



City of
Kelowna

A24-0009

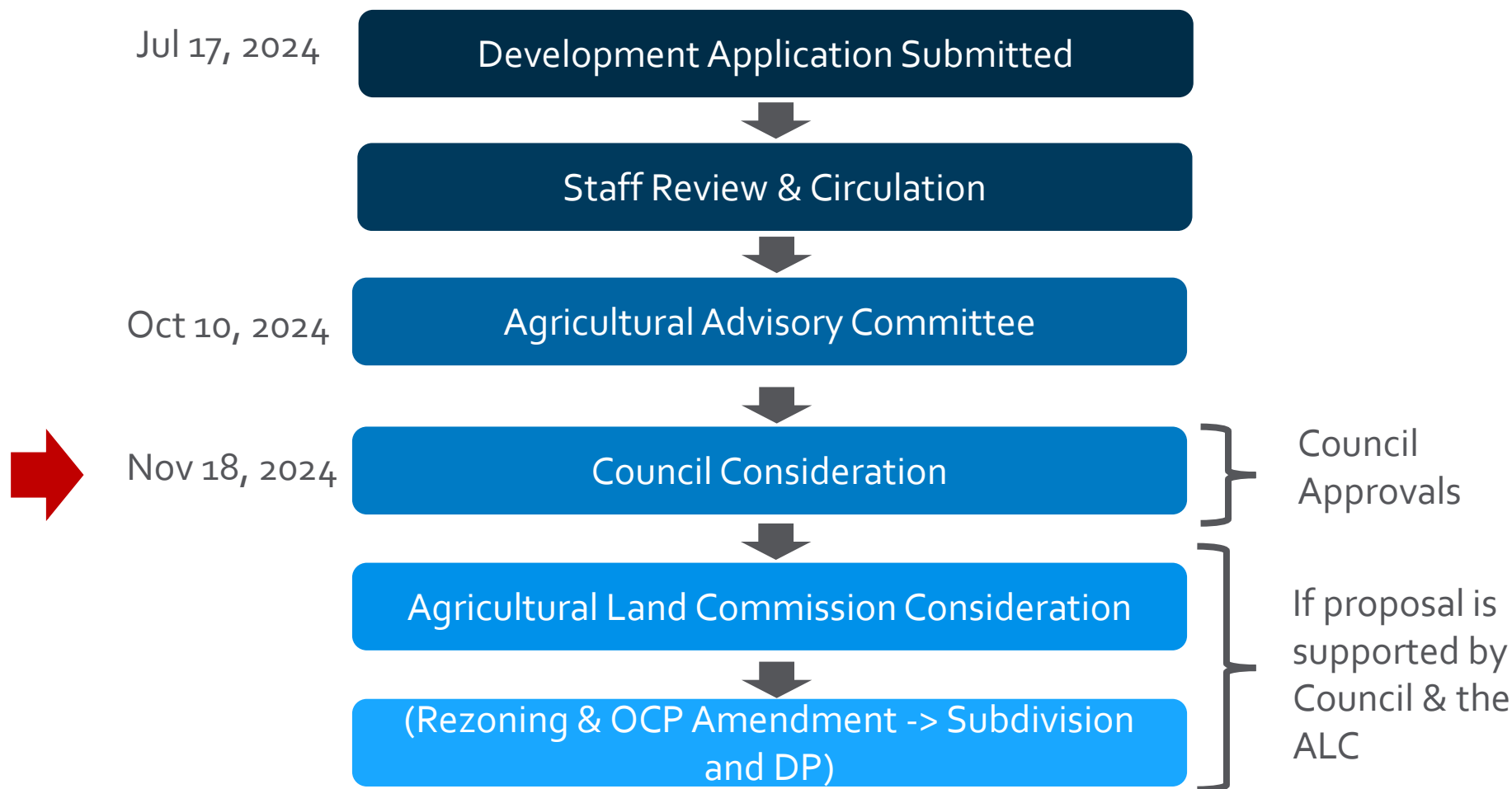
426 Fitzpatrick Rd

ALR Application for a Subdivision

Proposal

- ▶ To review a Staff recommendation NOT to support a subdivision application to the Agricultural Land Commission.

