



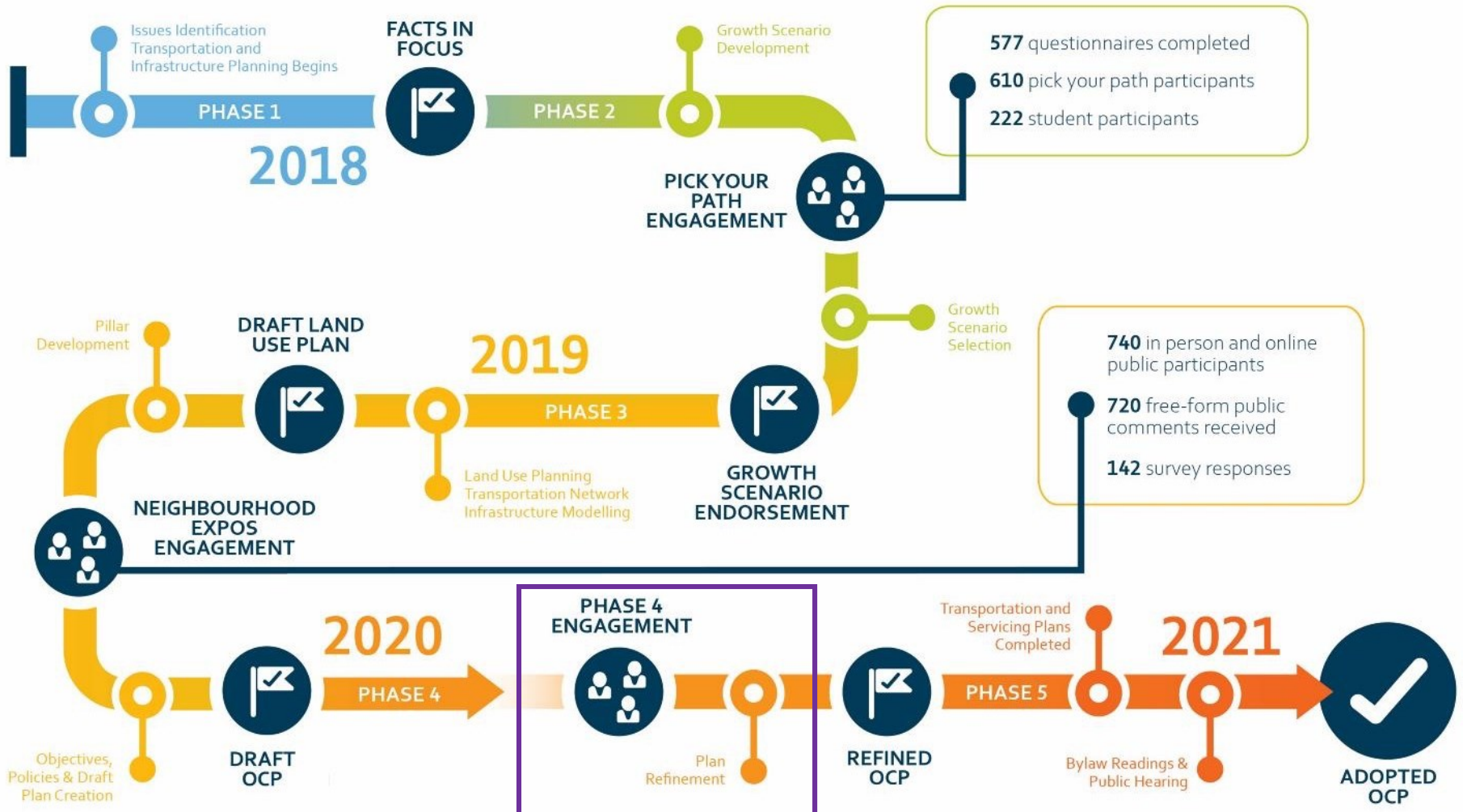
# 2040 Official Community Plan

## Outline

- Engagement overview
- 2040 OCP Overview
- Growing Sustainably
- Agriculture Policy
- Farm Protection DP
- Changes in Future Land Use



# Process & Engagement Overview



# 10 OCP Pillars



Focus Investment  
in Urban Centres



Stop Planning New  
Suburban Neighbourhoods



Target Growth Along  
Transit Corridors



Promote More Housing  
Diversity



Incorporate Equity Into  
City Building



Strengthen Kelowna as  
the Region's Economic Hub



Protect Agriculture



Prioritize Sustainable Transportation  
& Shared Mobility



Protect & Restore  
Our Environment



Take Action on Climate

# Growth Strategy

## Urban Centres

- Activity hubs for employment, shopping and recreation
- Highest density housing types
- Focused investments for infrastructure and amenities

## Core Area

- Greater housing variety through residential infill
- Focus activity in Village Centres and along Transit Supportive Corridors
- Continued heritage conservation
- Continued commercial growth along Highway 97

## Gateway

- Continued evolution of UBCO to provide more housing options and services
- Industrial lands to support specialized research and production activities
- Transit improvements to UBCO and Airport

