



A20-0010

3755 Glenmore Road

Application to the ALC for Exclusion

Proposal

- ▶ To consider a Staff recommendation to NOT support an application to exclude the subject property from the Agricultural Land Reserve (ALR)

Development Process



Aug, 2020

Public Notification



Sept 2, 2020

Development Application Submitted

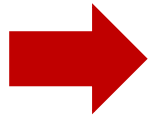


Staff Review & Circulation



Feb 25, 2021

Agricultural Advisory Committee



Mar 22, 2021

Council Consideration

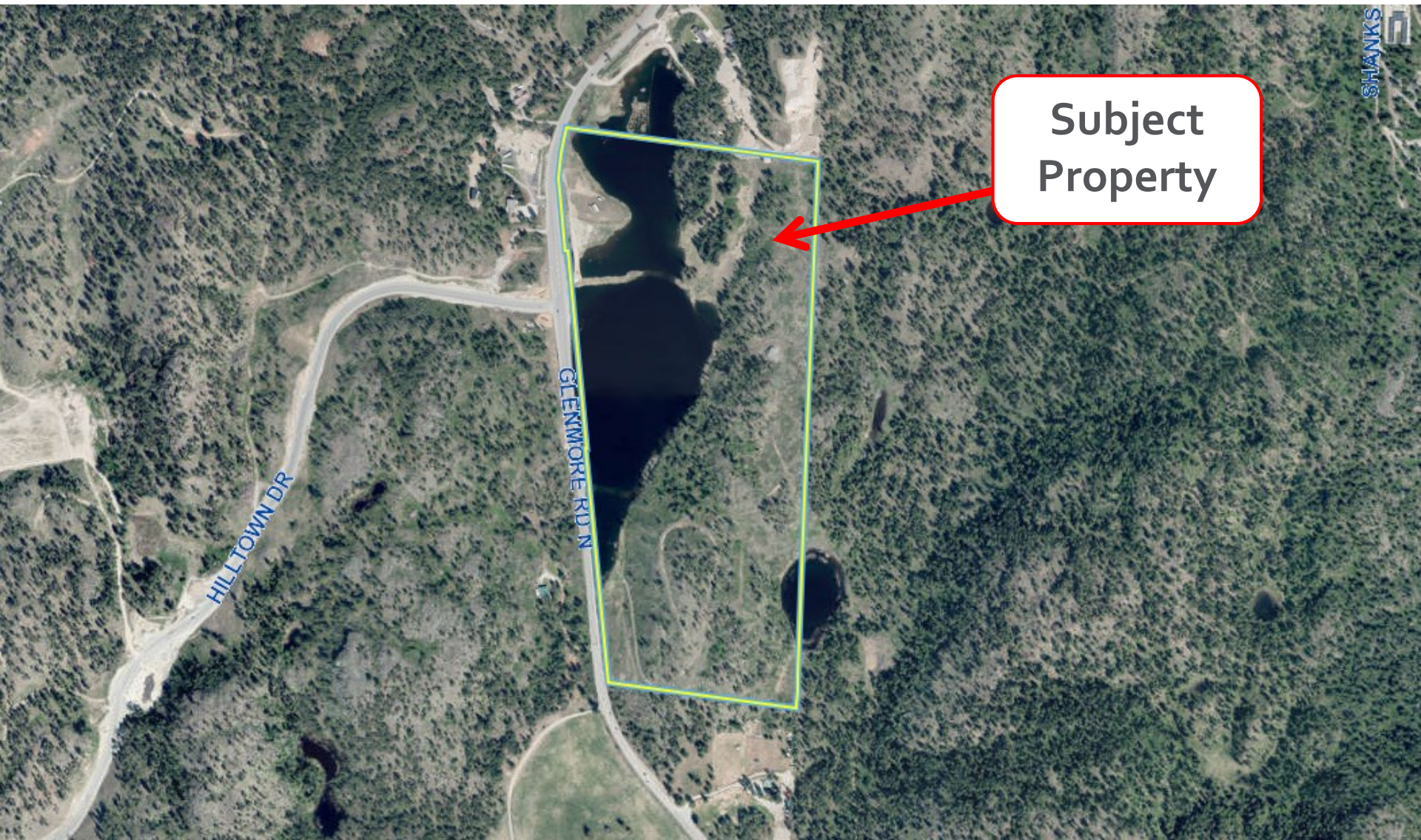


Council Consideration



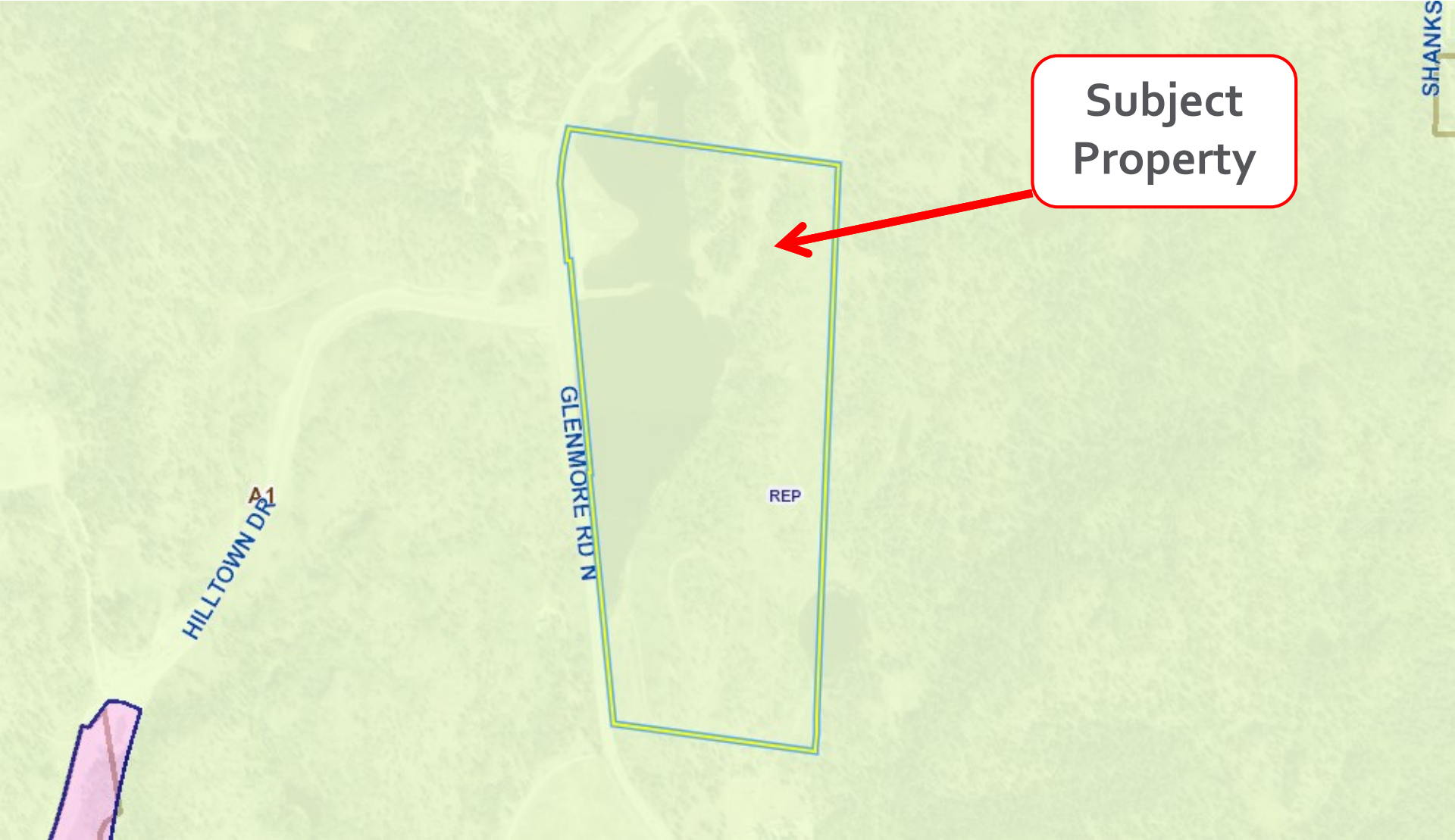
Agricultural Land Commission

