

Appendix N : BC Agricultural Land Commission Consultation Acknowledgement



Agricultural Land Commission
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October 31, 2016

ALC File: 46590

Sam Samaddar
1-5533 Airport Way
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Re: Kelowna International Airport Master Plan 2045

Thank you for forwarding a draft copy of the Kelowna International Airport Master Plan 2045 (the Plan), for the Agricultural Land Commission's (the "ALC's") review and comment. The ALC appreciates the opportunity to review the September 2, 2016 draft plan and offers the following comments for your consideration, and potential addition to the draft Plan. The purpose of the following comments is to provide future airport administrators, and the ALC with a framework for addressing future exclusion applications to accommodate the expansion of airport facilities.

The ALC notes that the draft Plan identifies approximately 190 ha of ALR land for future airport uses, east and southwest of the airport runway. The ALC also recalls recently excluding 22 ha adjacent to Kelowna Airport for future expansion of the airport facilities (ALC files 55243 and 55327) as well as previous exclusions totalling approximately 150 ha in the 1980's and 1990's. All of the previous exclusions were to expand airport facilities.

This is to advise that the ALC has no substantive objections to the proposed draft plan taking the view that it will review future ALR exclusion applications on their merits, considering the ALC's mandate and the airport's unique economic benefits and locational constraints.

However, the ALC advises that it will review future exclusion applications from the Airport taking the following issues into consideration:

- 1) Whether the Airport Authority is moving ahead with plans for a multi-story car parkade. The ALC may not be prepared to exclude additional ALR land for long term car parking with no prospect of the City constructing a multi-story parkade adjacent to the terminal
- 2) The ALC may not be prepared to favourably consider exclusion applications for groundside commercial facilities that are not directly required for airport functions, such as gas stations, hotels, shopping facilities, and other commercial uses that can be accommodated elsewhere in the City of Kelowna.

- 3) The ALC will consider what potentially positive actions the Airport Authority is prepared to undertake to encourage agricultural activity (i.e. rent or leases) on ALR lands adjacent to the airport. While it is appreciated that certain types of agricultural activity are not appropriate adjacent to airport operations, there may be specific, low intensity agricultural activities that are suitable.
- 4) The ALC anticipates that future airport expansion applications will make provision for topsoil conservation, and transportation onto degraded ALR parcels within the City (in consultation with City of Kelowna staff).

It is recommended that the above comments be incorporated into the draft plan, either in the form of an appendix (i.e. the letter), or in Section 13.2. If you have any questions about the above comments, please contact Martin Collins at (martin.collins@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:



Martin Collins, Regional Planner

cc: City of Kelowna (attention Todd Cashin)