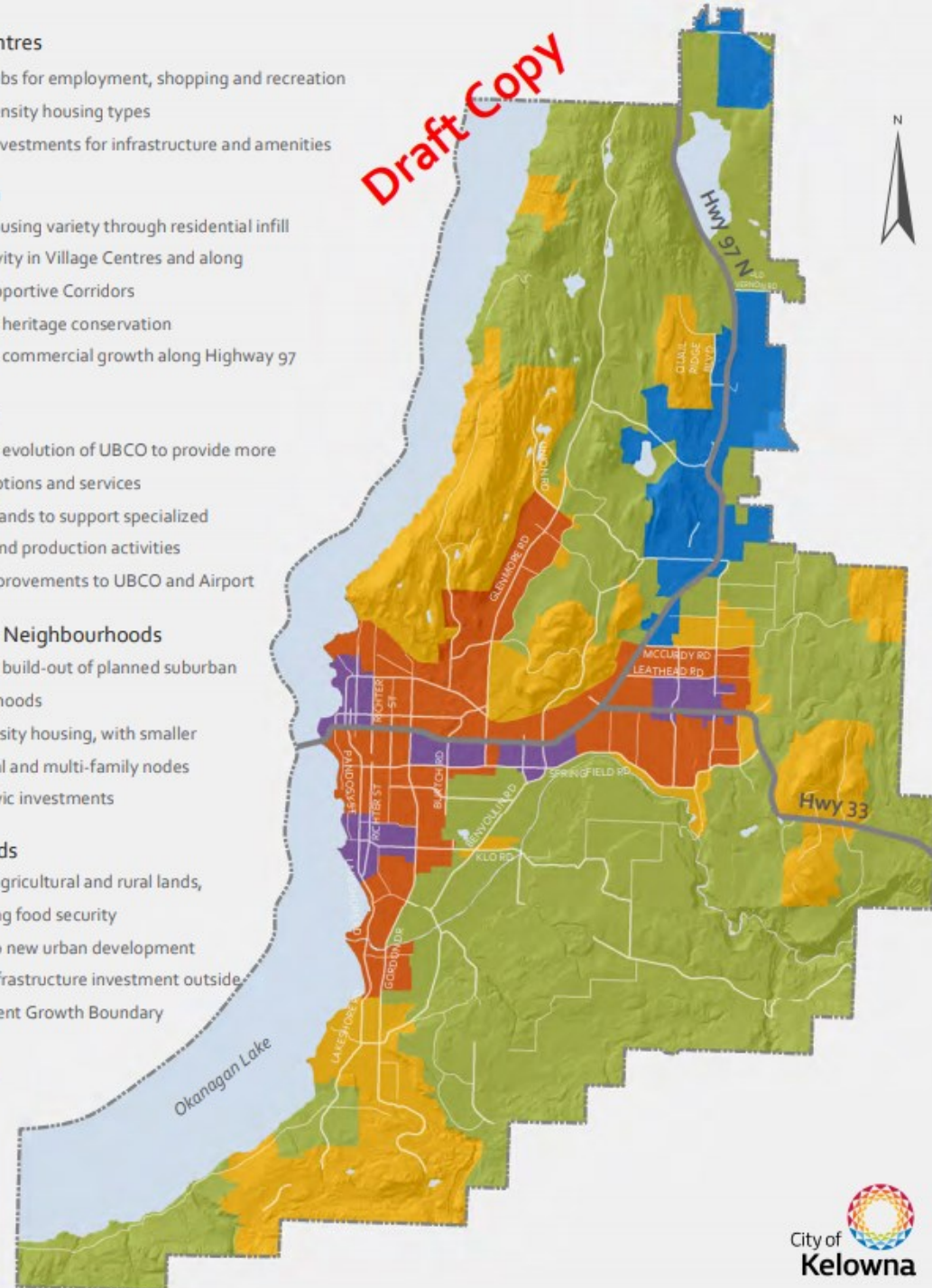
## Suburban Neighbourhoods

- Continued build-out of planned suburban neighbourhoods
- Lower density housing, with smaller commercial and multi-family nodes
- Limited civic investments

