

2030 Official Community Plan

- Objective 5.3 Focus development to designated growth areas
 - Policy .1 Permanent Growth Boundary (PGB). Establish a PGB as identified on Map 4.1 and Map 5.2. Lands outside the PGB will not be supported for urban or intensive uses with the exception of the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500 or, for Agri-Business designated sites. Lands outside the PGB will not be supported for any further parcelization. The PGB may be reviewed as part of the next major OCP update.

- Objective 5.33 Protect and enhance local agriculture
 - 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.
 - Policy .2 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.

- Objective 5.34 Preserve productive agricultural land
 - Policy .1. Secondary Suites. Encourage secondary suites on agricultural land to be located within a permitted principal dwelling.
 - Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

- Objective 10.3 Support the creation of affordable and safe rental, non-market and/or special needs housing.
 - Policy .1. Housing availability. Support the provision of housing for all members of the community, including those in core housing or requiring special needs housing (transitional, age in place, emergency or shelter).

2040 Official Community Plan (Not Adopted)

- Rural Lands. Rural Lands are located outside of the Permanent Growth Boundary and are mostly composed of agricultural lands and natural areas. Small pockets of residential neighbourhoods are also included in these areas; however, they are not signaled for growth. Protection of these agricultural and natural lands is the top priority in this district.

- Rural – Agricultural and Resource (R-AGR). Supported Uses and Typologies. Lands within the Rural – Agricultural and Resource designation will be

supported for agricultural and resource uses but will not be supported for urban development or for uses that could have a negative impact on agriculture.

- Objective 8.1 Protect and preserve agricultural land and its capability.
 - Policy 8.1.1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.
 - Policy 8.1.4 Urban Uses. Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural land.
 - Policy 8.1.8 Secondary Suites. Secondary suites on ALR lands must be located within a permitted principal dwelling.
 - Policy 8.1.10 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage.

- Objective 8.4 Stop urban sprawl into Rural Lands.
 - Policy 8.4.1 Intensification of Rural Lands. Do not support urban uses on lands outside the Permanent Growth Boundary except for as permitted by the 2040 OCP Future Land Use Designations in place as of initial adoption of the 2040 OCP Bylaw.
 - Policy 8.4.3 Housing in Agricultural Areas. Discourage additional residential development (both expansions and new developments) in areas surrounded by ALR and non-ALR agricultural lands. Secondary suites may be permitted in a permitted primary dwelling. Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectares or greater and where proposal is consistent with the Farm Protection Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.

2017 Agriculture Plan

- Theme 1: Strengthening local policies and actions to protect agriculture
 - Action 1.1a Restrict additional density outside the Permanent Growth Boundary
 - Action 1.3a Review and amend the A1 zone to ensure compliance.
 - Action 1.3c Revise policy for mobile homes on farmland occupied by owner's immediate family.
 - Action 1.3d Remove "carriage house" as a permitted use within the A1 zone.

ATTACHMENT		A
This forms part of application		
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Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING