



City of
Kelowna

A25-0001

4150 Old Vernon Rd

ALR Application for an ALR Exclusion

Proposal

- ▶ To support 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.

Development Process



Jan 9, 2025

Development Application Submitted



Staff Review & Circulation



Feb 13, 2025

Agricultural Advisory Committee



Apr 8, 2025

Council Consideration



Council Approvals



Agricultural Land Commission Consideration



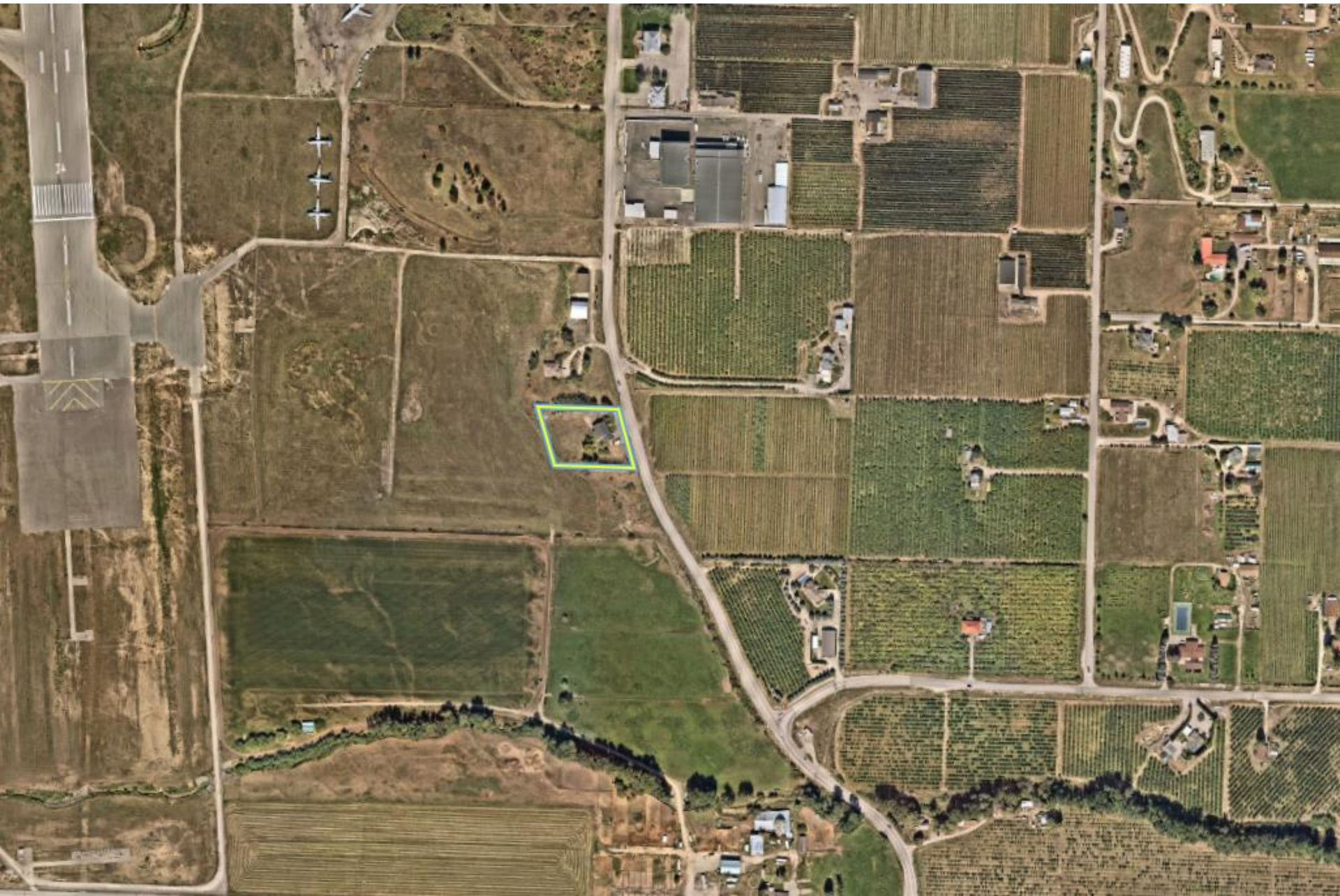
If proposal is supported by Council & the ALC



