



City of  
**Kelowna**

# OCP 22-0010 / Z22-0059 2809 Benvoulin Road

Official Community Plan and Rezoning Amendment

# Proposal

- ▶ To change the Future Land Use designation of the subject property from R-AGR - Rural - Agriculture and Resource designation to the EDINST – Education / Institutional designation
- ▶ To rezone the subject property from the A2 – Agriculture / Rural Residential zone to the P2 – Educational and Minor Institutional zone

# Development Process

Sept 23, 2022

Development Application Submitted

Staff Review & Circulation

October, 2022

Public Notification Received

April 24, 2023

Initial Consideration

Public Hearing  
Second & Third Readings

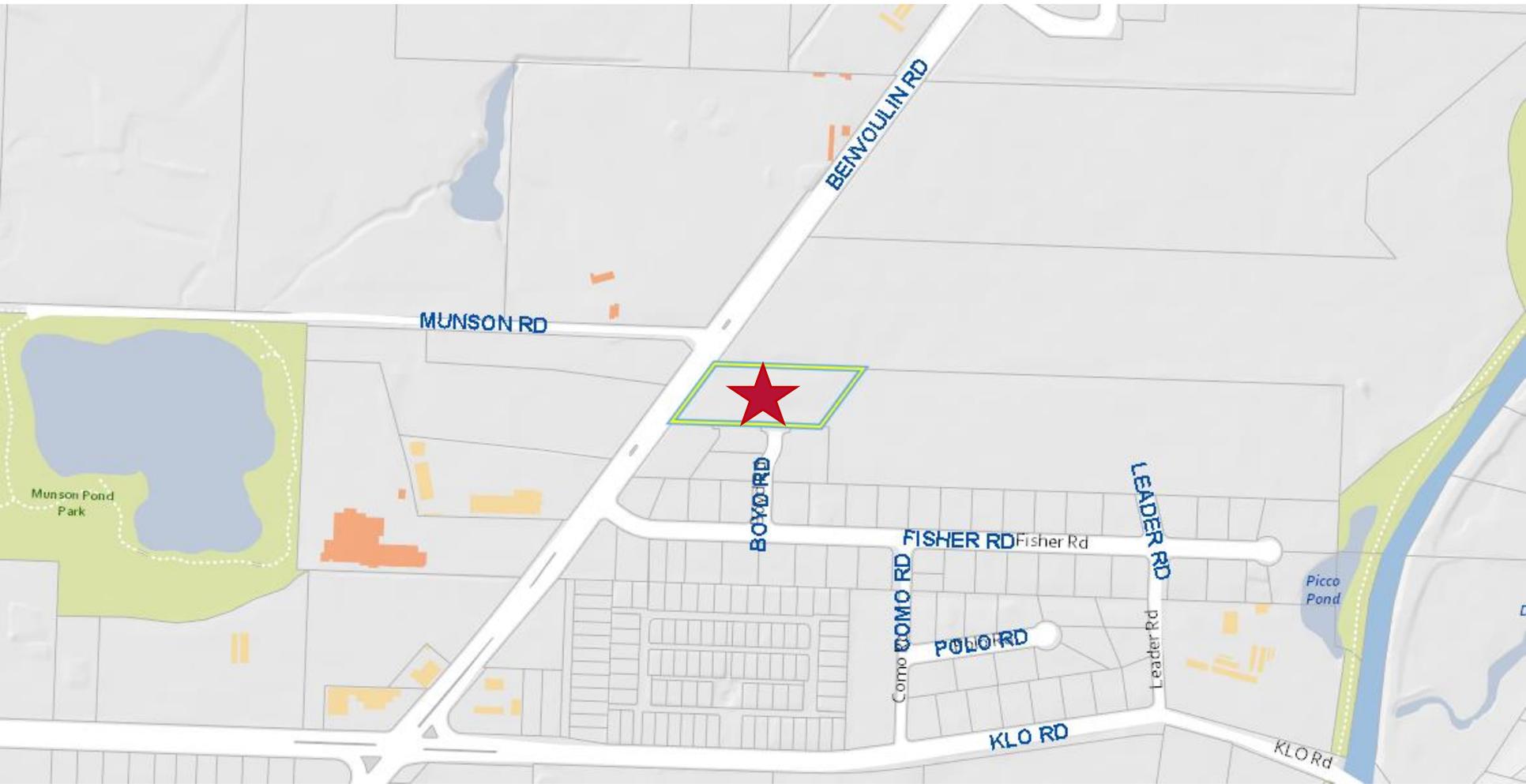
Final Reading

Development Permit/Building Permit

Council Approvals

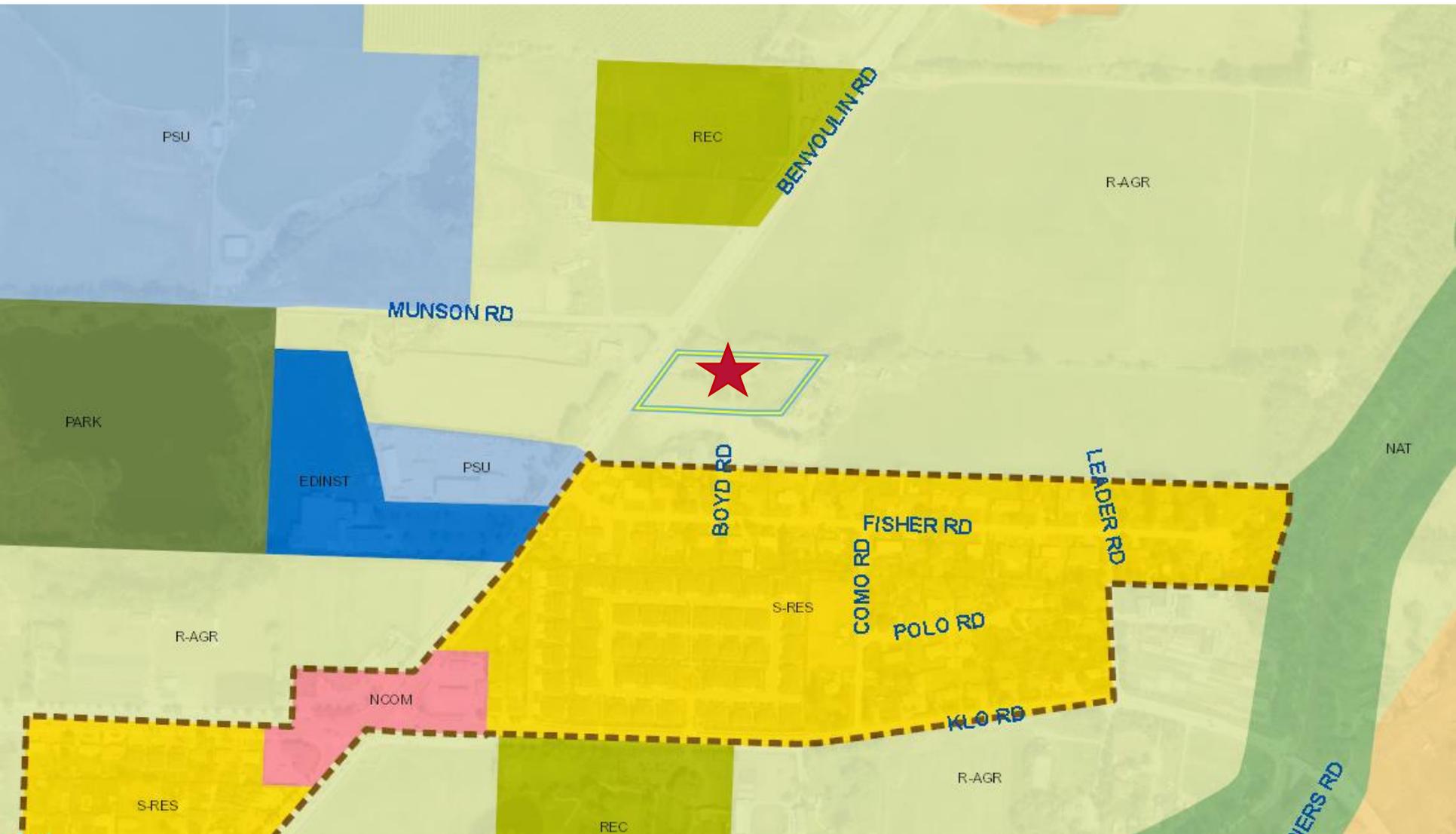


# Context Map



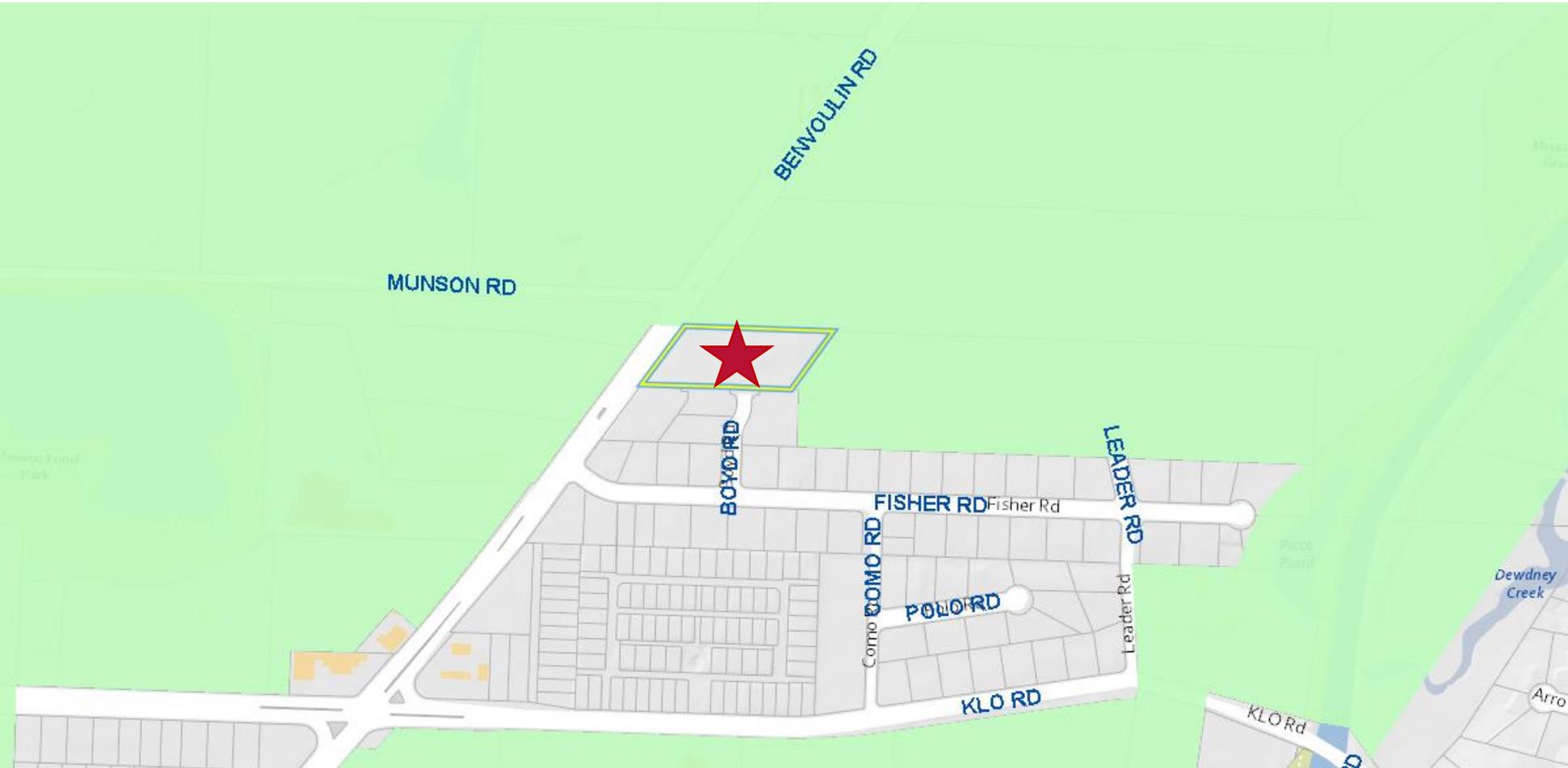
City of Kelowna

# OCP Future Land Use / PGB

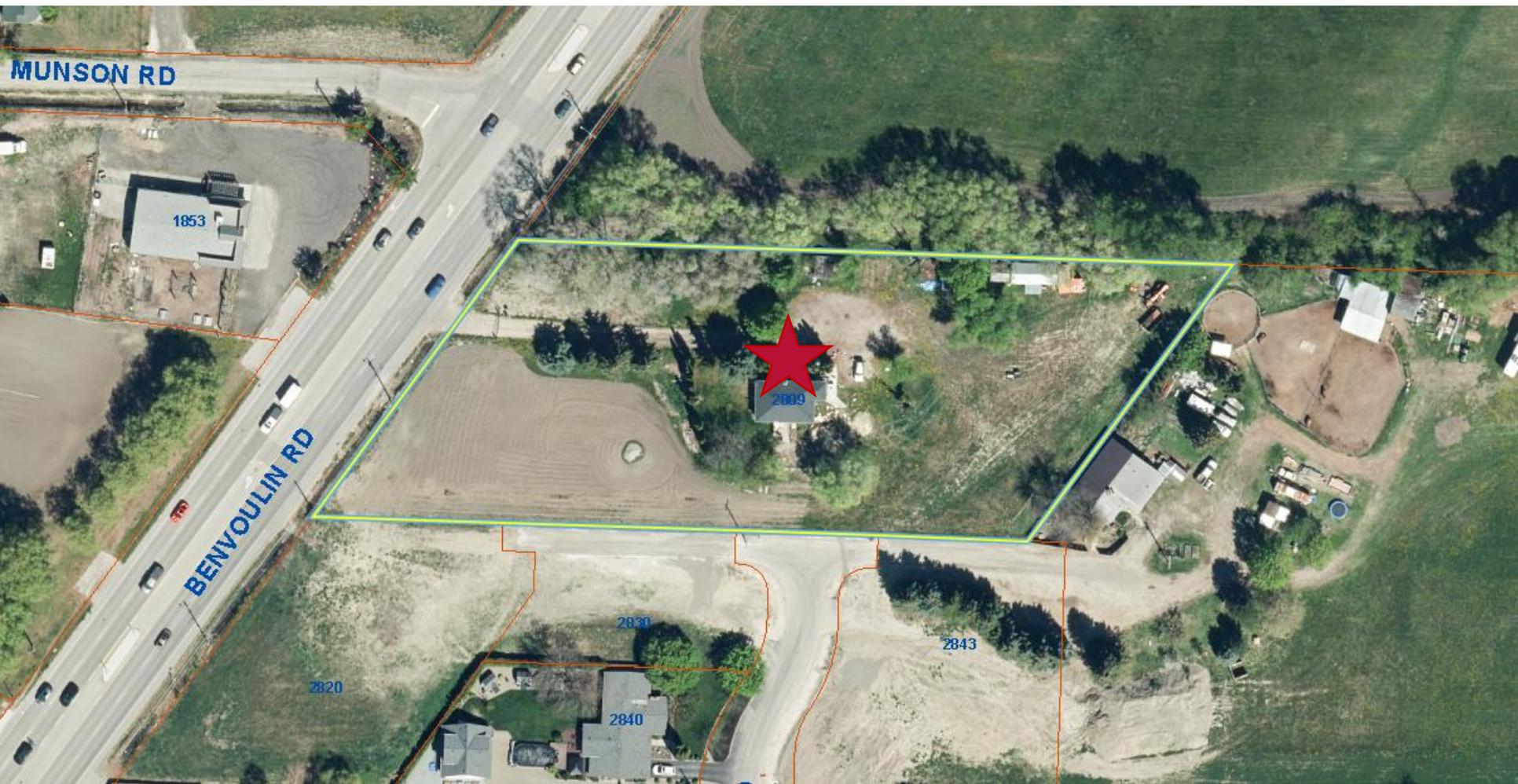


