



City of  
Kelowna

A24-0008

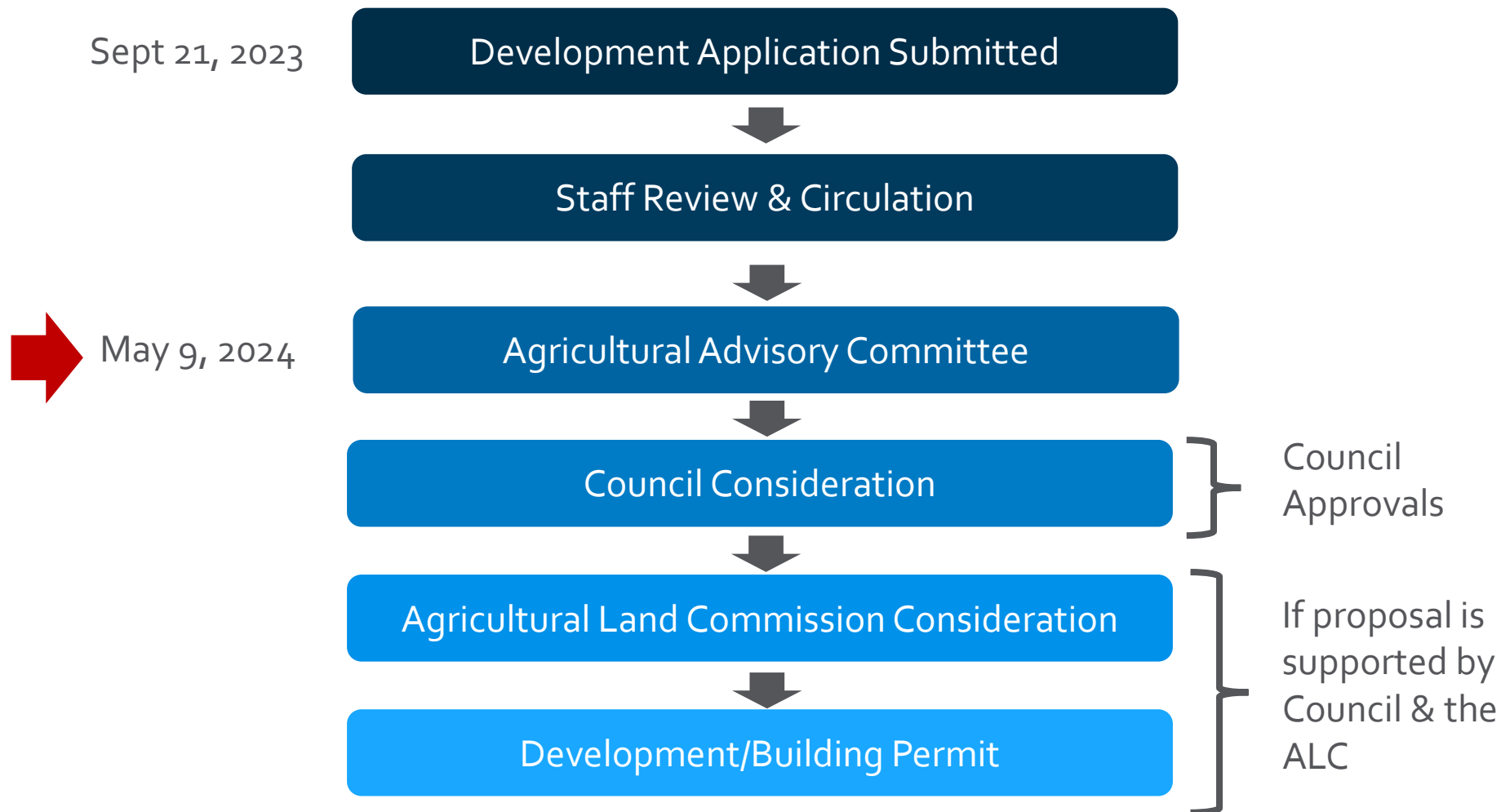
2786 KLO Road

ALR Application for a Non-Farm Use