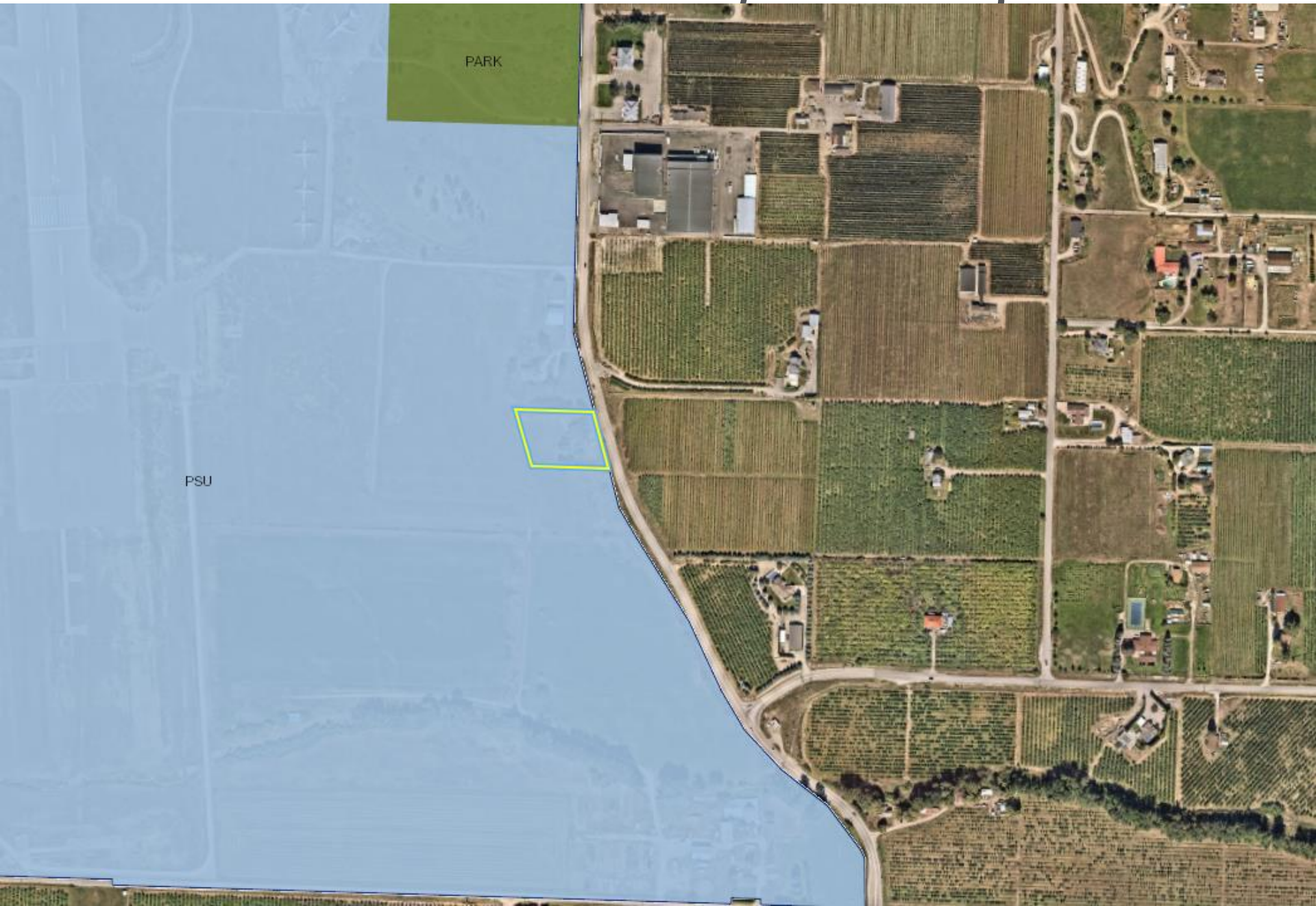
Building Permit



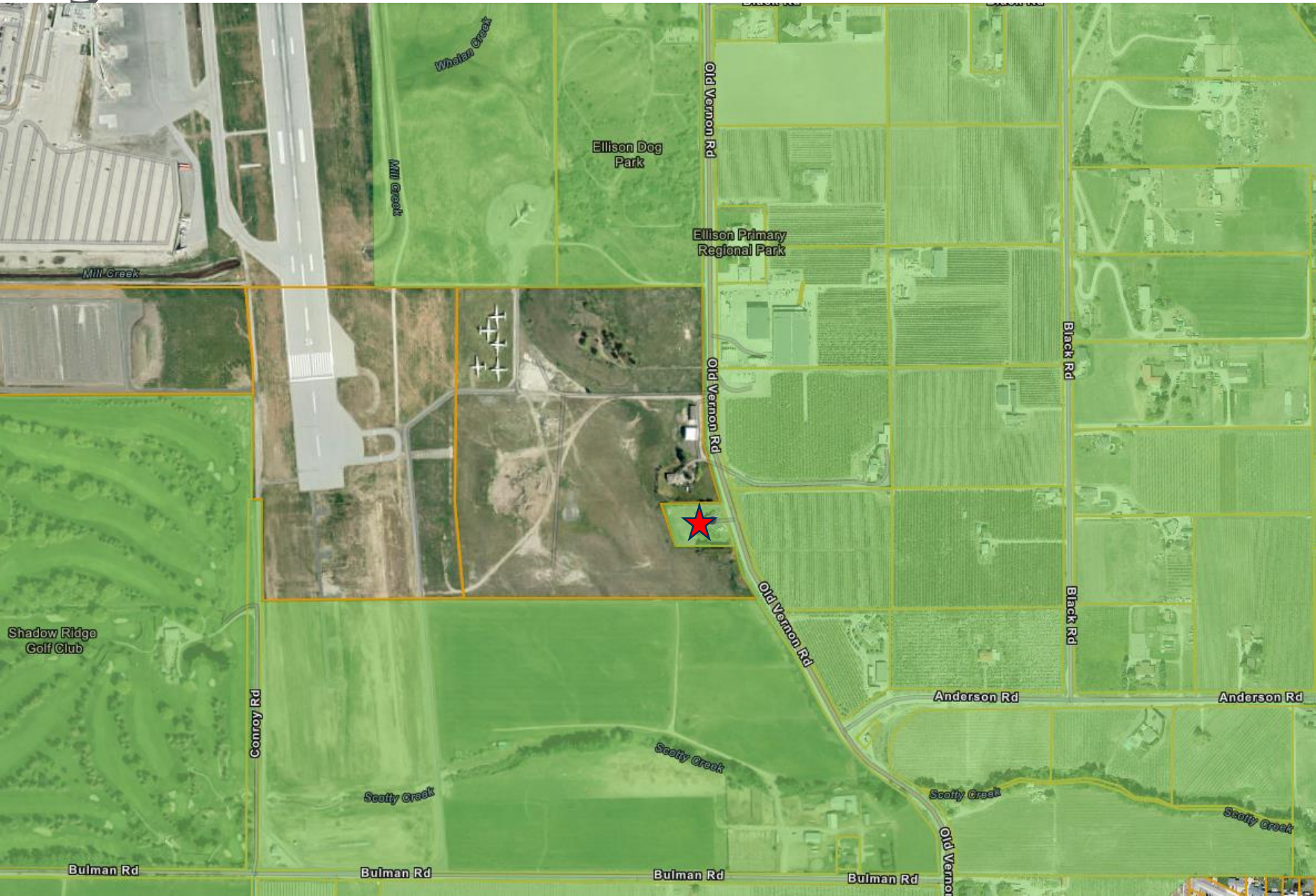
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



