



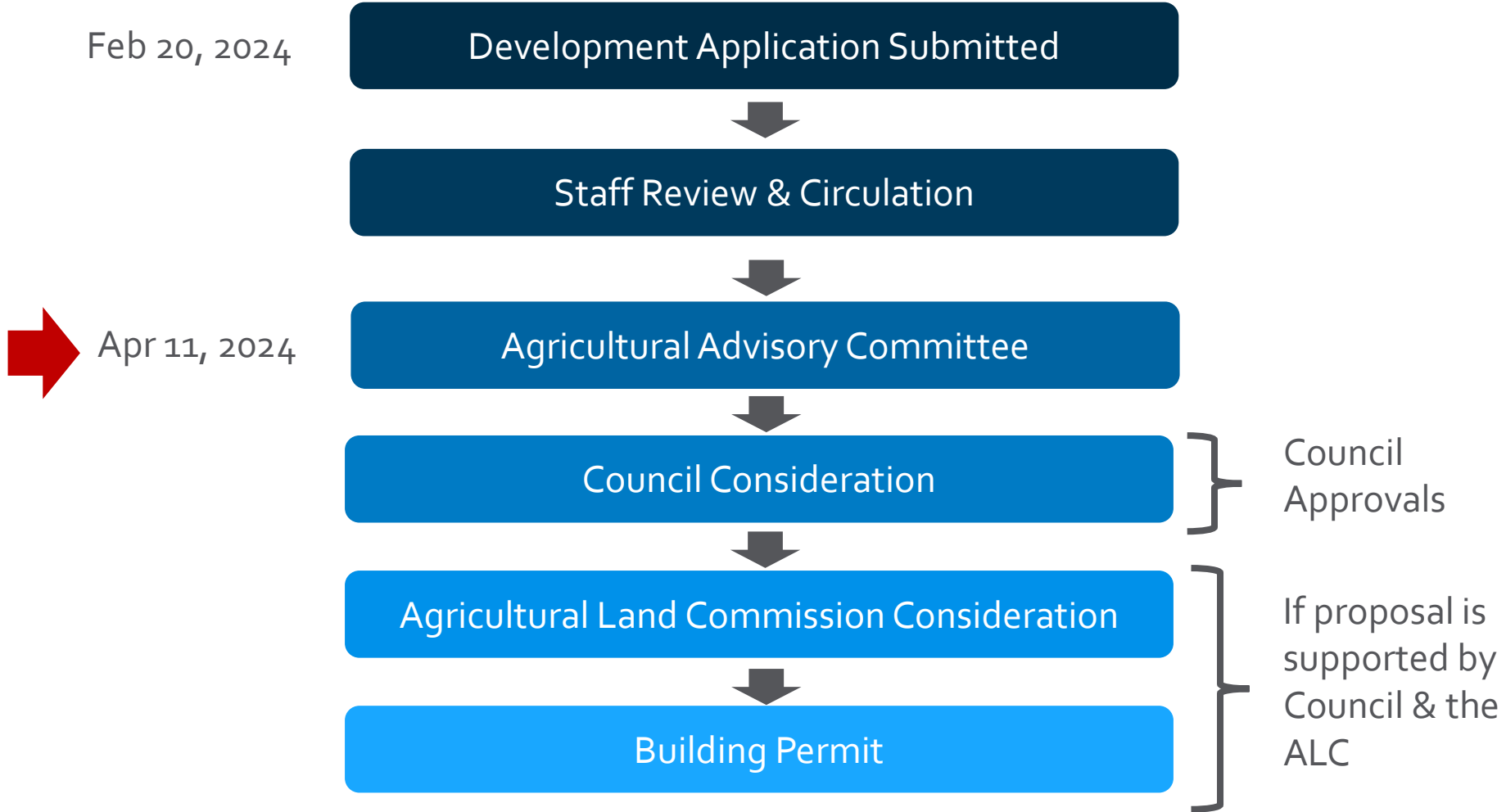
City of  
Kelowna

A24-0005  
1200 Belgo 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 an office building on the subject property.