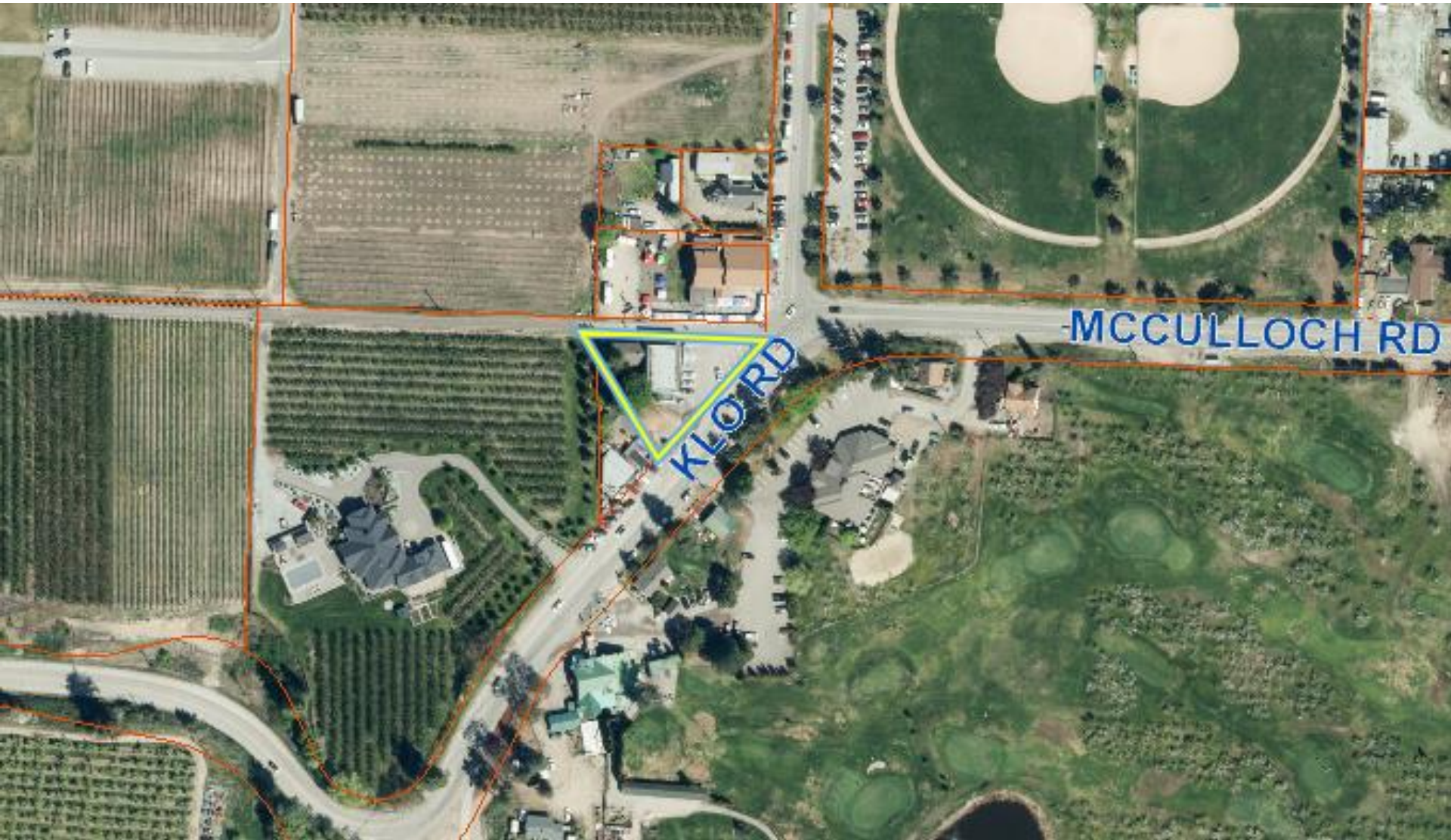
# Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) to allow for the construction of gas bar on the subject property.