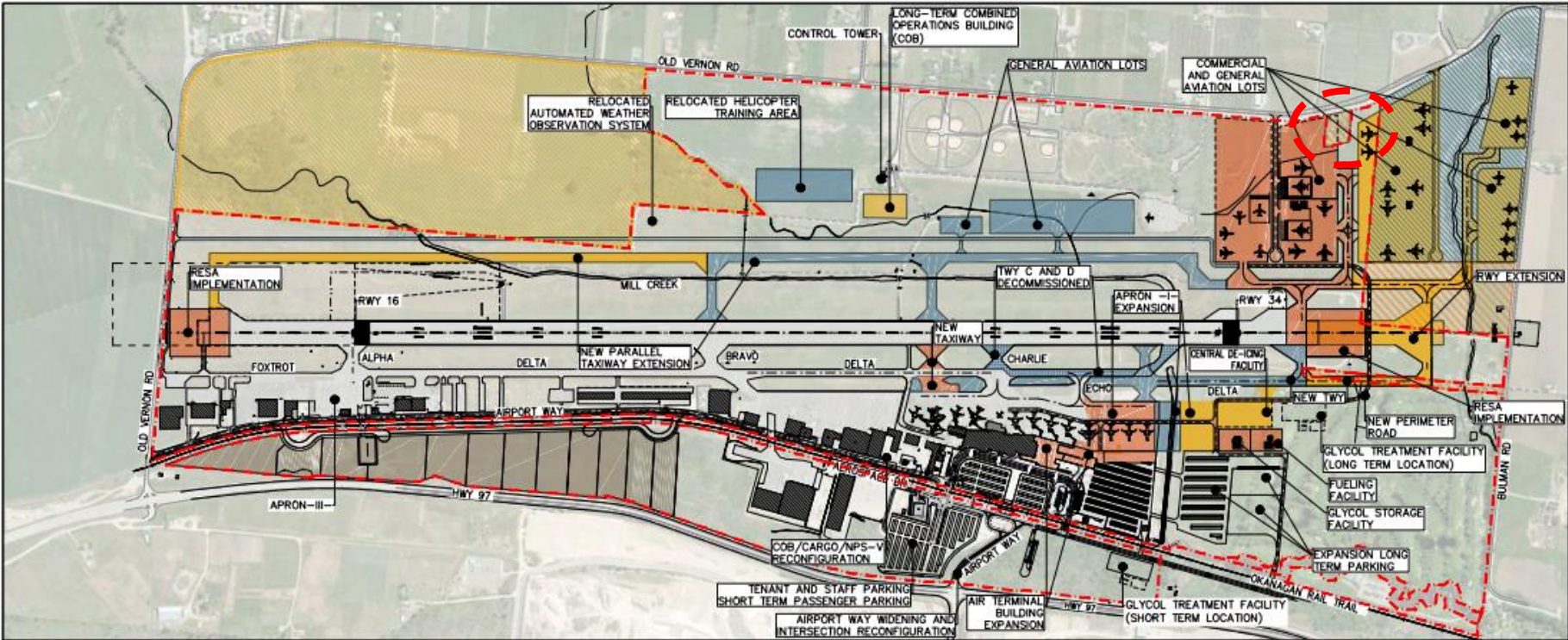
Aerial View



Project Details

- ▶ The City is proposing to exclude to the subject property from the ALR for future expansion to Airport Operations.
 - ▶ The subject property was identified in the *YLW Airport Master Plan 2045*;
 - ▶ The Future Land Use is Public Services/Utilities;
 - ▶ The surrounding area was excluded from the ALR in 2016.

YLW 2045 Airport Master Plan



LEGEND

| | | | | | |
|--|-------------------------------|--|----------------------------|--|----------------------------|
| | SHORT TERM 2016-2025 | | MEDIUM TERM 2026-2035 | | LONG TERM 2036-2045 |
| | LAND ACQUISITION 2016-2025 | | LAND ACQUISITION 2026-2035 | | LAND ACQUISITION 2036-2045 |
| | FUTURE GROUND SIDE COMMERCIAL | | DECOMMISSIONING 2026-2035 | | |
| | AIRPORT BOUNDARY | | | | |