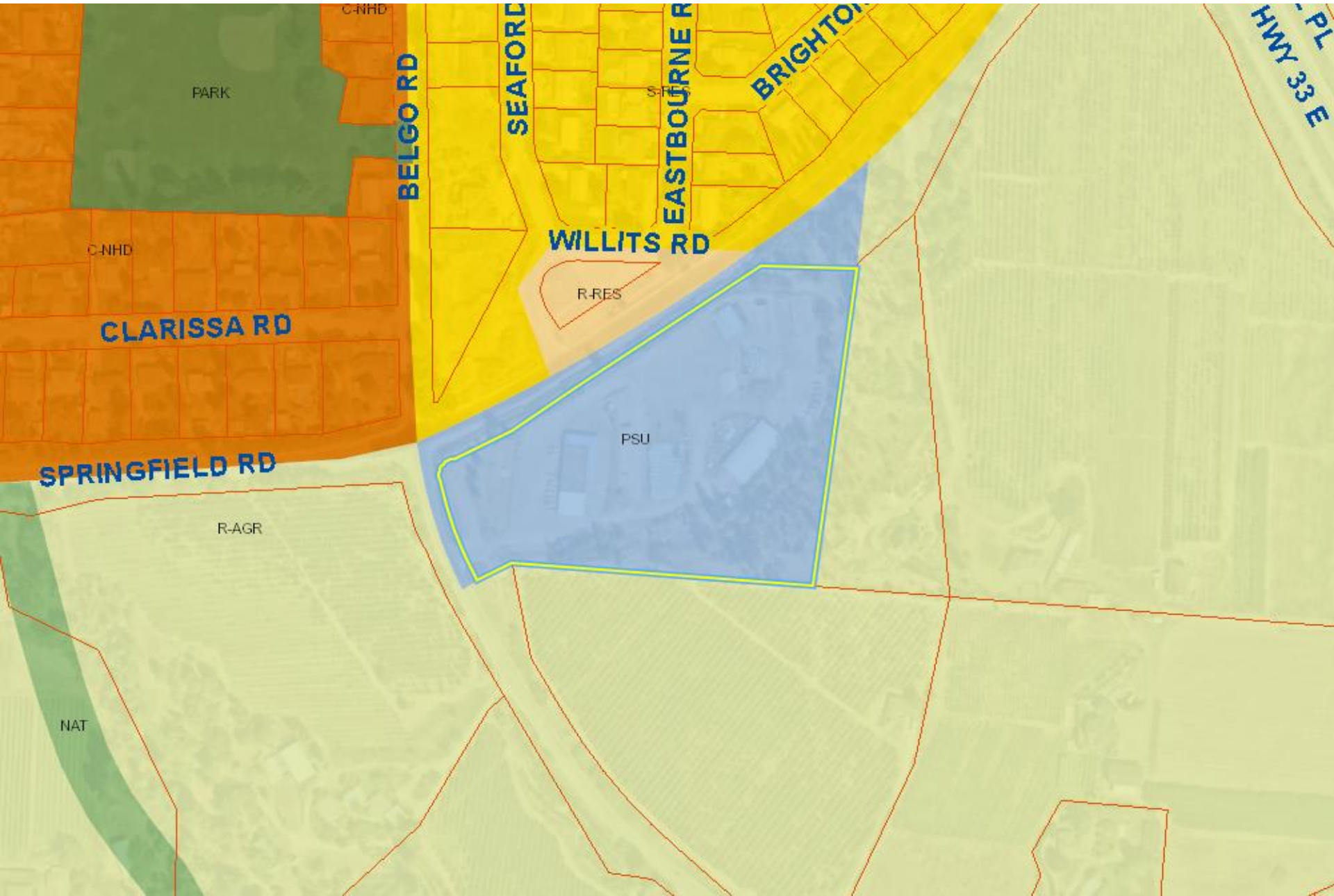
# Development Process



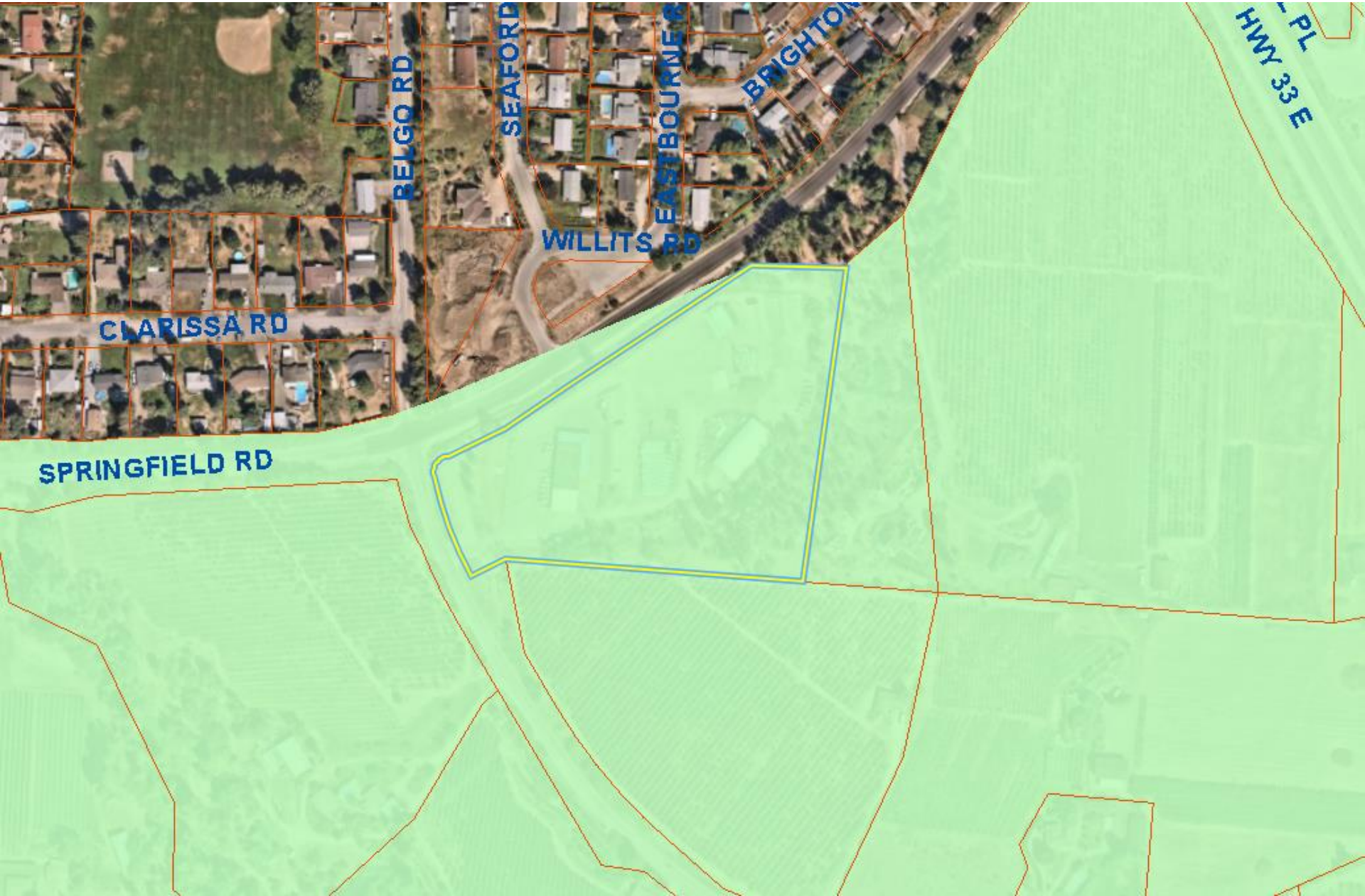
# Context Map



# OCP Future Land Use / Zoning



# Agricultural Land Reserve



# Aerial View

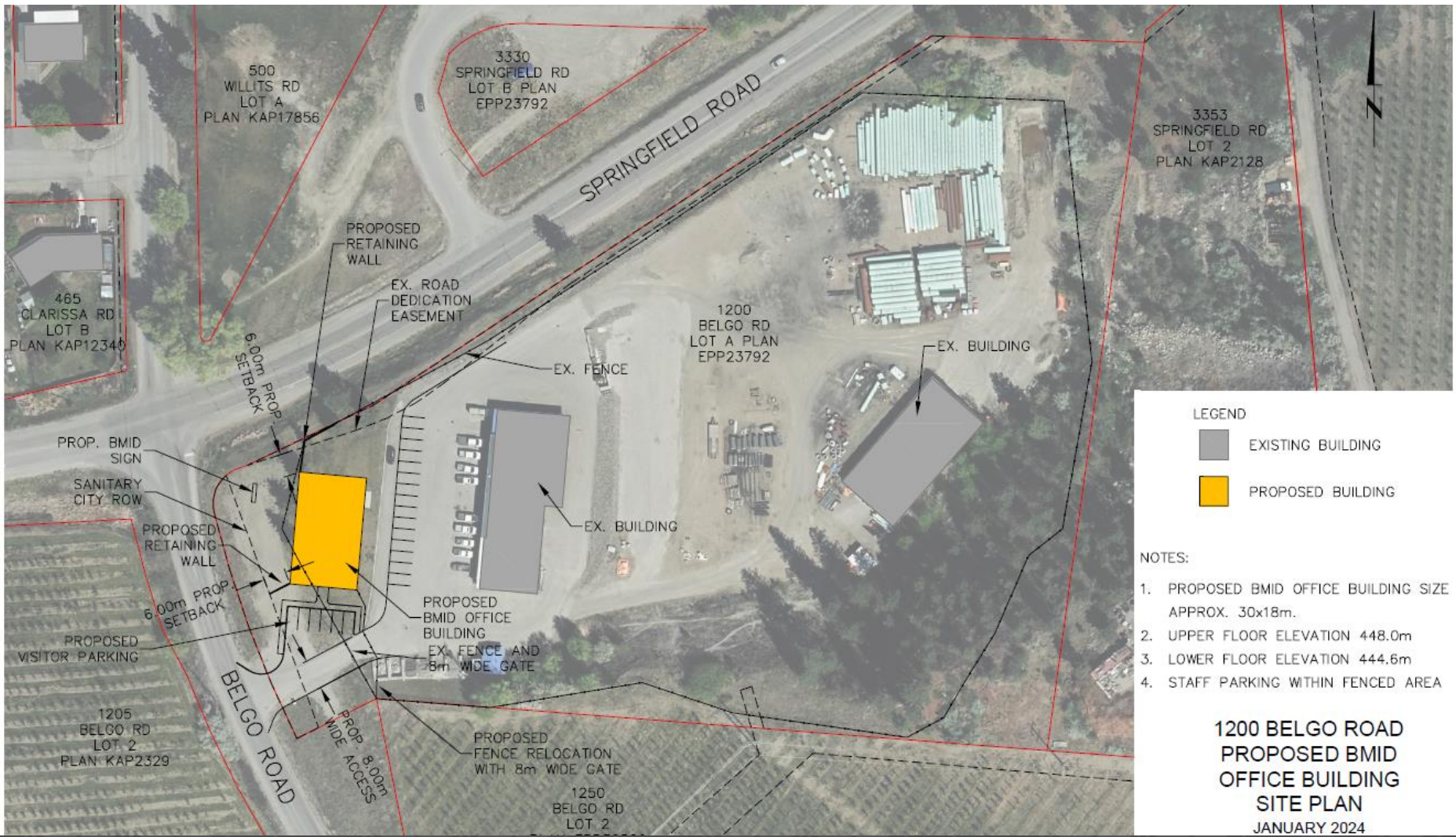


# Project Details

- ▶ The applicant is seeking approvals to construct a new office building for BMID operations.
  - ▶ The proposed dwelling would be 540 m<sup>2</sup> in size.
  - ▶ It would be the new location for all departments.
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.
- ▶ The proposal meets all development regulations, and no variances are anticipated.



# Site Plan



**LEGEND**

- EXISTING BUILDING
- PROPOSED BUILDING

**NOTES:**

1. PROPOSED BMD OFFICE BUILDING SIZE APPROX. 30x18m.
2. UPPER FLOOR ELEVATION 448.0m
3. LOWER FLOOR ELEVATION 444.6m
4. STAFF PARKING WITHIN FENCED AREA

**1200 BELGO ROAD  
PROPOSED BMD  
OFFICE BUILDING  
SITE PLAN  
JANUARY 2024**

# 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*