## Rural Lands

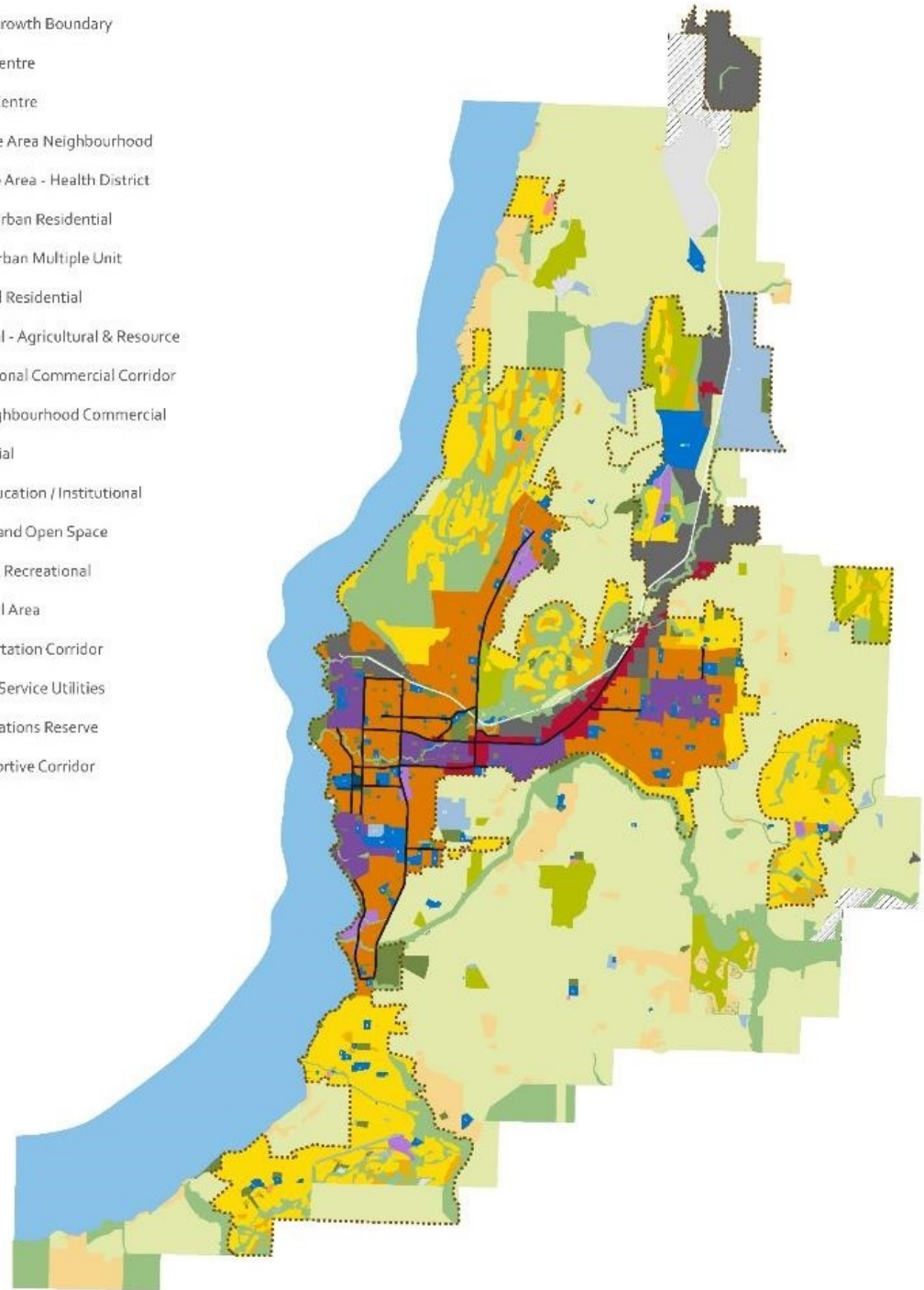
- Primarily agricultural and rural lands, maintaining food security
- Little to no new urban development
- Limited infrastructure investment outside of Permanent Growth Boundary

## Highway



# Draft Future Land Use Map

- Permanent Growth Boundary
- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- S-RES - Suburban Residential
- S-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education / Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve
- Transit Supportive Corridor



# Growing sustainably to protecting agriculture

## Our Vision

*The pressure to find new land for a growing city can threaten agricultural lands over time. However, protecting and preserving rural and agricultural lands - and supporting the economic viability of our agricultural sector - has never been more important. The OCP contains a permanent growth boundary and urban development is discouraged outside of that boundary.*



# Growing sustainably to protect agriculture



Stop planning new suburban neighbourhoods

Focus investment in Urban Centres

Target growth along transit corridors

Protect and restore our environment

Take action on climate

Strengthen Kelowna as Economic Hub



Protect Agriculture



Urban-Ag  
Interface Policy  
*(Attachment B)*



# Urban-Ag Interface Policy (Attachment B)

## Objective

*Ensure a compatible urban-rural interface that protects agricultural uses.*

## Policies

- **Agricultural Land Protection**  
Protect agricultural lands from impacts of adjacent development and redevelopment
- **Urban-Rural Interface Uses**  
Ensure compatible land uses adjacent to agricultural uses.
- **Urban-Rural Buffers**  
Ensure adjacent development limits impacts on agricultural land by including appropriate buffers, setbacks and site planning.

Urban-Ag Interface Policy  
(Attachment B)  
DISCUSSION



# Agriculture Land Policy (Attachment C)



# Agriculture Land Policy *(Attachment C)*

## Objective

*Protect and preserve agricultural land and its capability.*

## Policies

- **Protect Agricultural Land**  
Support the ALR and ensure primary use of agricultural land is agriculture.
- **Agricultural Land Designation**  
Support continued designation and use regardless of soil type or capability.
- **Exclusions**  
Do not consider exclusions unless consistent with OCP
- **Urban Uses**  
Direct urban uses to lands within PGB
- **Agri-tourism, alcohol production, farm retail**  
Support where consistent with ALC policy

## Ag Land Policy Con't (Attachment C)

### Policies

- **Non-farm uses**  
Restrict non-farm uses except where consistent with OCP or approved by ALC
- **Subdivision of Agricultural Land**  
Don't allow subdivision unless positive benefits to agriculture
- **Secondary suites**  
Locate within permitted principal dwelling
- **Farm help housing**  
1<sup>st</sup> option within PGB. Need must be demonstrated, and approved by ALC
- **Homeplating**  
Locate buildings close and near road frontage
- **Conservation Tools**  
Promote use of conversation covenants
- **Large Scale Alternative Energy**  
Prohibit large scale alternative energy

# Ag Land Policy Con't (Attachment C)

## Other Policies

- **Trucking Routes**  
Recognize major trucking routes to support ag processing and production
- **Service Corridors**  
Minimize road/utility corridors through ag
- **Housing in Ag Areas**  
Discourage residential development in areas surrounded by agricultural lands.
- **Public Uses on Ag Lands**  
Discourage agricultural lands for public uses
- **Water for Agriculture.**  
Collaborate to deliver water for ag productivity
- **Restrict expansion of sewer into Rural Lands.**  
Restrict sewer expansion except for public health or protection natural assets

Agriculture Land Policy  
(Attachment C)  
DISCUSSION





Farm  
Protection DP  
*(Attachment D)*



Farm Protection  
DP  
*(Attachment D)*

- Development on lands adjacent to ALR
- Development on agricultural lands
- Farm help housing

