

COMMITTEE REPORT



Date: February 13, 2025
To: Agricultural Advisory Committee
From: Development Planning
Address: 4150 Old Vernon Rd
File No.: A25-0001
Zone: A2 – Agriculture / Rural Residential

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for an exclusion of the subject property from the Agricultural Land Reserve (ALR) for aeronautical-related airside development at Kelowna International Airport.

2.0 Development Planning

The proposed Agricultural Land Reserve (ALR) exclusion is requested, as the subject property was identified in the *YLW Airport Master Plan 2045* as support services for the Aerospace Campus. The subject property has the Future Land Use Designation of Public Utilities, specifically for terminal expansion. The area is also located within the Permanent Growth Boundary (PGB).

Kelowna International Airport (YLW) is intending to increase capacity from 2.0 million passengers in 2023 to 2.8 million passengers in 2035, and this growth is dependent on the ability of YLW to expand its facilities to accommodate and support the increase in passengers and aircraft movements. YLW has indicated that they have exhausted all non-ALR lands for airside development, so this exclusion is necessary for the continued growth of the Airport. YLW believes the potential economic benefits that the expansion of YLW would bring to the agricultural community far exceed the loss of 0.49 ha of unused agricultural land.

The required neighbourhood notification was completed on December 13th, 2024, which included hand delivering notices to surrounding properties and installing a notification sign on the subject property. If the application is successful, the parcel will be consolidated with the surrounding lands that were excluded from the ALR (A16-0009 / ALC ID: 55243) on August 16, 2016.

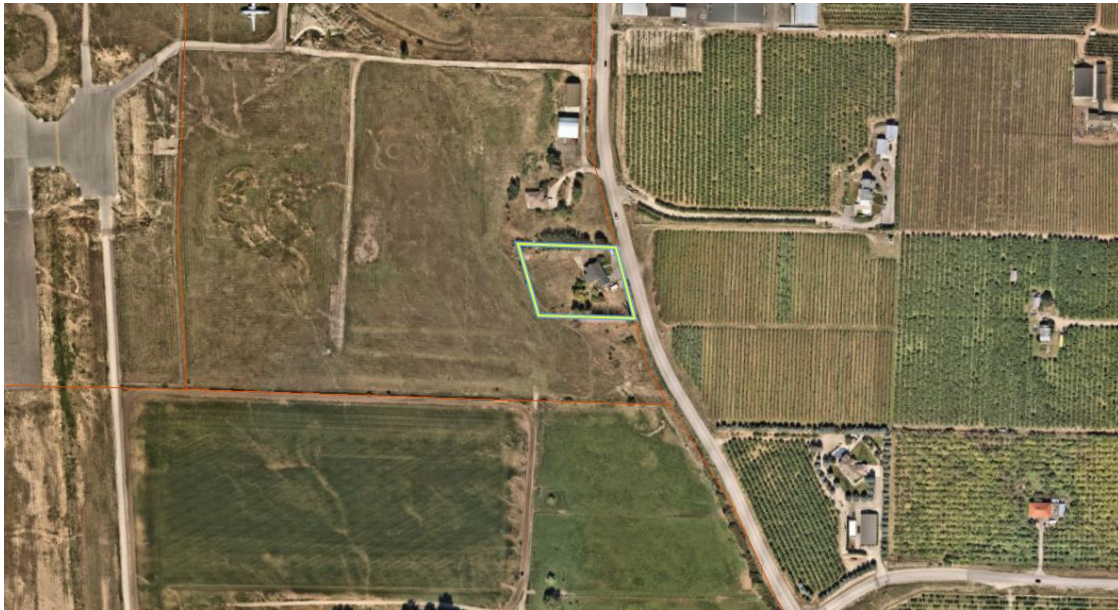
3.0 Subject Property & Background

3.1 Site Context

The subject property is located on Old Vernon Rd near the Ellison Dog Park and High Noon Park, located just east of Kelowna International Airport. The surrounding area is primarily agriculture and airport lands.

Orientation	Zoning	ALR	Land Use
North	Single-Detached Dwelling / Airport Lands	No	Public Services / Utilities
South	Airport Lands	No	Public Services / Utilities
East	RDCO	Yes	RDCO
West	Airport Lands	No	Public Services / Utilities

Subject Property Map



ALR Map



Future Land Use Map



3.2 Background

The subject property was previously in the Regional District of Central Okanagan (RDCO) but was purchased by the City of Kelowna and included in a boundary adjustment in 2021. The boundary redefinition was requested so this land could develop to provide support services for the Aerospace Campus, as identified in the *YLW Airport Master Plan 2045*.

4.0 **Current Development Policies**

4.1 Kelowna Official Community Plan (OCP)

Objective 6.3. Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.	
Policy 6.3.5. ALR Lands at YLW	Support the exclusion of ALR lands at YLW, as identified in the <i>YLW Airport Master Plan 2045</i> , in time to allow for airport expansion and development. <i>The subject property has been identified in the YLW Airport Master Plan as an area designated for future airport expansion.</i>

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager, North
Approved for Inclusion: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A – ALC Application File No: 101938
 Attachment B – Site Plan