



City of
Kelowna

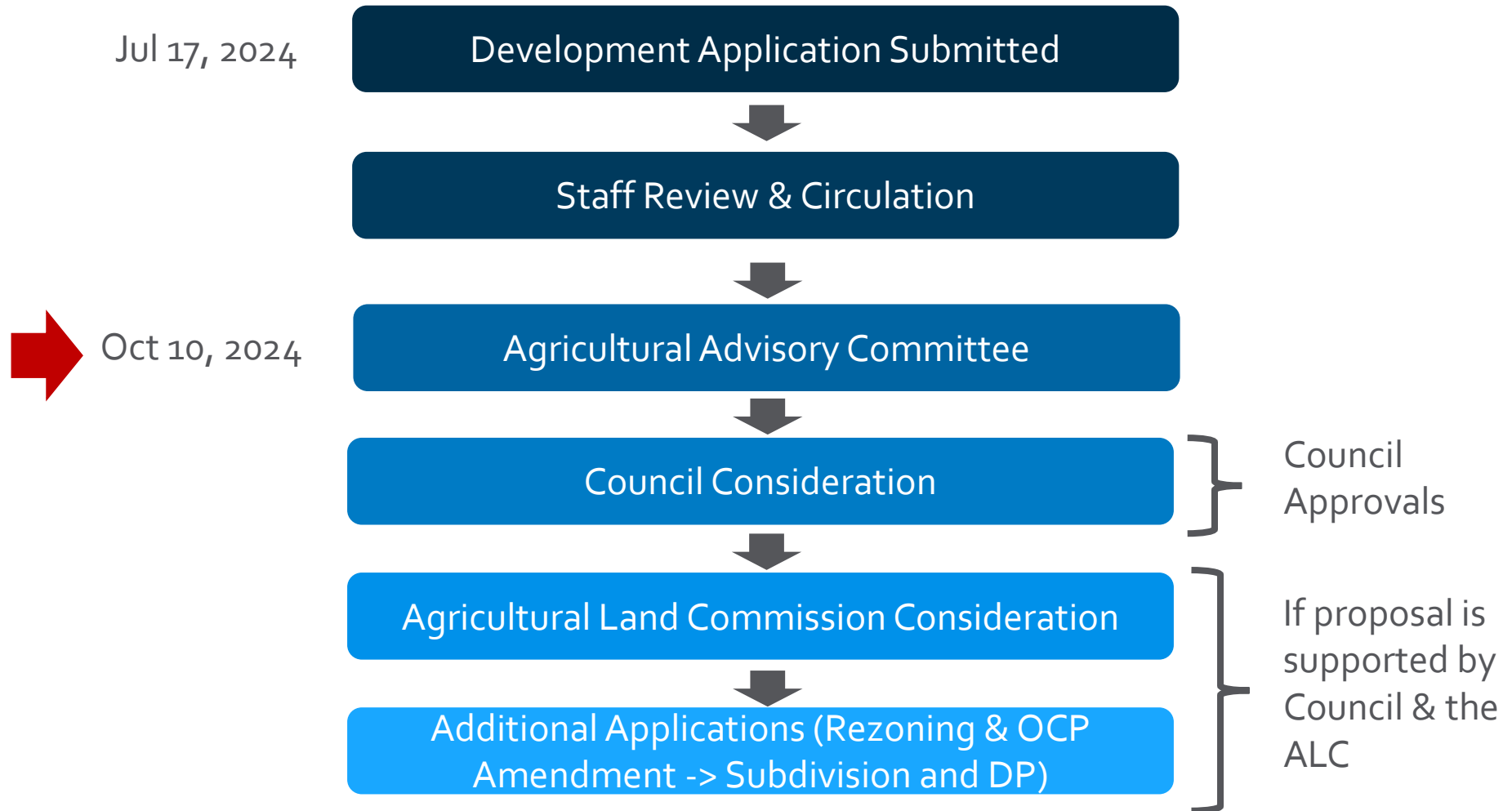
A24-0009 426 Fitzpatrick Rd

ALR Application for a Subdivision

Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) for a two-lot subdivision.

