



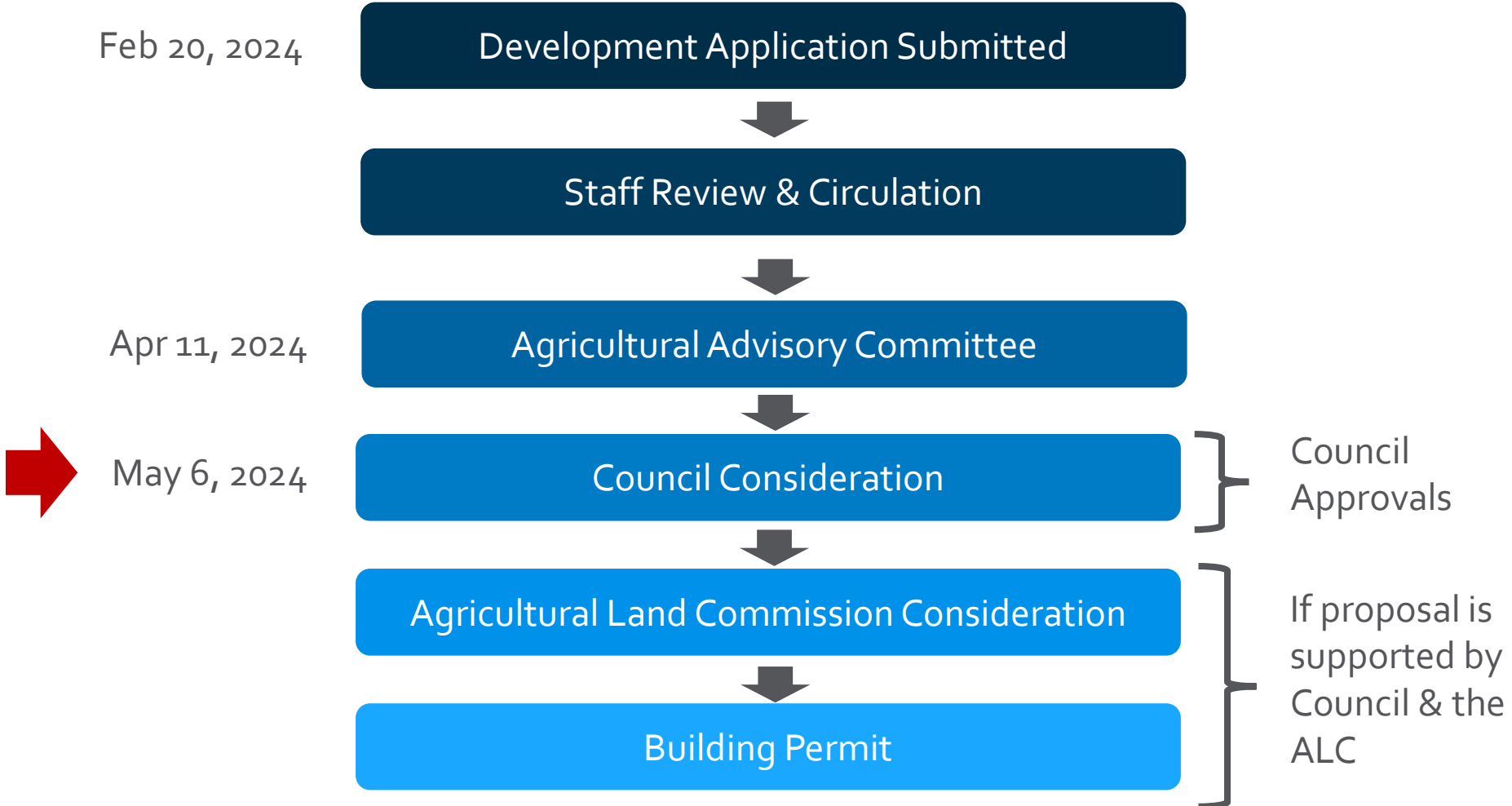
City of  
Kelowna

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.

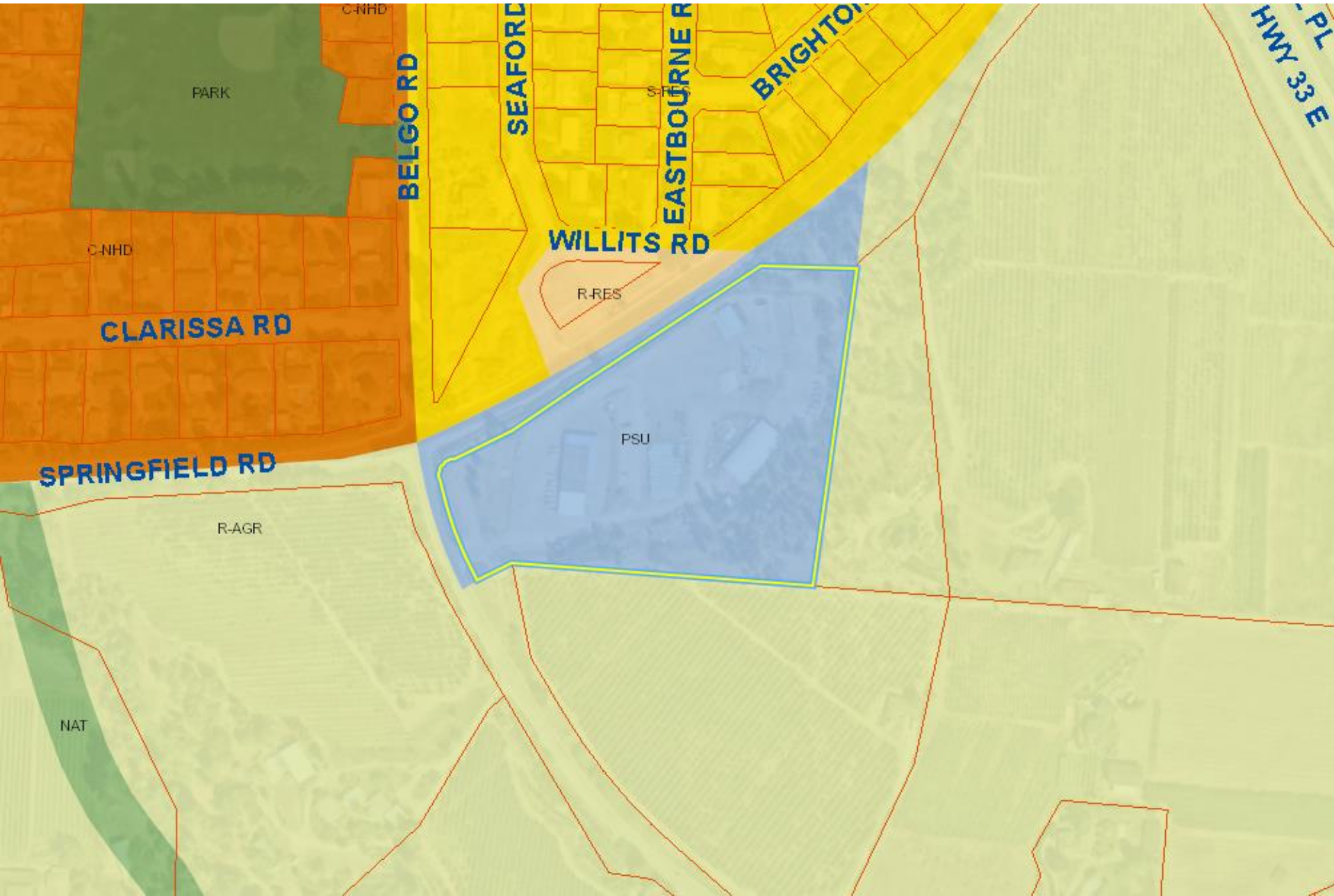
# Development Process



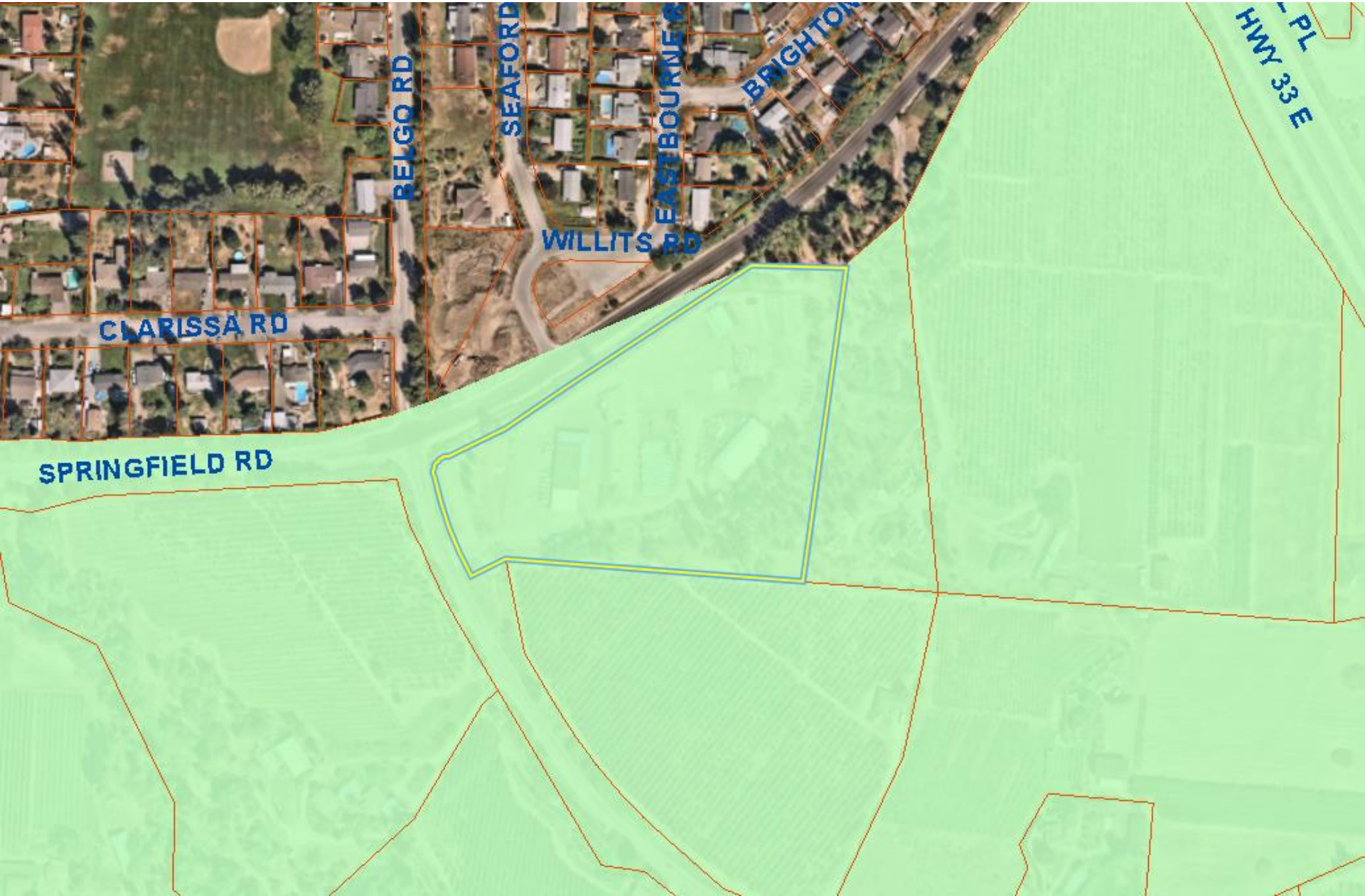
# Context Map



# OCP Future Land Use / Zoning



# Agricultural Land Reserve



# Aerial View

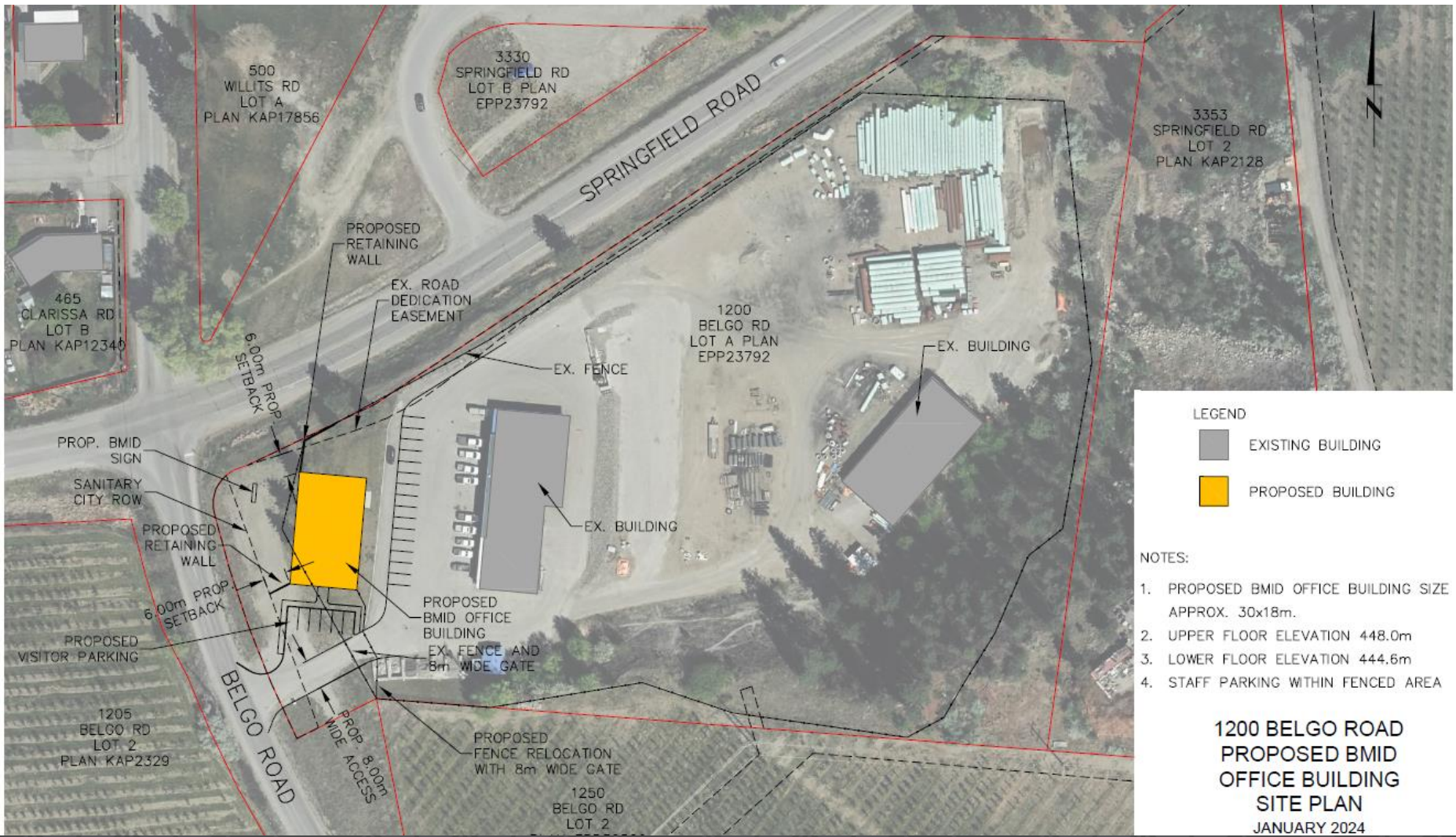


# Project Details

- ▶ 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 BMID 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 BMID  
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.

# Development Policy: OCP Policies

Policy / Guidelines	Meets
Consistent with the Zoning Bylaw and 2040 OCP	☑
Provides significant benefits to agriculture	☑
Do not require extension of municipal services	☑
Will not utilize productive agricultural lands	☑
Will not preclude future land use of lands for agriculture	☑
Will not harm adjacent farm operations	☑

# AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on April 11<sup>th</sup>, 2024;
  - ▶ AAC Recommended that Council support the application.

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Farm Use Application.
  - ▶ Meets intent of Zoning Bylaw and OCP;
  - ▶ Does not utilize productive agricultural lands or harm adjacent farm operations;
  - ▶ BMID supplies irrigation to agricultural land
- ▶ Recommend the application be forwarded to ALC for consideration.



*Conclusion of Staff Remarks*