Context Map

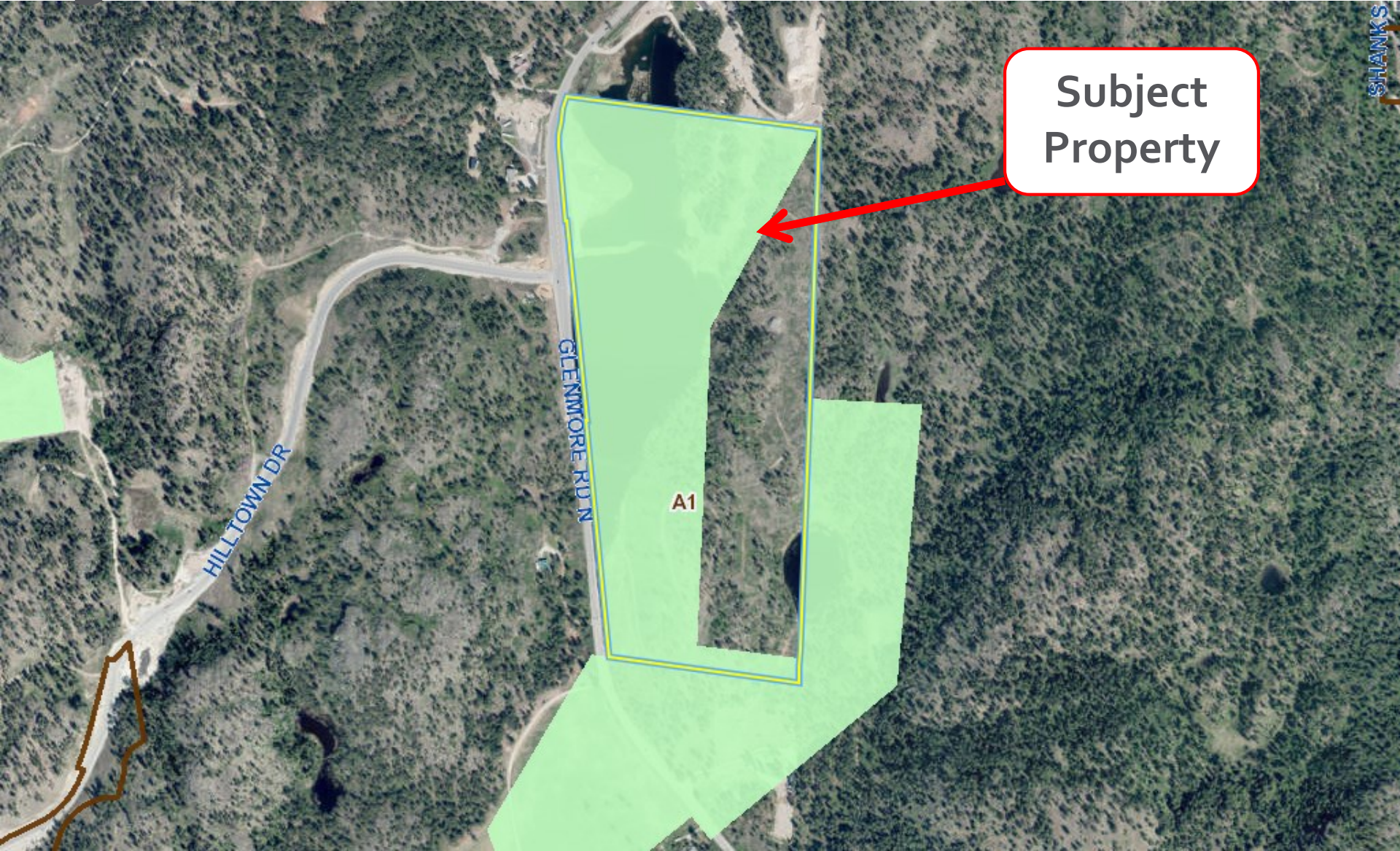


City of Kelowna

OCP Future Land Use / Zoning



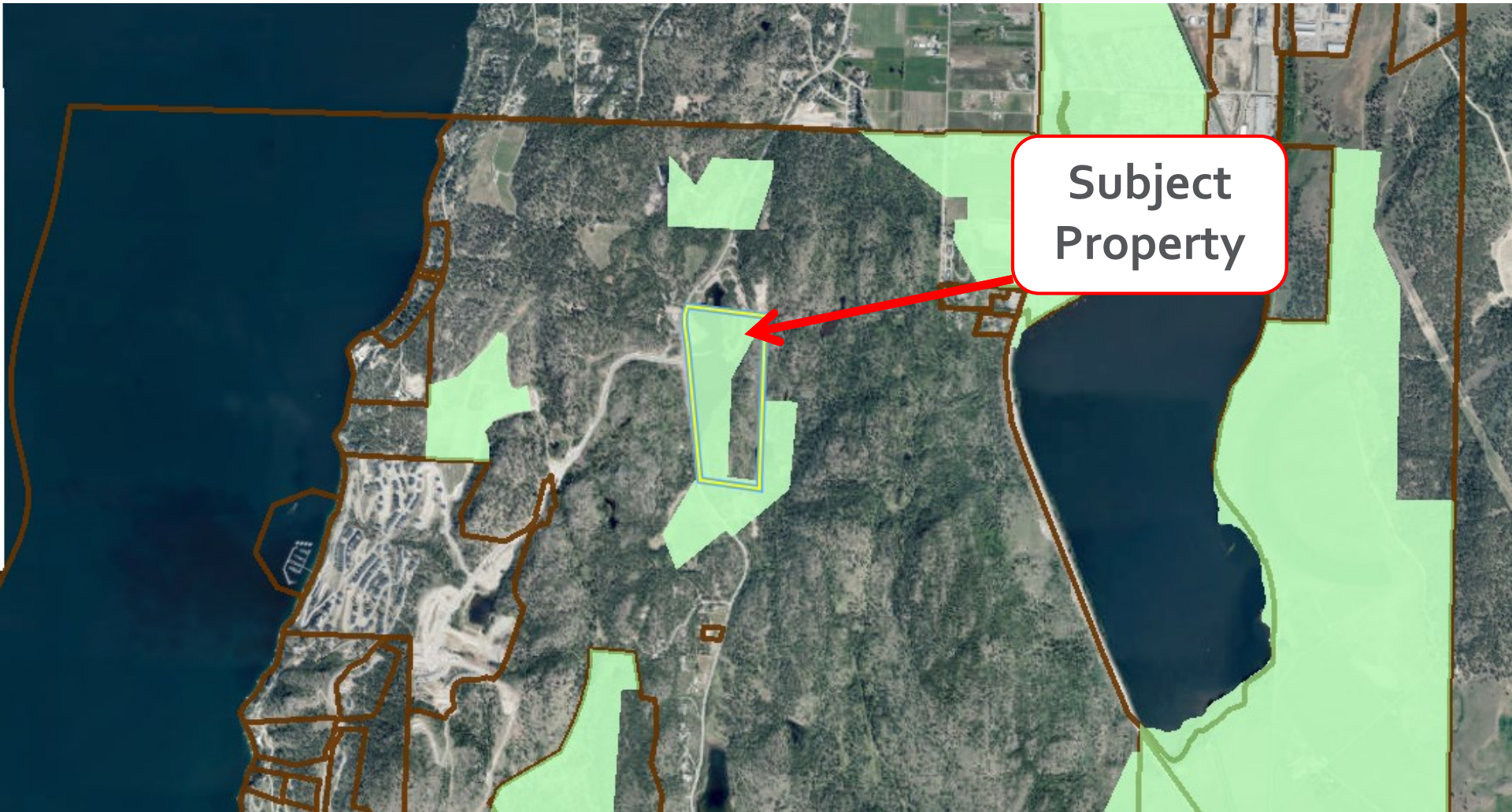
Agricultural Land Reserve



SHANKS

City of Kelowna

Agricultural Land Reserve



**Subject
Property**

City of Kelowna

Project Detail Summary

- ▶ Property is 26.6 ha in size with the proposal to exclude 17.6 ha to accommodate future rural residential/single family dwelling
- ▶ The property has been historically used for cattle grazing with no current agricultural activity
- ▶ An Agricultural Impact Assessment has been conducted
