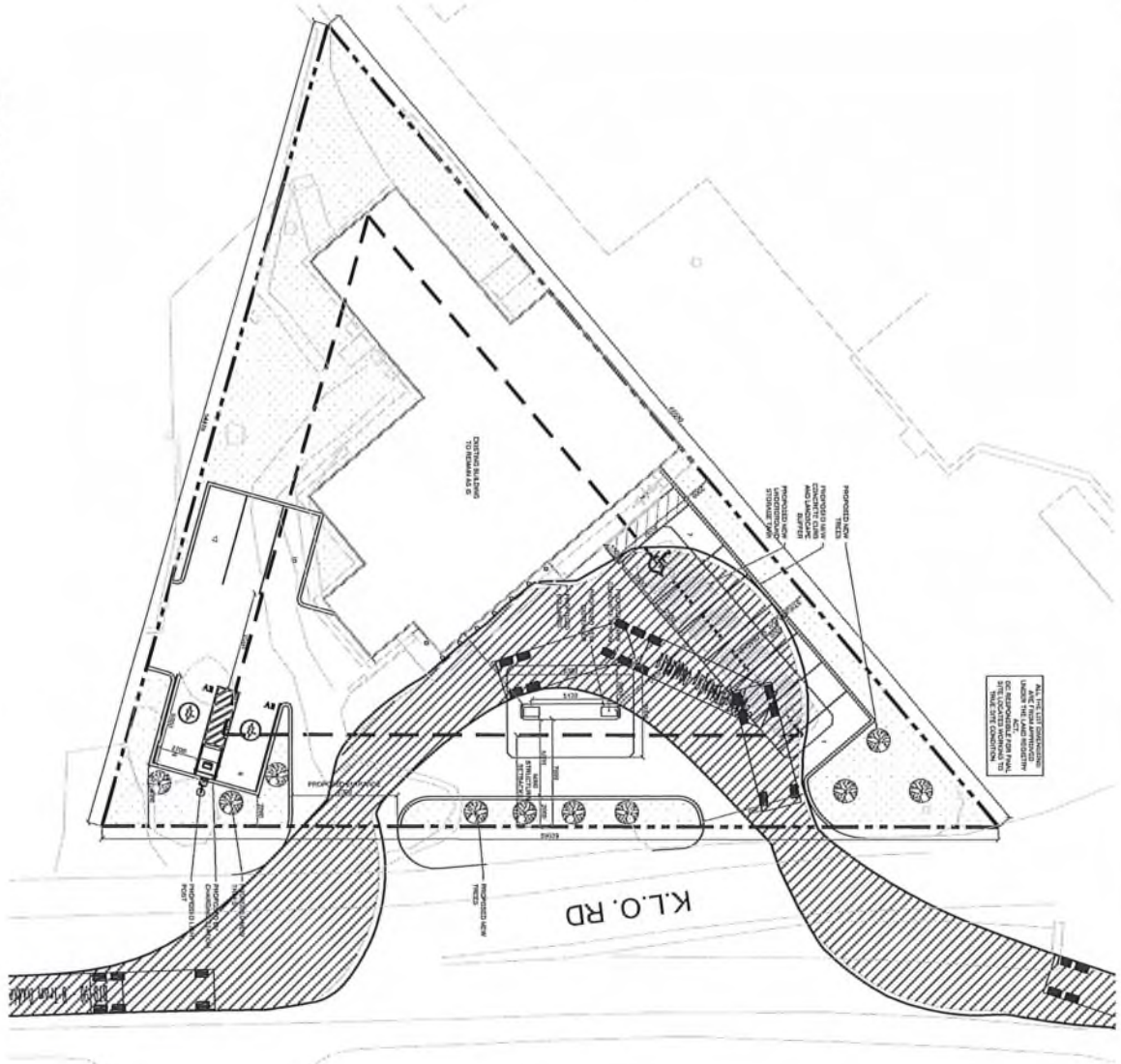
None.

Decisions

None.

Applicant:

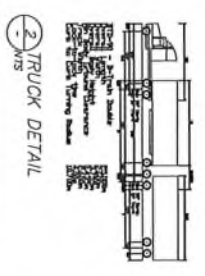
1 SITE PLAN
1:150



THE L.L.B. CONSULTANTS
IS RESPONSIBLE FOR THE
LAYOUT OF THE LAND AND THE
SITE PLAN CONSTRUCTION.



- GENERAL NOTES**
1. ALL WORK SHALL BE TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.



NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	23/05/13	ISSUED FOR REVIEW	APRVD	104

REV	Date	Description	APRVD
1	23/05/13	ISSUED FOR REVIEW	104

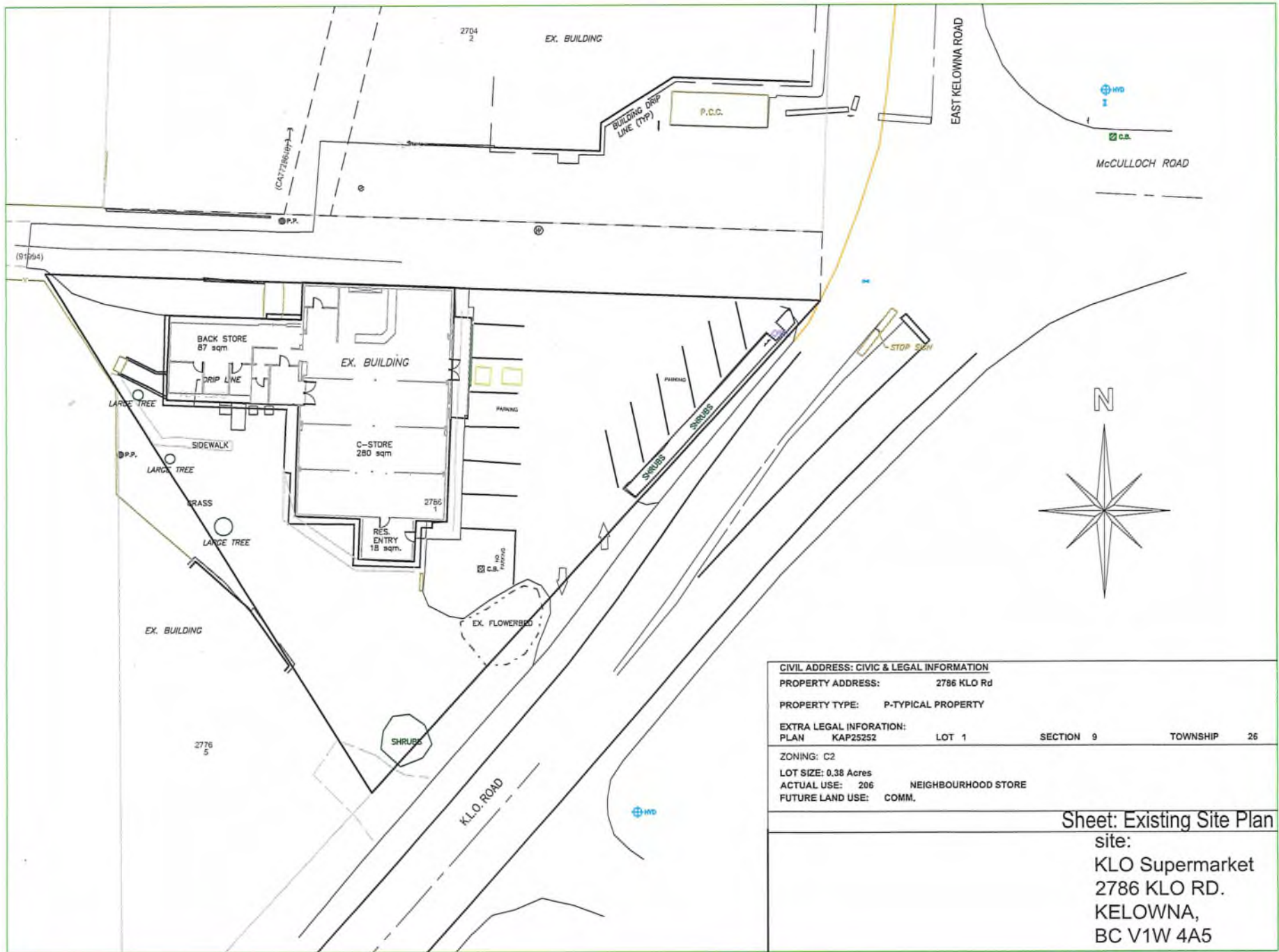
SITE PLAN OP-1
2766 K. L. O. RD,
KELOWNA, BC V1W 4A5

blueprint2build



Drawn By:	JY	Drawn Date:	04/23/2013
Reviewed By:	JY/SL	Reviewed Date:	04/23/2013
DWG Scale:	AS SHOWN		
File No.			

SP01



CIVIL ADDRESS: CIVIC & LEGAL INFORMATION			
PROPERTY ADDRESS:	2786 KLO Rd		
PROPERTY TYPE:	P-TYPICAL PROPERTY		
EXTRA LEGAL INFORMATION:	PLAN	LOT	SECTION
	KAP25252	1	9
			TOWNSHIP 26
ZONING:	C2		
LOT SIZE:	0.38 Acres		
ACTUAL USE:	206 NEIGHBOURHOOD STORE		
FUTURE LAND USE:	COMM.		

Sheet: Existing Site Plan
 site:
 KLO Supermarket
 2786 KLO RD.
 KELOWNA,
 BC V1W 4A5