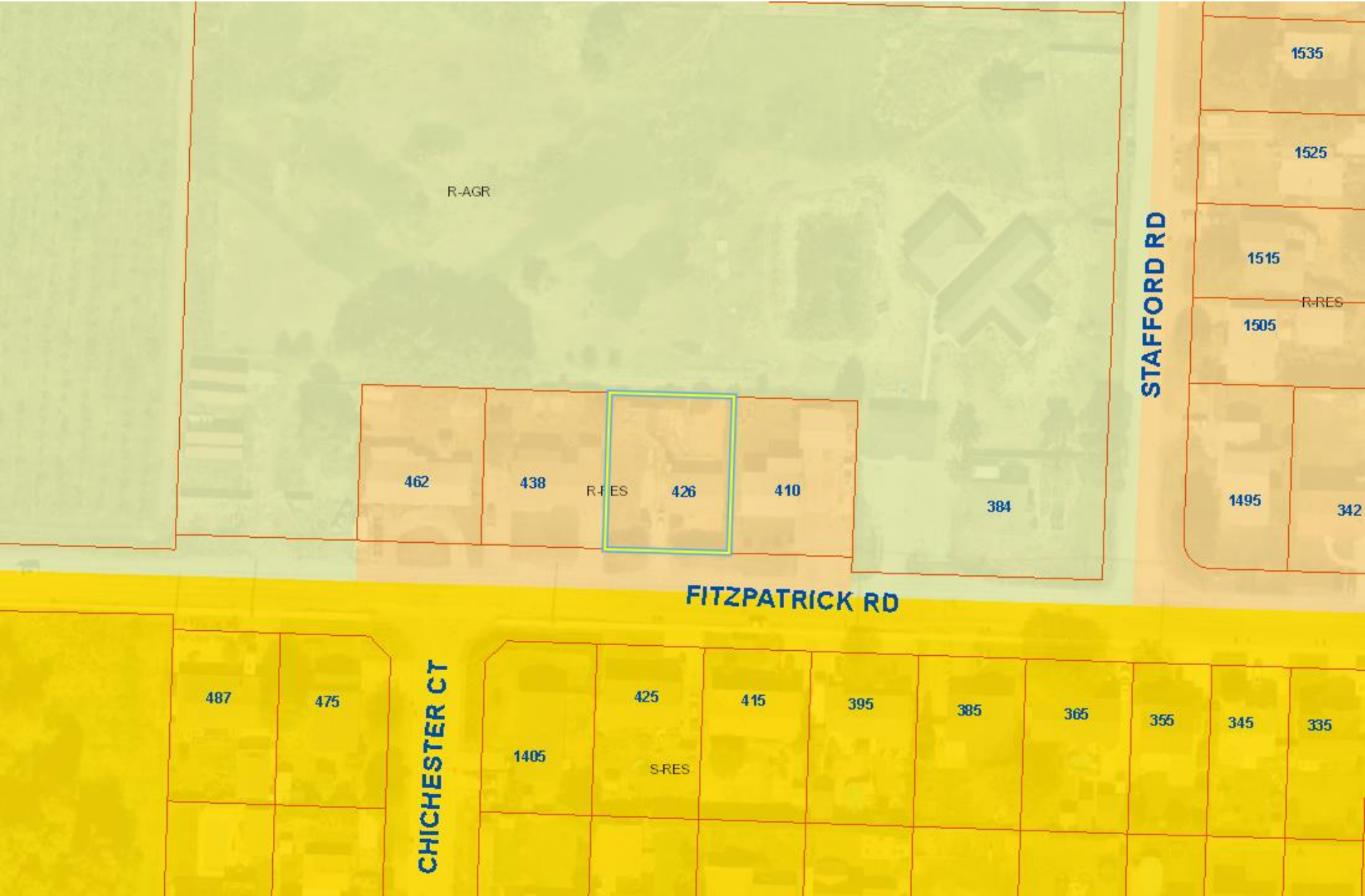
Development Process



Context Map



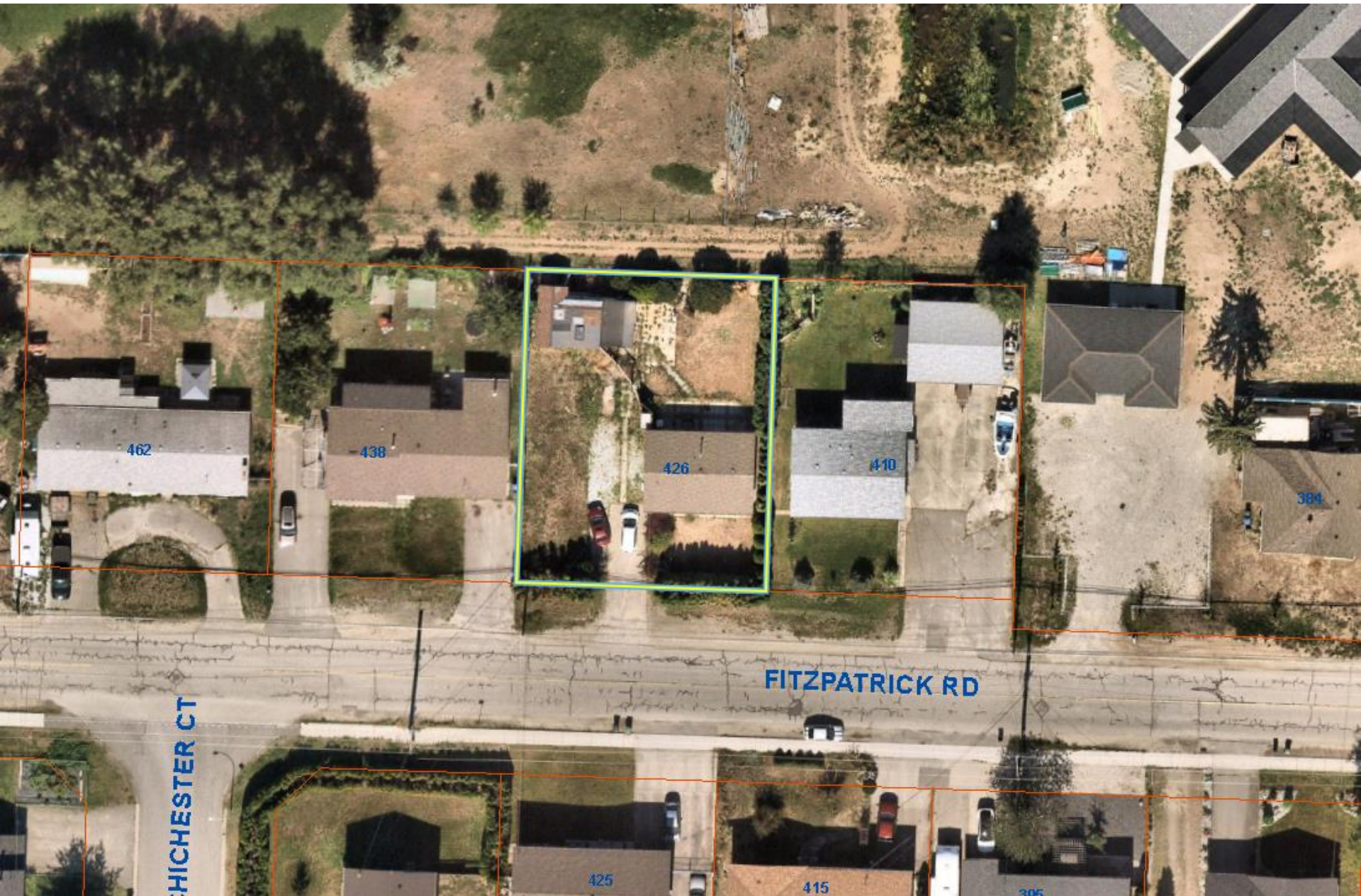
OCP Future Land Use / Zoning



Agricultural Land Reserve



Aerial View



Project Details

- ▶ The applicant is seeking approvals to allow for a two-lot subdivision;
 - ▶ The existing dwelling would have to be removed.
- ▶ If approved, the applicant would be required the additional applications:
 - ▶ A Rezoning Application from A1 – Agriculture to RU2 – Medium Lot Housing
 - ▶ An OCP Amendment from R-RES – Rural Residential to S-RES – Suburban Residential
 - ▶ A Farm Development Permit to establish the required landscape buffer at the rear of the property
 - ▶ A Subdivision – PLR Application to allow for the subdivision

Site Plan



OCP Objectives & Policies

- ▶ **Policy 8.4.1. Intensification of Rural Lands.**
 - ▶ Do not support urban uses on lands outside of the Permanent Growth Boundary except for a permitted by the 2040 OCP Future Land Use Designations in place as of initial adoption of the 2040 OCP Bylaw.
- ▶ **Policy 8.4.2. Discourage Subdivision.**
 - ▶ Discourage further subdivision of properties outside of the Permanent Growth Boundary (PGB).
- ▶ **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.

AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on October 10th, 2024;
 - ▶ AAC Recommended that Council not support the application.

Staff Recommendation

- ▶ Staff do **not** recommend support of the proposed Subdivision Application.
 - ▶ Does not meet the intent of the OCP and Agricultural Plan as the subject property is:
 - ▶ Outside of the PGB;
 - ▶ Has the Future Land Use Designation of Rural Residential;
 - ▶ Is within and abuts the ALR.
 - ▶ Additional Application Required to come back to Council.
- ▶ Recommend the Bylaw **not** be forwarded to ALC for consideration.



Conclusion of Staff Remarks