## Farm DP: Adjacent to ALR

### Guidelines provided for:

- Subdivision layout
- Site / building design
- Parking and access
- Vegetated buffers
- Fencing
- Restrictive covenants  
(subdivision only)



Farm DP:  
Agricultural Lands

## Guidelines provided for:

- Site and building design
- Residential footprint
- Manure/compost storage
- Farm exhaust systems
- Parking
- Buffers



## Farm DP: Farm Help Housing

### Guidelines provided for:

- Temporary farm worker housing
  - TFWH footprint and location
  - Buffer
- Permanent farm help dwelling
  - Footprint size and location
  - Services location
  - buffer



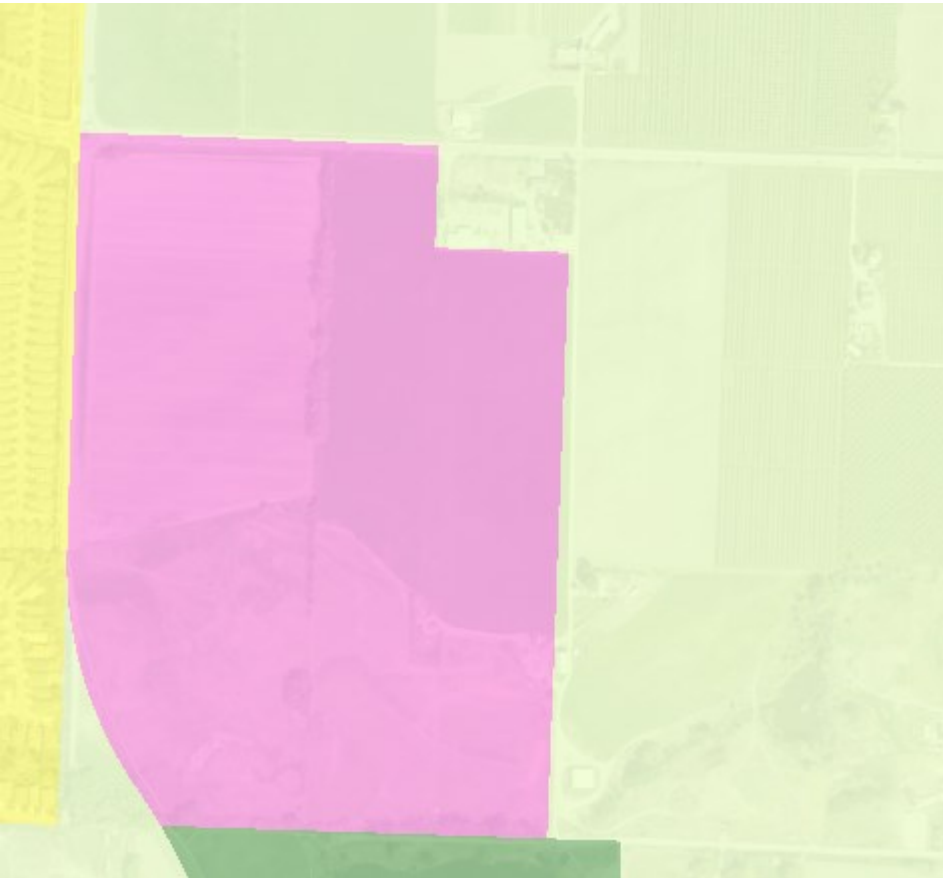
Farm Protection  
DP  
*(Attachment D)*  
DISCUSSION



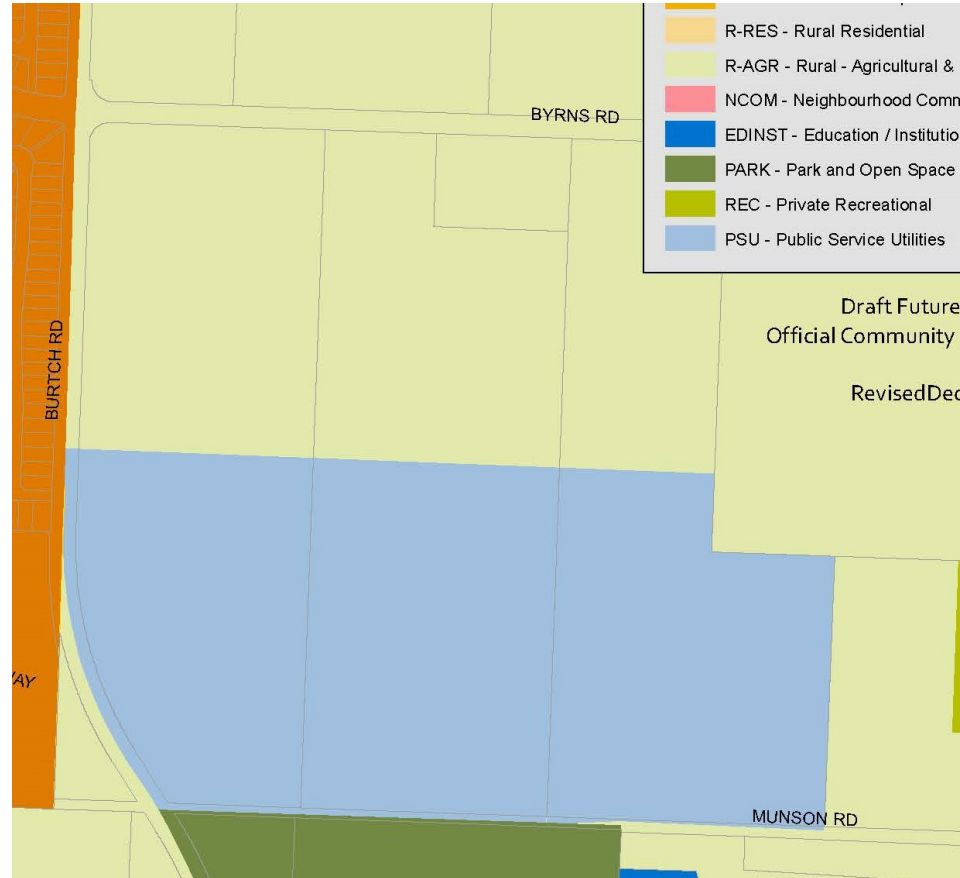
A photograph of a cherry orchard in bloom. The foreground is a lush green field with some yellow wildflowers. Rows of cherry trees with white blossoms stretch into the distance. In the background, there are blue mountains under a clear sky. A white text box is overlaid on the top left, and a green square is on the top right.