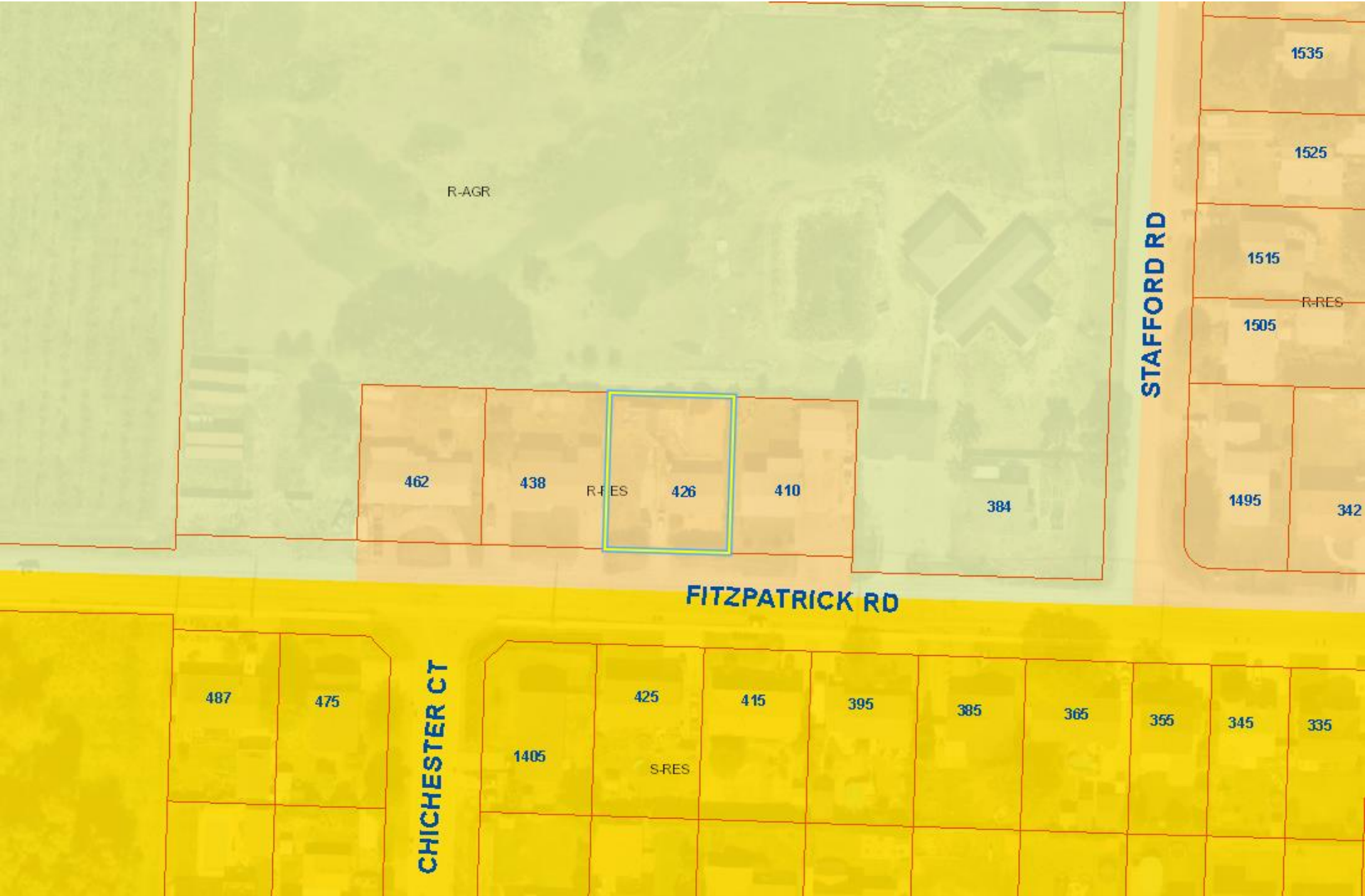
Development Process



Context Map



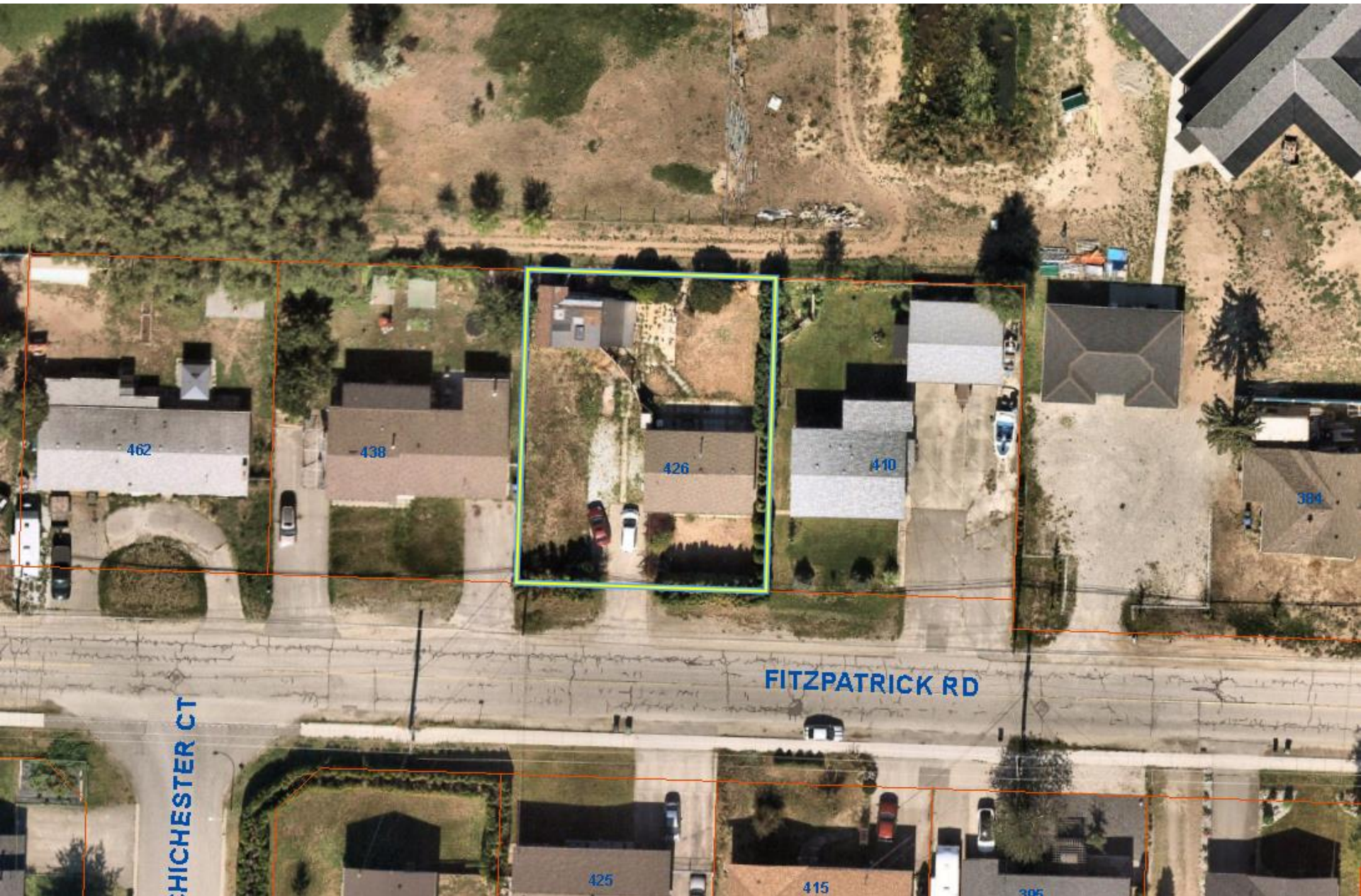
OCP Future Land Use / Zoning



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, additional applications would be required:
 - ▶ 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

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

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Following the meeting the application will be forwarded to Council.



Conclusion of Staff Remarks