

TO: Board of Directors

FROM: J. Zaffino, Chief Administrative Officer

DATE: October 2, 2025

RE: Development Variance Permit Application — Electoral Area “C” (C2025.023-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. C2025.023-DVP, to vary the maximum parcel coverage to allow for warehouse expansion at 577 Road 2, be approved.

Legal: Lot 1, Plan KAP22963, District Lot 2450S, SDYD Folio: C-05459.000

OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Variance Request: to increase the maximum parcel coverage from 10% to 12%.

Purpose:

This application is seeking a variance to the maximum parcel coverage allowance that applies to the subject property in order to facilitate the construction of a 805 m² warehouse extension to an existing fruit and vegetable processing and packing warehouse.

Specifically, it is being proposed to increase the maximum parcel coverage for buildings or structures on the subject property from 10% to 12% .

In support of this request, the applicant has stated that,

- *The variance would allow us to be able to process & pack fruits and vegetables grown by us all in the South Okanagan. Currently we have spoilage due to lack of processing and adequate cold storage space.*
- *We were able to reduce the requested sq ft from 20,0000 sq ft from the previous application to 8,750 with infrastructure upgrades on other locations however third is the bare minimum we need to successfully get our products to market*
- *The expansion is planned for the southwest side of the current facility away from the public roads. Would not have an unduly impact nor will it increase semi traffic which was previous complaint from neighbours as semis would have new docking area.*

Strategic Priorities: Operational

Background & Analysis:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on August 25, 1972,

Available Regional District records indicate that a building permits for a carport (1978), cold storage and small tool shop (2000), a single detached dwelling (2003 & 2004), and the addition of a deck, and the addition of a deck and extension of a dining room in a single detached dwelling (2015).

Also, several farm buildings on the property including an equipment storage building, additions to a farm equipment storage building, and the addition of a loading dock to a farm building, have also been approved for farm building exemptions.

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the subject property is currently designated Agriculture (AG), an objective of which is to “preserve agricultural land with continuing value for agriculture for current and future production ...”

Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Agriculture One (AG1) which permits “packing, processing and storage of farm products community” as a principal use.

It is also noted that the Zoning Bylaw allows for a maximum permitted parcel coverage for parcels greater than 2.0 ha to be 10% and an additional 75% for a greenhouse.

The property is within the Agricultural Land Reserve (ALR) and BC Assessment has classified the property as part “Residential” (Class 01), and part “Farm” (Class 09).

Application History:

A development variance permit (DVP) application seeking to increase the maximum parcel coverage from 10% to 15.96% to allow for the expansion of a farm product processing and packaging warehouse was submitted to the Regional District in 2022 and subsequently closed due to inactivity.

Analysis:

In considering this proposal, Administration notes that the purpose of establishing maximum parcel coverage regulations for agriculturally zoned land is generally to restrict the size of building footprints on a parcel as the encroachment of non-agricultural uses may have deleterious impacts on the agricultural capability of the property as well as on the ability to utilize such lands for agricultural production in the future.

Maximum parcel coverage is, however, an imperfect tool in this regard as it does not properly account for additional clearing and alienation of agricultural land that likely results from the need to provide vehicle access and parking to buildings as well as the surrounding storage of materials (e.g. bins, irrigation equipment, tractors and sprayers, etc.).

By way of example, the *current* developed area of the subject property that includes structures as well as paved and storage areas is seen to represent approximately 25% of the total parcel area.

Administration recognizes, however, that the provincial *Guide for Bylaw Development in Farming Areas* (Ministry of Agriculture, Food and Fisheries, 2020) recommends a parcel coverage of no less than 35% for buildings and structures for farm use.

It is also recognized that the applicant has substantially reduced the size of the proposed addition from that which was proposed in 2022 (e.g. from 1,858 m² down to 805 m²) and, importantly, is proposing to construct the building in an already disturbed part of the property and not over an area of land that is currently being cultivated (as was previously proposed).

Alternative:

Conversely, other options are seen to be available to the applicant to reduce the building footprint and removal of agricultural lands under active production, including siting the addition on top of the existing warehouse (i.e., constructing the addition as a second storey to the warehouse).

It is further noted that constructing the addition on the subject property would allow for the consolidation of the farm-related commercial/industrial use on one parcel and that the proposed use would be supplemental to the agricultural operation run by the applicants, which would be supportive of the local agricultural economy.

Summary:

For the reasons outlined above, Administration supports the requested variances and is recommending approval.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed variance has been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District's Development Procedures Bylaw No. 2500, 2011.

Site Context:

The subject property is approximately 2.3 ha in area and is situated on the southwest side of Road 2, approximately 300 m south of the boundary with the Town of Oliver.