# Future Land Use Changes *(Attachment F)*

# Changes on Byrns Road



2030 OCP FLU



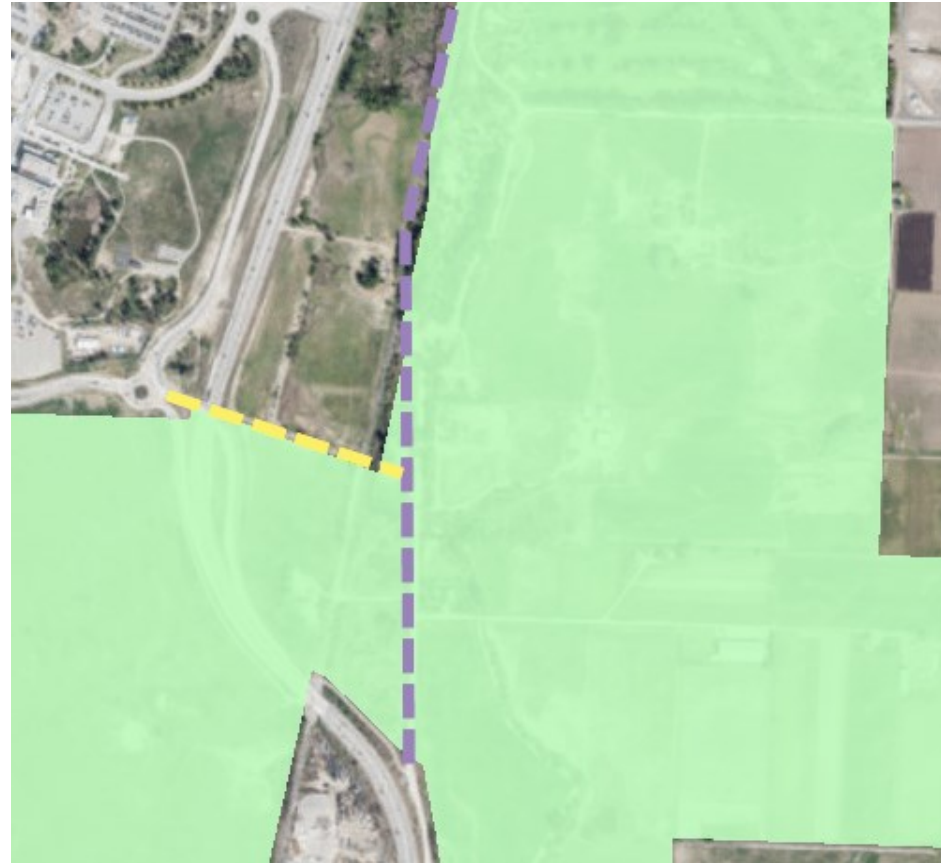
2040 OCP FLU



# John Hindle Dr Extension (Gateway Phase 1 and 2)



2019 Ortho



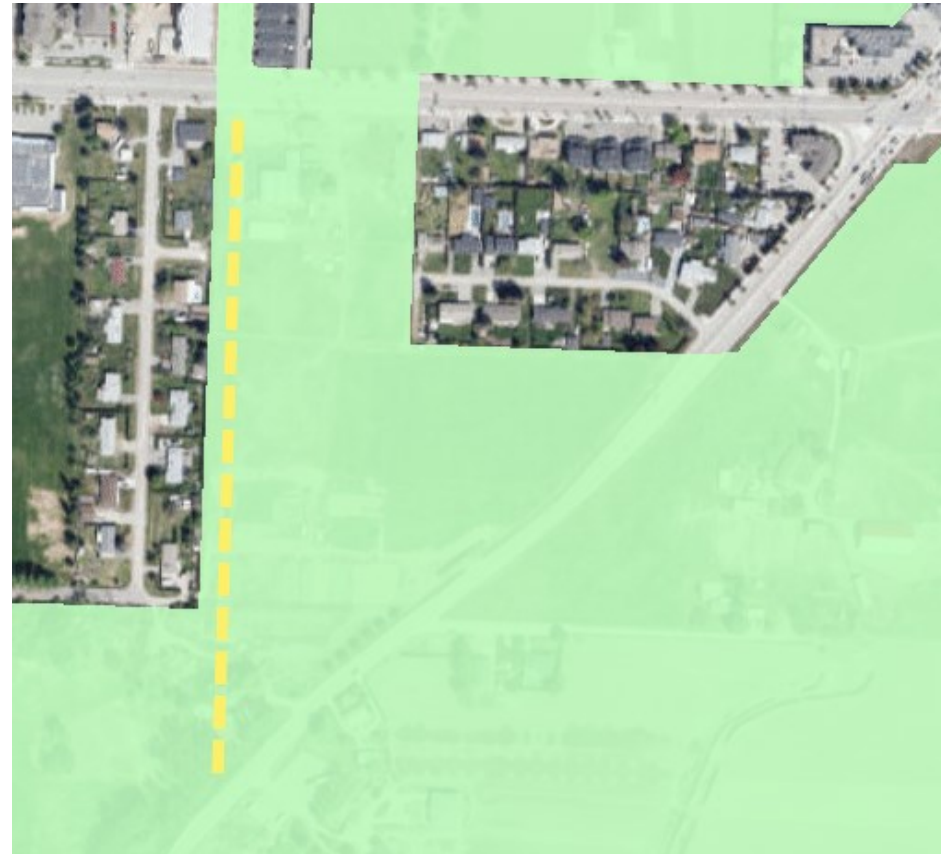
