



A21-0003

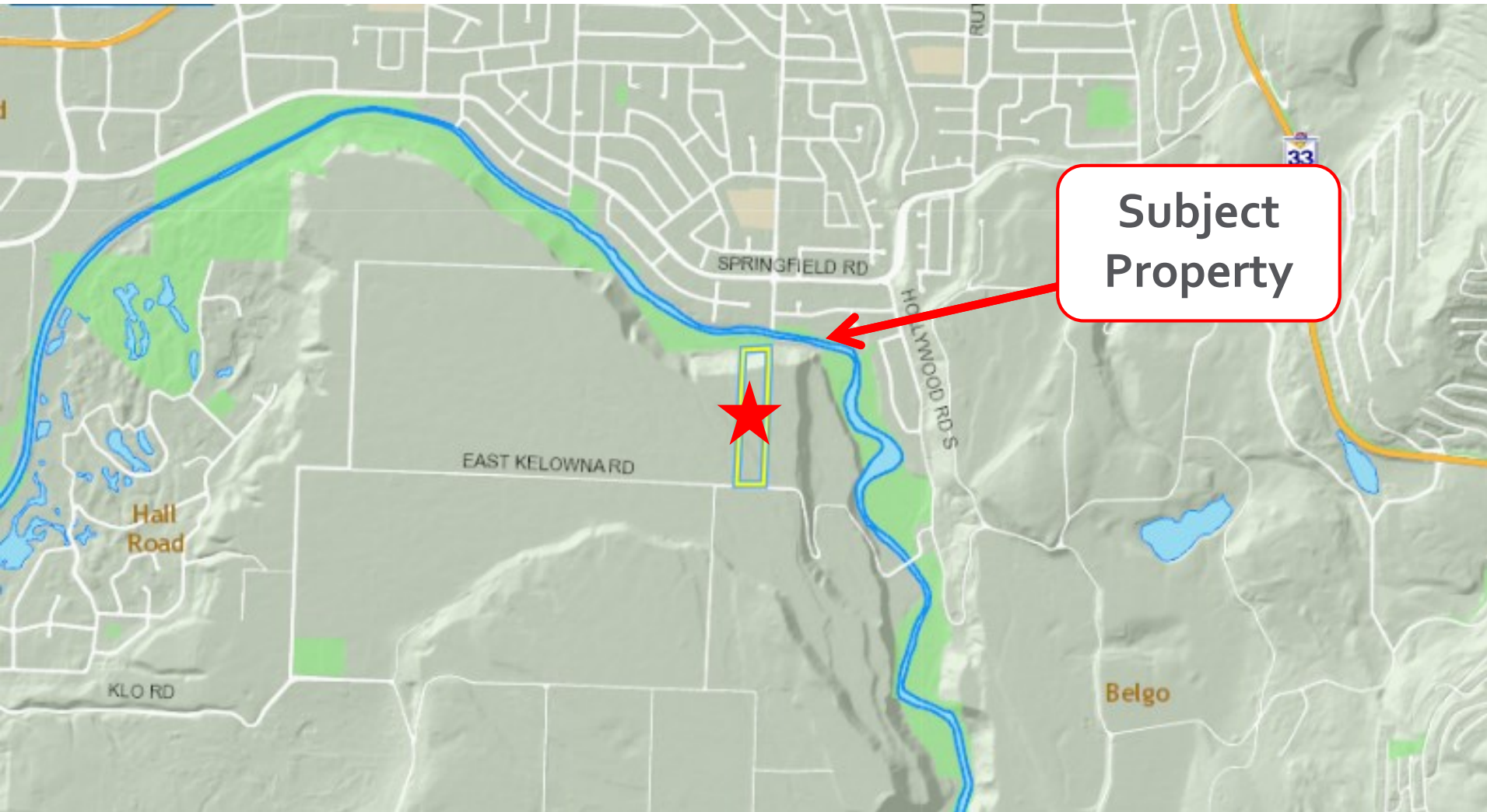
3652 East Kelowna Road

ALC Non-Farm Use Application

Proposal

- ▶ To consider a non-farm use application to allow for retail sales on the subject site.