The property is currently developed to contains one 265.9 m² single detached dwelling, a 201.69 m² accessory dwelling, 132.02 m² accessory structure, 1,274.81 m² warehouse, and four greenhouses with a combined area of 582 m².

The surrounding pattern of development is generally characterised by agricultural production and residential uses, with the exception of two industrial parcels to the south east along Highway 97.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule '4' of the Regional District's Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on September 5, 2025. All comments received are included as a separate item on the Board's Agenda.

Alternative:

1. That the Board deny the Development Variance Permit No. C2025.023-DVP.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted

Tharini Prakash
Tharini Prakash
Planning Technician

Endorsed by:

CG
C. Garrish
Senior Manager of Planning

Endorsed by:

'Allen Fillion'
A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Aerial Photo

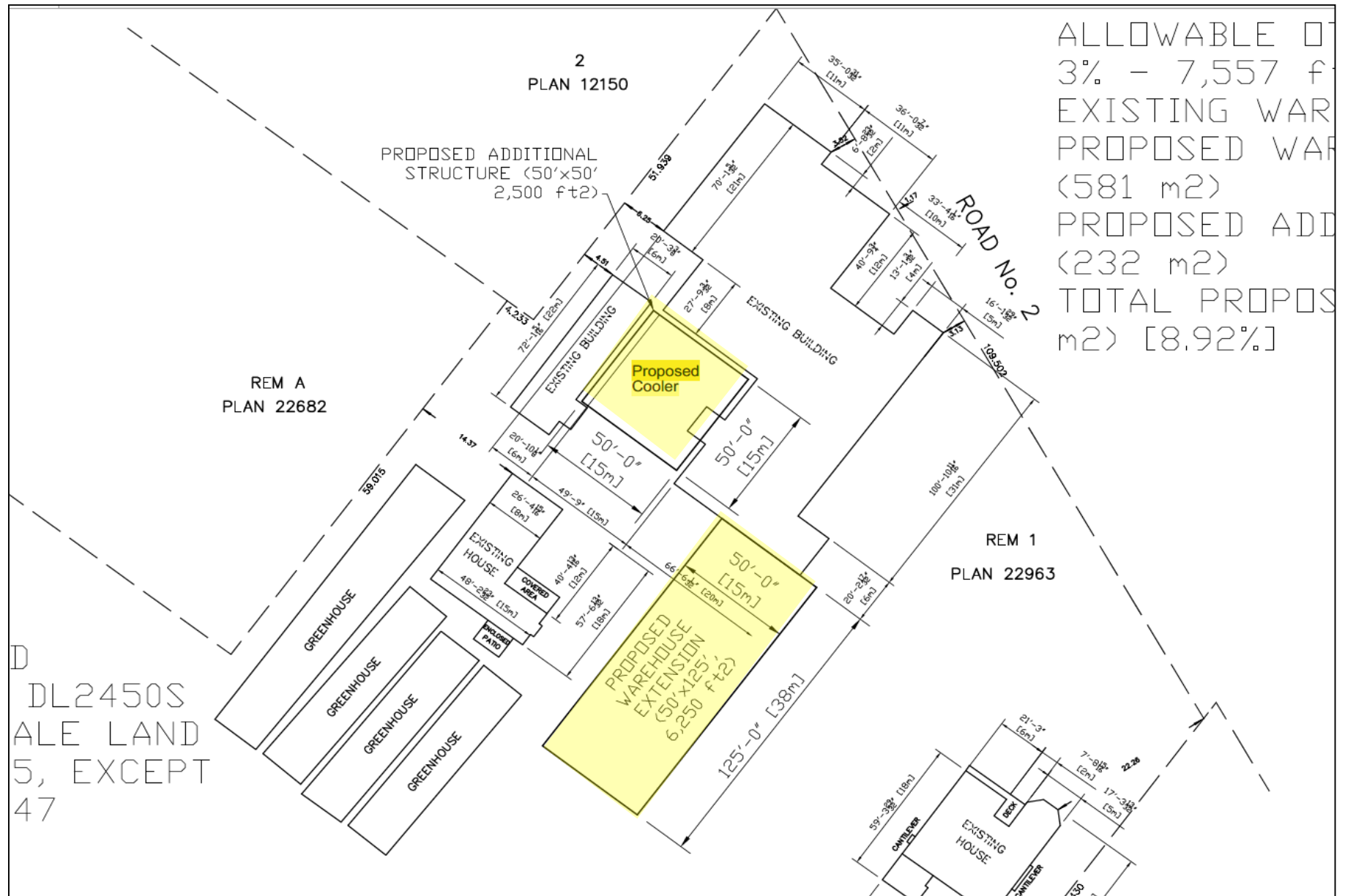
No. 2 – Applicant's Site Plan

No. 3 – Site Photo (Google Streetview)

Attachment No. 1 – Aerial Photo



Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Site Photo (Google Streetview)