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# Agricultural Land Reserve



# Subject Property Map



# General project details

- ▶ 2,335 m<sup>2</sup>, 2.5 storey building
- ▶ Parking and landscaping around the perimeter
- ▶ Primary access from Boyd Road
- ▶ Vegetated agricultural buffer would be required on the north and east property boundaries
- ▶ Form and Character Development Permit is required to be approved by Council if the proposal were to proceed.

# Development Policy



**The Big Picture: 10 Pillars to Realize our Vision**

**1. Protect Agriculture** - Agriculture has played a crucial role in Kelowna’s economy for generations and is a big part of Kelowna’s identity. Local food production is also becoming even more important in the face of a changing climate. As such, protecting agricultural lands is key goal of Imagine Kelowna. The Official Community Plan supports this critical component of our economy, identity and food security by limiting urban growth into agricultural lands and supporting their viability.

**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. <i>The property is 2.25 ac in size and could be utilized for agricultural purposes. It is not located the Agricultural Land Reserve, however the property is still considered agricultural and is directly adjacent to ALR lands.</i>
Policy 8.1.2. Agricultural Land Designation.	Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Locate agricultural structures to maximize the agricultural potential of prime soil resources. <i>However not the Agricultural Land Reserve, the property is still considered and designated for agricultural use.</i>
Policy 8.1.4. Urban Uses.	Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural lands. <i>The property is located outside of the PGB.</i>
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.. <i>The institutional designation is considered an urban use.</i>
Policy 8.4.5. Public Uses on Agricultural Lands.	Discourage the use of agricultural lands for public or institutional uses such as schools, <u>parks</u> and churches except as identified in the 2040 OCP. <i>The proposal is for a private religious assembly/institutional use.</i>

# Public Notification Policy #367

- ▶ Describe how the applicant has completed public notification to comply with the Council Policy
  - ▶ Public notification and open houses were completed in October 2022

# Staff Recommendation

- ▶ Staff are recommending non-support of the proposed Official Community Plan and rezoning amendment
  - ▶ Does not meet overall policies of the OCP for rural or agricultural areas
  - ▶ Located outside the PGB
  - ▶ Public or private Institutional uses including churches or places of religious assembly are not supported on rural or agricultural land



*Conclusion of Staff Remarks*