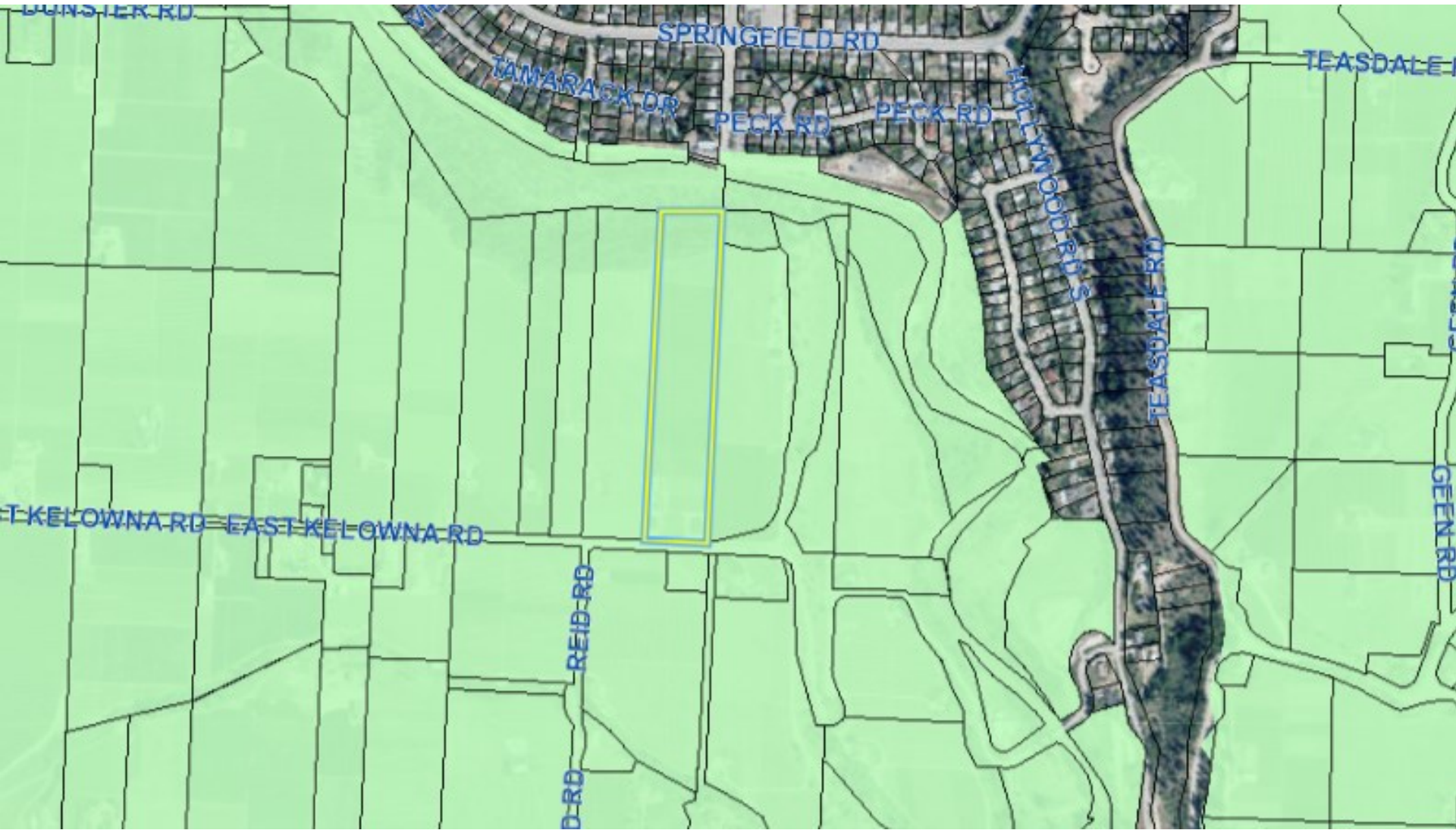
Context Map



Site Map



Agricultural Land Reserve



City of Kelowna

OCP/Zoning Map



Existing Farm Retail Stand



Existing Farm Retail Stand



OCP Policy – Non-Farm Uses

- ▶ (Section 5.35) Restrict Non-Farm Uses and Only Support Where:
 - ▶ Consistent with the Zoning Bylaw and OCP;
 - ▶ provides significant benefits to local agriculture;
 - ▶ can be accommodated using existing municipal infrastructure;
 - ▶ minimizes impacts on productive agricultural lands;
 - ▶ will not preclude future use of the lands for agriculture;
 - ▶ will not harm adjacent farm operations

OCP Policy – Land Use

- ▶ Land Use Designation (Section 4.2)
 - ▶ Generally, land areas within this designation will not be supported for more intensive development than that allowed under current zoning regulations.
- ▶ Protect and Enhance Local Agriculture (Section 5.35)
 - ▶ Direct urban uses to land within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agriculture lands.



Conclusion of Staff Remarks