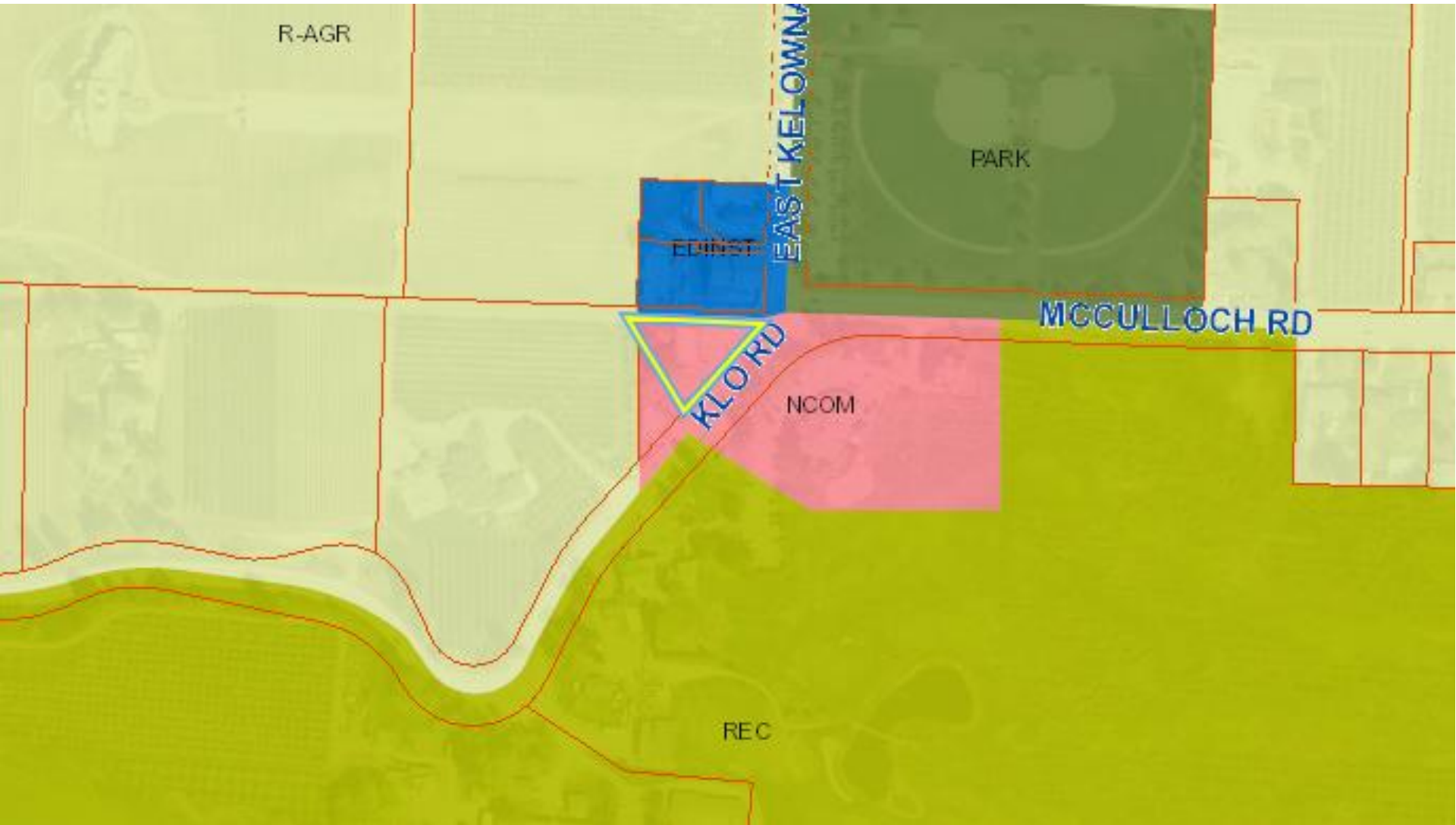
# Development Process



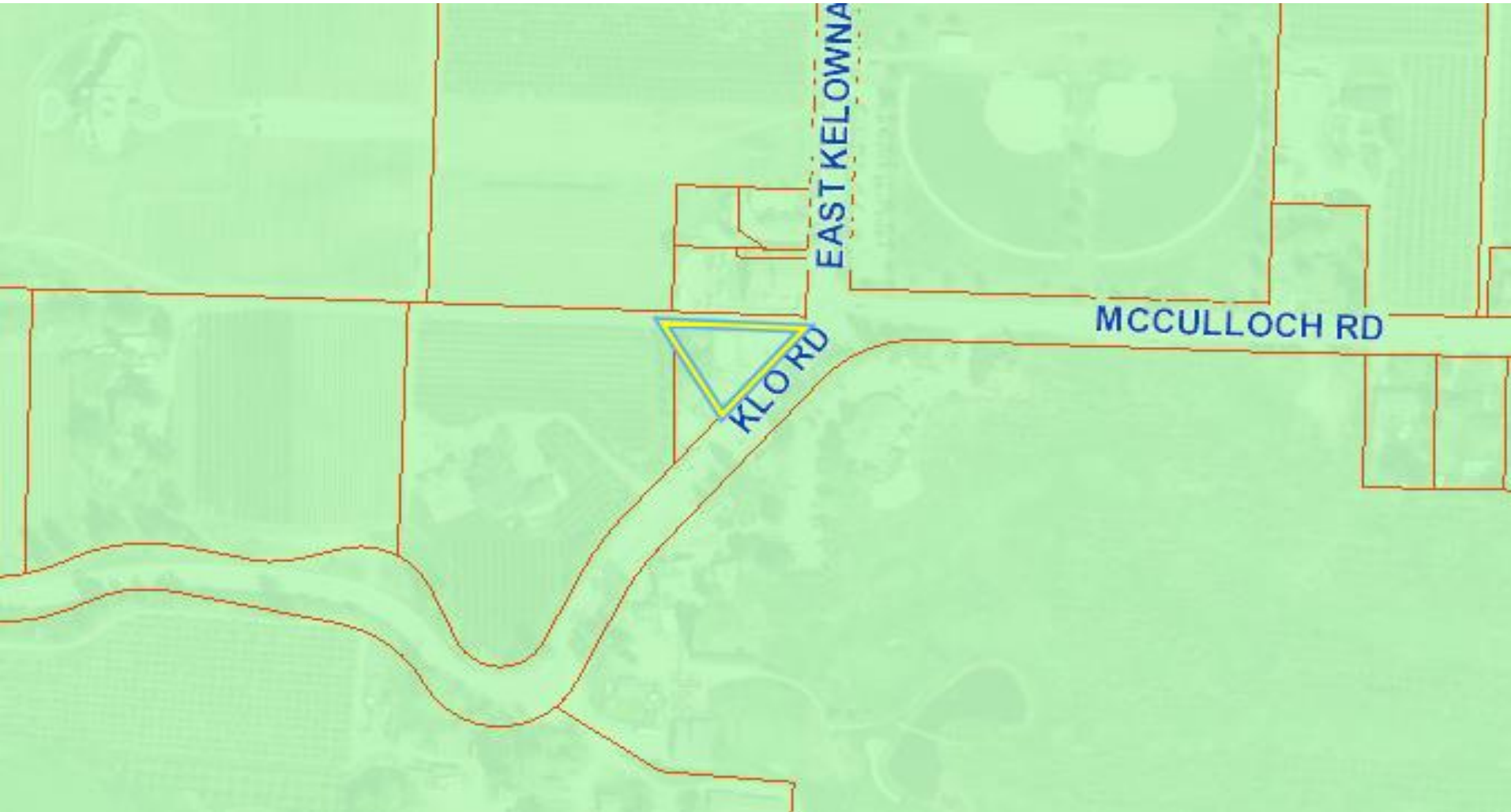
# Context Map



# OCP Future Land Use / Zoning



# Agricultural Land Reserve



# Aerial View



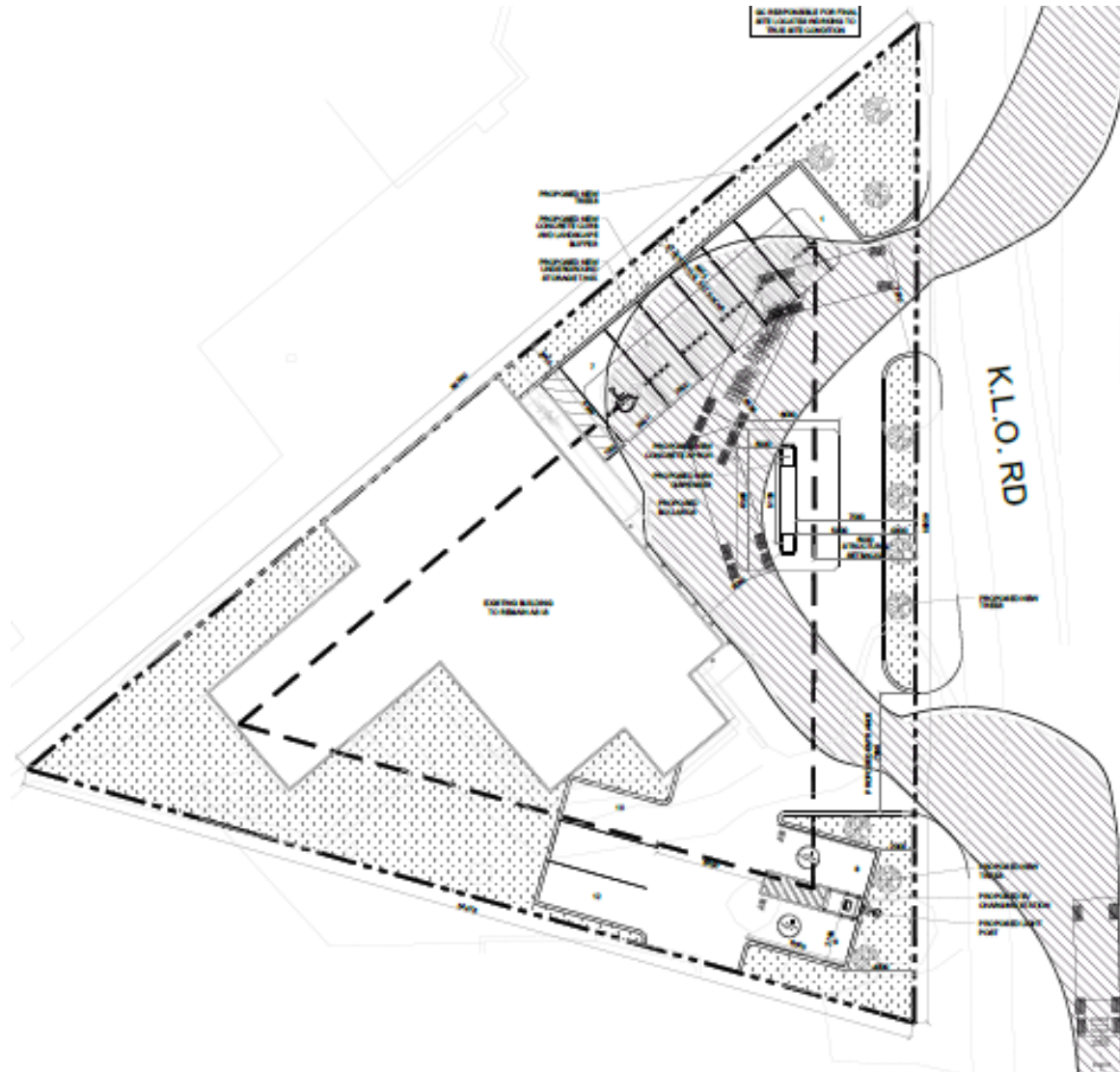
City of Kelowna

# Project Details

- ▶ The applicant is seeking approvals to construct a gas bar at the location
  - ▶ The proposal would provide 7 parking stalls and 2 EV chargers
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.



# Site Plan



# Development Planning

- ▶ Staff consider non-farm use application when they meet the following criteria:
  - Are consistent with the Zoning Bylaw and the 2040 OCP;
  - Provide significant benefits to local agriculture;
  - Do not require the extension of municipal services;
  - Will not utilize the productive agricultural lands;
  - Will not preclude future use of lands for agriculture; and
  - Will not harm adjacent farm operations.

# AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Application will be forwarded to ALC should Council support it.



*Conclusion of Staff Remarks*