

Attachment F: Changes in Future Land Use Affecting Agriculture

When comparing the current 2030 Future Land Use Map with the draft 2040 Future Land Use Map, there are several changes in land use designations that could have an impact on ALR land to accommodate the additional 45,000 residents expected between now and 2040. A summary of those changes is provided in the table below. Currently in Kelowna, 8,584.7 ha are within the Agriculture Land Reserve, should all of the properties listed below build out to their intended Future Land Use designation, it would have a 1.4% impact on the ALR, the vast majority (86%) of which would be due to future expansion at the Airport.

FLU Designation	Location	Reason	Net Impact to ALR
Public Service Utilities (Wastewater Treatment Facility)	1509, 1639, 1749 Byrns Road	<p><i>Note: the future land use designations on these properties in the 2040 draft FLU Map has been updated. Please see Attachment G for revised FLU map of this area.</i></p> <p>2 of these parcels are identified in the current OCP for a future Wastewater Treatment Facility (WWTF) in approximately 2060. New studies have shown that the future WWTF and a biosolids digestion facility (an extension of the wastewater treatment process, scheduled for approximately 2025) could be configured on the southern half of the property allowing the top half to be retained for agriculture, and saving 4.3 ha from future exclusion.</p>	+ 4.3 ha
Transportation	Burtch Road (KLO to Benvoulin)	A continuous north/south corridor is needed between Glenmore Road and Benvoulin Road to improve traffic flow and accommodate growing travel demand. While extending Spall Road would be the most direct connection, impacts to ALR land would be considerable. A study has been initiated to look at options for Burtch Road south of KLO to determine the best option but depending on the outcome there could be up to 1.25 ha of ALR land impacted.	-1.25 ha
Transportation	John Hindle Drive Extension	This project improves connectivity between the University, Airport, and gateway area by extending John Hindle Drive east to the proposed future extension of Bulman Rd	-1.0 ha

FLU Designation	Location	Reason	Net Impact to ALR
		north to the airport (already in the 2030 OCP). Further project planning will determine alignment to consider all issues such as wetlands, agricultural land, and flooding in the project area. Up to 1 ha of ALR could be impacted	
Transportation	2030 OCP removed projects	3 transportation projects have been removed from the 2030 OCP as they are no longer identified in the Council approved scenario for the new Transportation Master Plan (to be released later this year). These include projects at Union/Valley Road; Sexsmith and Highway 97; and McKinley Road.	+ 2.5 ha
Park	620 Hartman	The property is ALR land but currently has a FLU designation of Single Family Residential (S2Res). To accommodate 2 additional soccer pitches at the existing Rutland Recreation Park, the community garden and off-leash dog park would be relocated to half of the Hartman property. The other half of the property would remain as agriculture.	- 0.9 ha
Park	1085 Lexington / 4150 Swamp Road	The Lexington site currently has non-farm status as a private golf course. It is proposed to expand Mission Recreation Park into the golf course, which has been made to an orthogonal lot through a land swap with the Swamp Road property. This would allow to help meet the demand for fields (which exceeds 150% capacity currently) while allowing for efficiencies with the shared infrastructure at the existing site.	-21.78 ha
Park	1562, 1590-1640, Belgo Road and 1758 Walburn Road	The site is 3 properties with a wetland encompassing more than half the site. The site would be considered as part of a larger compensation for other considerations in the ALR if needed. The compensation would be based on the consolidation of the	-0.9 ha

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		properties and sold as one lot. A small portion would be retained by the City for Park access to the wetland.	
Public Service Utilities (Airport)	3770, 4444 Bulman Rd, 6344, 4680 Old Vernon Road	To accommodate future growth at Kelowna International Airport that is forecasted in the YLW Airport Master Plan 2045, additional infrastructure will be required on lands surrounding current Airport operations, some of which are in the ALR.	-107.4 ha
Educational / Institutional (UBCO)	3130 John Hindle Drive (south half of property)	This is University owned property and needed for campus expansion. The section of the property south of Upper Campus Way is adjacent to university lands and separated from surrounding agricultural lands by John Hindle Drive and Upper Campus Way.	-0.6 ha
Rural Agricultural	2101 Benvoulin + 2190 Mayer Rd	The 2030 OCP FLU for these properties is Agri-Business to facilitate the development of a large public market. The new more general and high level nature of the land use designations in the draft 2040 OCP is not intended to speak to specific projects. The draft 2040 OCP identifies support for public markets in a variety of locations in policy.	+ 3.47 ha
NET NEGATIVE IMPACT TO ALR COMPARED TO 2030 OCP			-123.6 ha