ALR

ALR impacted: Estimated at less than 1 ha (over approx. 400 m)

# Burtch Rd (KLO to Benvoulin)



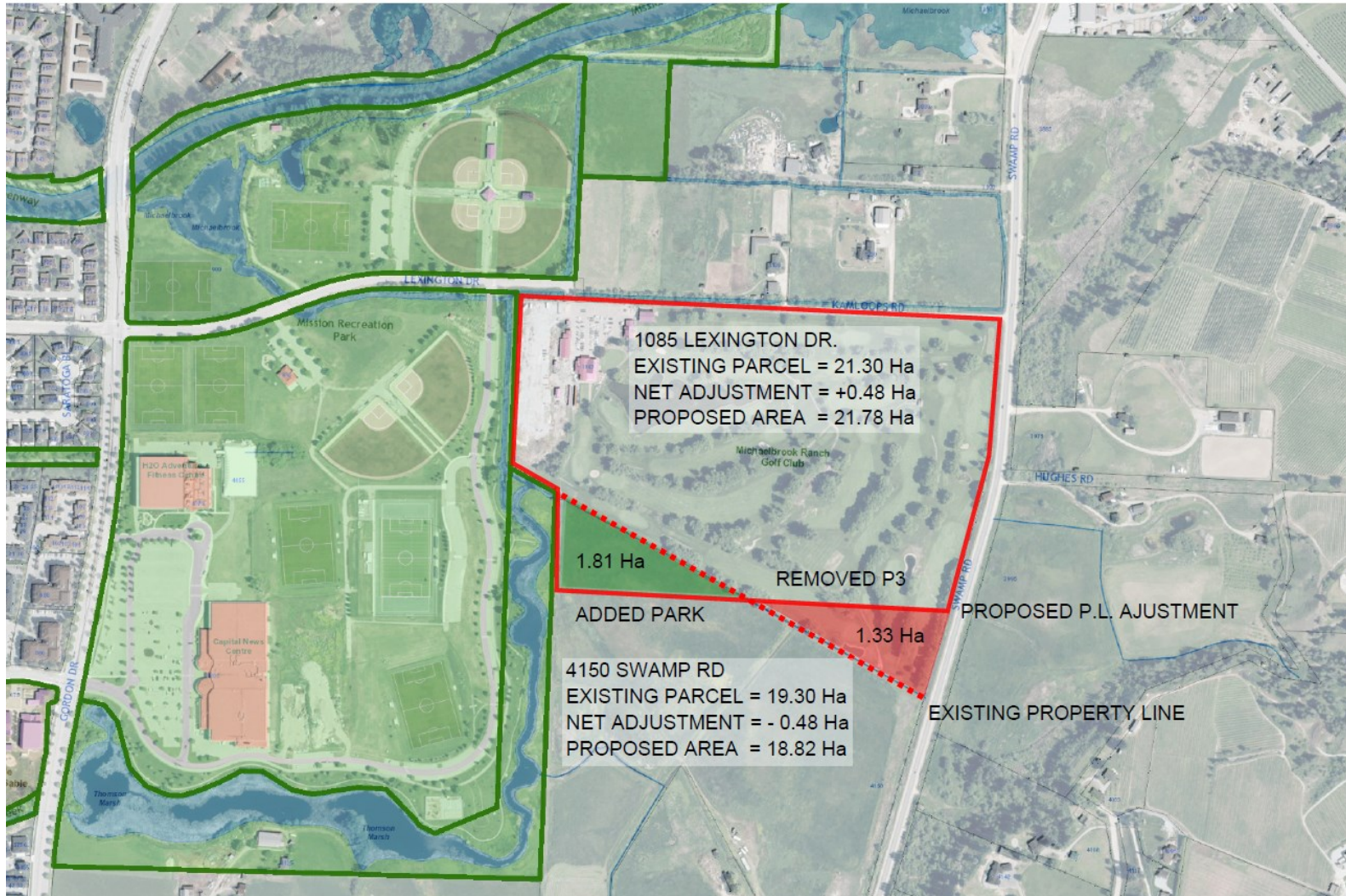
2019 Ortho



ALR

ALR impacted: Estimated at less than 1.25 ha (over 500 m)