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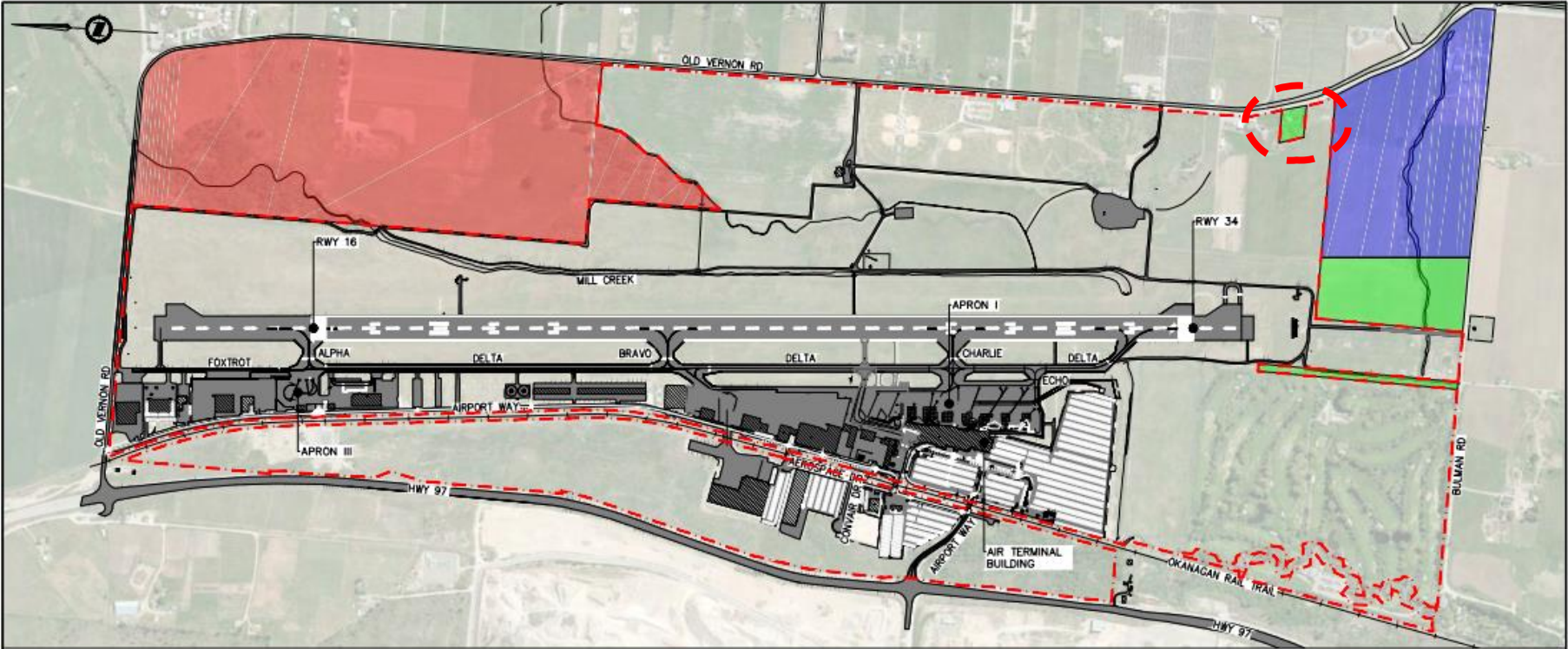
SNC-LAVALIN
 Airports & Aviation Group
 500-745 Thurlow Street, Vancouver British Columbia, Canada. V6E 1V8
 Tel: 604-662-3555

CLIENT

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| PROJECT YLW MASTER PLAN | | | | |
| TITLE MASTER PLAN RECOMMENDATION SUMMARY | | | | |
| PROJECT No | SUBDIVISION | SUBJECT | SERIAL | REV. |
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YLW 2045 Airport Master Plan



LEGEND

- BUILDING STRUCTURE
- AIRPORT BOUNDARY
- SHORT TERM
- MEDIUM TERM
- LONG TERM

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CLIENT **YLW**
 Kelowna International Airport

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| PROJECT | | | | | |
| YLW MASTER PLAN | | | | | |
| TITLE | | | | | |
| FIGURE 74 FUTURE LAND REQUIREMENTS | | | | | |
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AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on February 13th, 2025;
 - ▶ AAC Recommended that Council support the application.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed ALR exclusion application;
 - ▶ Land is necessary for the airport's continued growth;
 - ▶ Future Land Use Designation of PSU – Public Services / Utilities;
 - ▶ Does not utilize productive agricultural lands;
- ▶ Recommend the application be forwarded to ALC for consideration.



Conclusion of Staff Remarks