

SCHEDULE A - Policies



Subject: 3060 Pooley Road

1.1 City of Kelowna Agriculture Plan (2017)

Theme 1: Strengthening Local Policies and Actions to Protect Agriculture¹

Action 1.1c: Restrict non-farm uses that do not directly benefit agriculture.

1.2 City of Kelowna Strategic Plan

Objective²: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective³: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

1.3 Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area⁴

Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Chapter 5 – Development Process

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture⁵.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

¹ City of Kelowna Agriculture Plan. 2017. P. 15.

² City of Kelowna Strategic Plan. 2004. P. 7.

³ City of Kelowna Strategic Plan. 2004. P. 29.

⁴ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁵ City of Kelowna 2030 Official Community Plan: Development Process Chapter. P. 5.35.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Policy .6 Non-Farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- Are consistent with the Zoning Bylaw and OCP;
- Provide significant benefits to local agriculture;
- Can be accommodated using existing municipal infrastructure;
- Minimize impacts on productive agricultural lands;
- Will not preclude future use of the lands for agriculture;
- Will not harm adjacent farm operations.

Policy .7 Subdivision. Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.

Chapter 7 – Infrastructure

Water Servicing Policies

Objective 7.20 Ensure an adequate supply of high quality water.⁶

Policy .1 Water Availability for Agriculture. Work with stakeholders to ensure the continued delivery of sufficient quantities of water as per best practices for water conservation to ensure continued agricultural productivity.

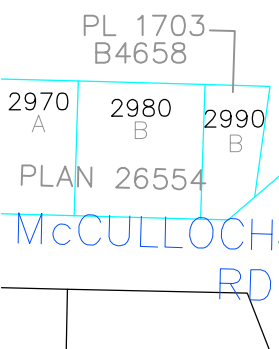
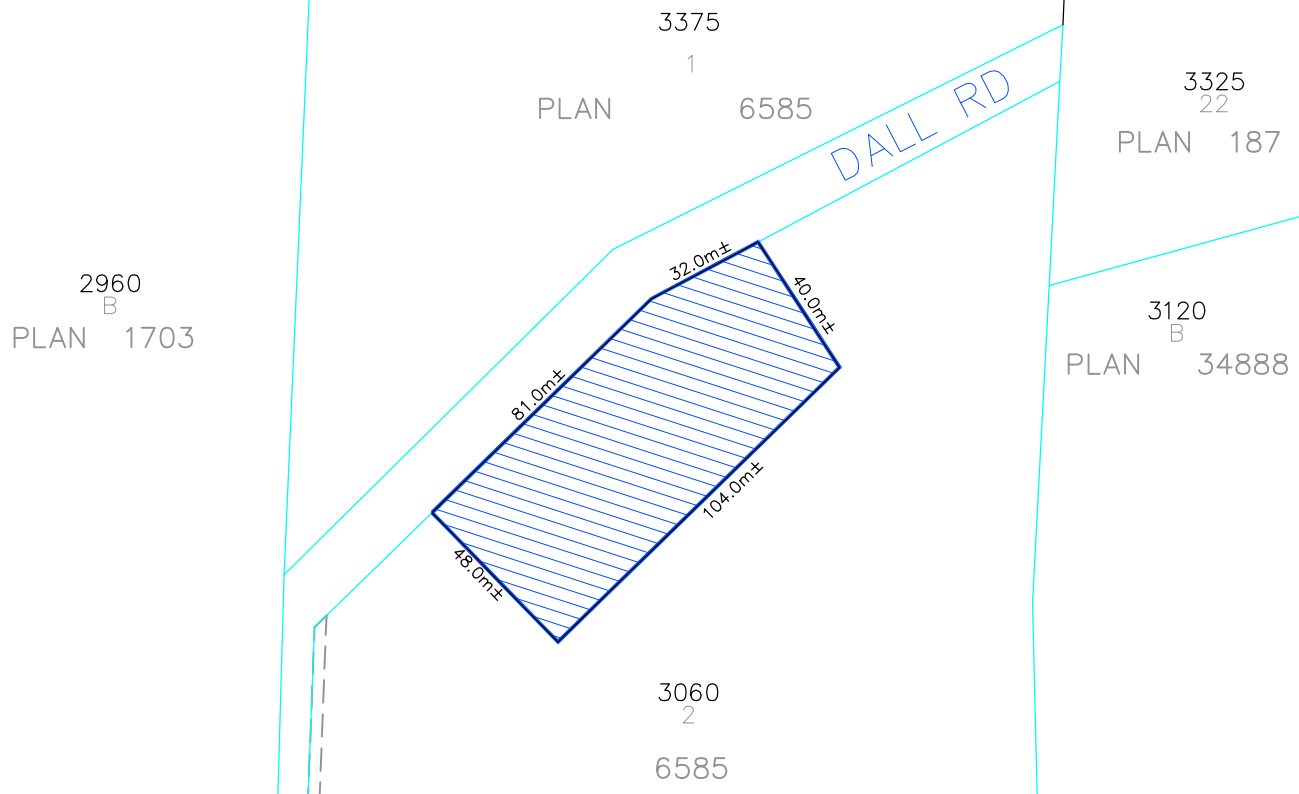
1.4 Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

⁶ City of Kelowna 2030 Official Community Plan: Infrastructure Chapter. P. 7.12.



SCALE: N.T.S.

MAILING ADDRESS: 3060 POOLEY ROAD

LEGAL DESCRIPTION: LOT NO. 2 PLAN NO. 6585

TWP. 26 SEC. 15



PROPOSED LOT AREA - 5048m²±



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Site Photos: 3060 Pooley Road