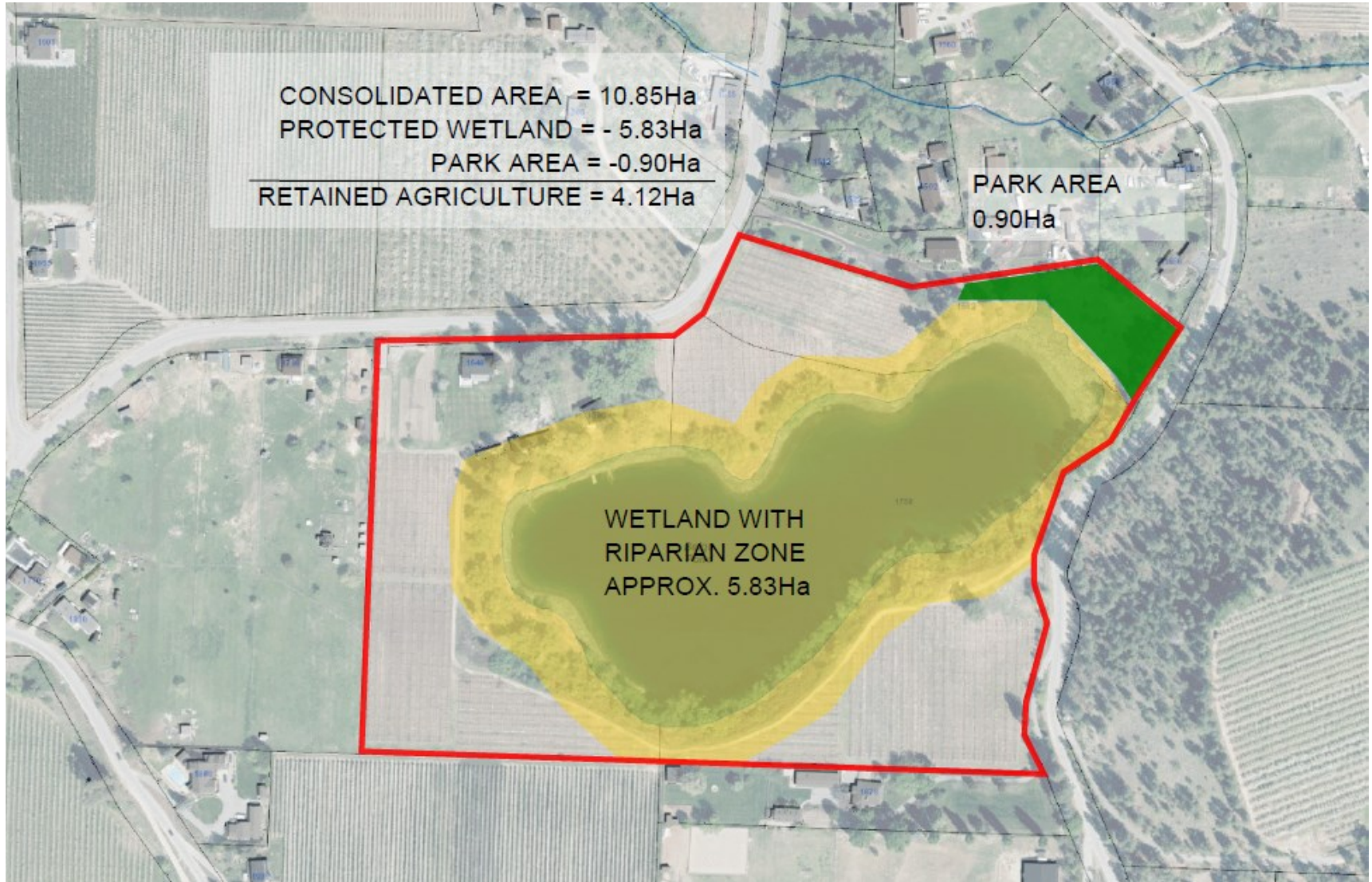
# Changes east of Mission Rec Park



# Changes northeast of Rutland Rec Park

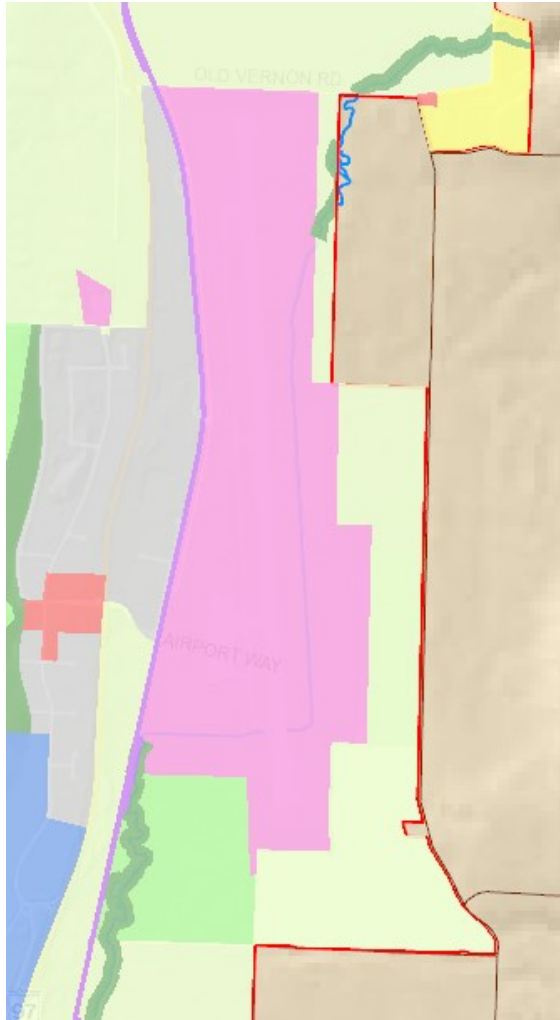


# Belgo Pond – Potential Compensation

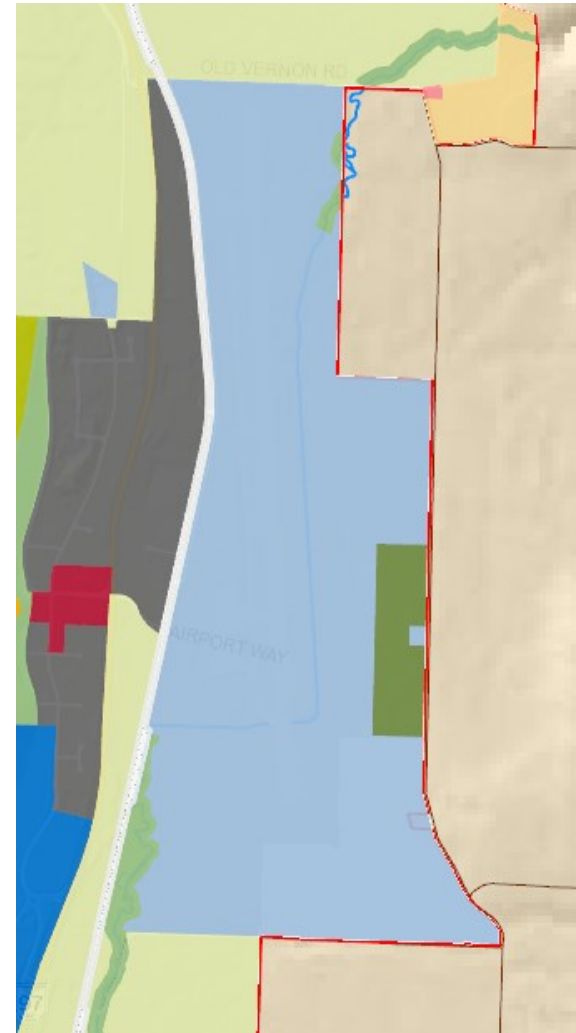


# Changes at the airport

- 109.6 hectares of ALR impacted



2030 OCP FLU



2040 OCP FLU

# 3130 John Hindle Drive (UBCO)

- 0.56 hectares of ALR impacted



2030 OCP FLU




2040 OCP FLU

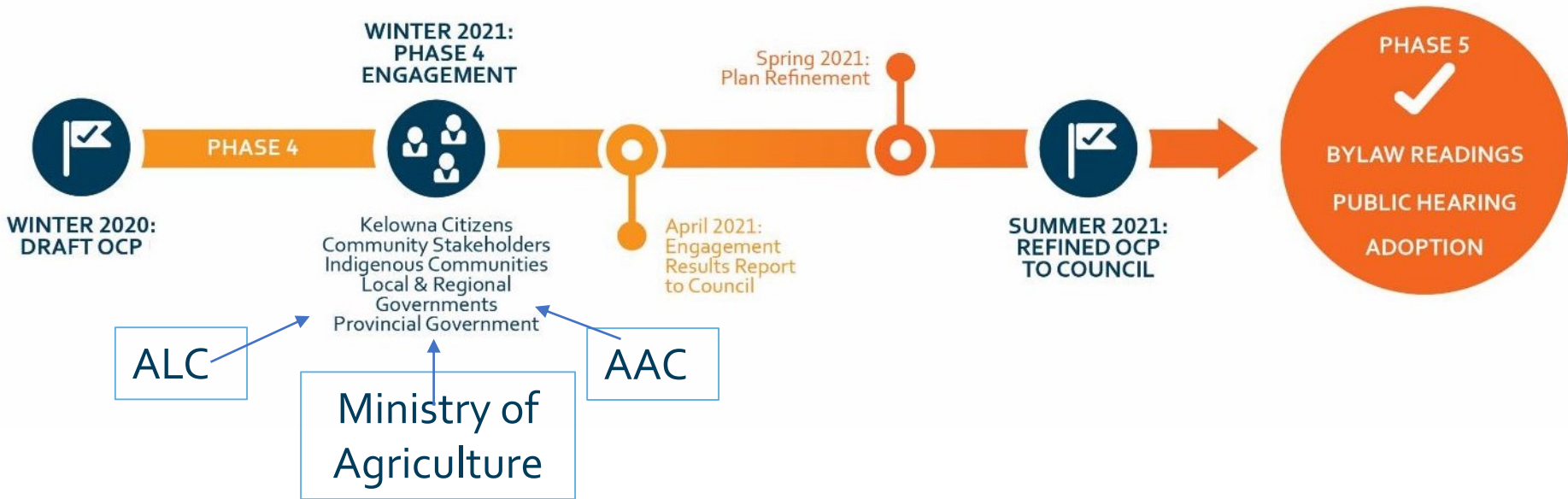
# Future Land Use Changes (Attachment F)

FLU Designation	Areas	Net ALR impact
Utilities	Byrns Road	+ 4.2 ha
Transportation	<i>Additions to 2040 OCP:</i> Burtch Road, John Hindle Drive,	- 2.25 ha
Transportation	<i>Removal from 2030 OCP:</i> Union/Valley intersection; widen Sexsmith; McKinley realignment	+ 2.5 ha
Parks	Hartman Road, Lexington Drive, Swamp Road, Belgo Road, Walburn Rd	- 23.6 ha
Institutional	John Hindle Drive (UBCO)	- 0.6 ha
Airport	Bulman, Old Vernon Road	-107.4 ha
Educational	John Hindle Drive (UBCO)	0.6 ha
Rural Agricultural	Benvoulin / Mayer	3.47 ha
	<b>TOTAL</b>	<b>122.6 ha</b>





Future Land Use Changes  
*(Attachment F)*  
DISCUSSION



# Phases 4 & 5

Thank you!