- ▶ Property has long standing water bodies with fluctuating water levels
- ▶ Initial public consultation has been completed as required by the ALC and will form part of the application.

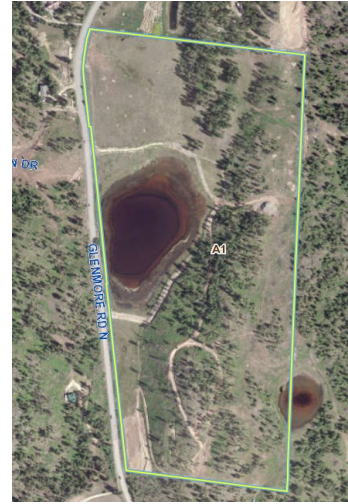
Water Bodies Over Time



2020



2017



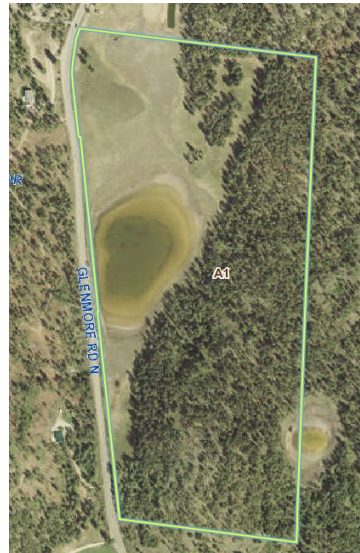
2015



2012



2009



2006



2003



2000

City of Kelowna

Policy

- ▶ **OCP Objective/Policies 5.33.1,.2**
- ▶ **OCP Policy 5.33.1** ALR Exclusions. The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

AAC Recommendation

- ▶ AAC recommended to not support the application to exclude the property from the ALR.
 - ▶ They recognized the bureaucratic processes the owner is facing, however, AAC is concerned with the protection of the land.
 - ▶ They also believe this could set a negative precedent for a large property requesting exclusion from the ALR.

Staff Recommendation

- ▶ Staff recommend that this application **NOT** be supported by Council.
 - ▶ Subject property still has adequate size and capability for some agricultural purposes.
 - ▶ This exclusion does not meet the OCP policies surrounding ALR exclusions.
 - ▶ Could lead to further exclusion applications of Glenmore ALR islands.



Conclusion of Staff Remarks