

SCHEDULE A - Policies



Subject: 1085 Lexington Drive

Agriculture Plan (2017)

Appendix D Table 1 – Recommended Official Community Plan Updates^[1]

Action 1.1c Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.

City of Kelowna Strategic Plan

Objective¹: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective²: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

Kelowna Official Community Plan (OCP)

Chapter 04 - Land Use Designation Definitions

Resource Protection Area (REP)³

Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Major Park/Open Space (public) (PARK)⁴

City, District, Community, Neighbourhood and Linear parks. Not all parks required over the next 20 years are indicated on the map, as Neighbourhood parks will be provided at City standards as integral components of new and redevelopment initiatives. A major Recreation Park will be provided in the Glenmore Valley area. Open space indicated at the south end of Ellison Lake is intended as wildlife habitat preservation subject to approval of the appropriate provincial ministry or agency.

^[1] City of Kelowna, 2017. Agriculture Plan - Appendix D Table 1 – Recommended Official Community Plan Updates P. 44

¹ City of Kelowna Strategic Plan. 2004. P. 7.

² City of Kelowna Strategic Plan. 2004. P. 29.

³ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁴ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

Private Recreation (REC)⁵

Large-scale recreation uses such as golf courses, driving ranges, and rifle ranges, operating as commercial ventures or clubs.

Permanent Growth boundary⁶

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 05 – Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary⁷. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council’s specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture⁸.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .2 ALR Exclusions. The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;

⁵ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

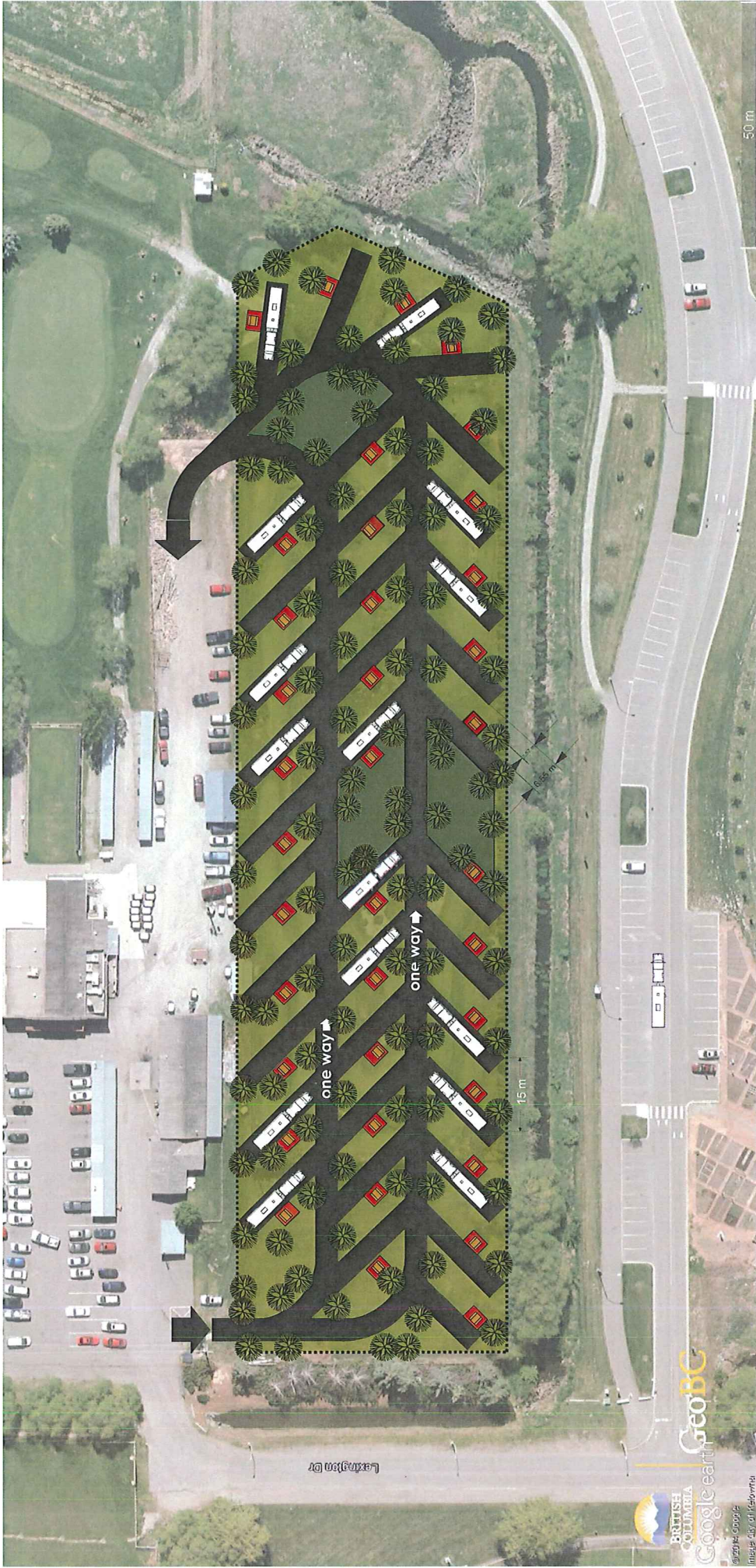
⁶ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

⁷ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

⁸ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5:35.

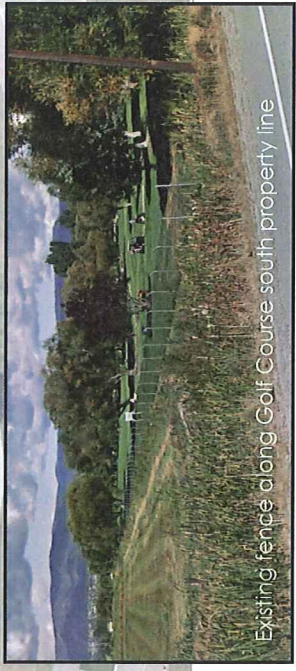
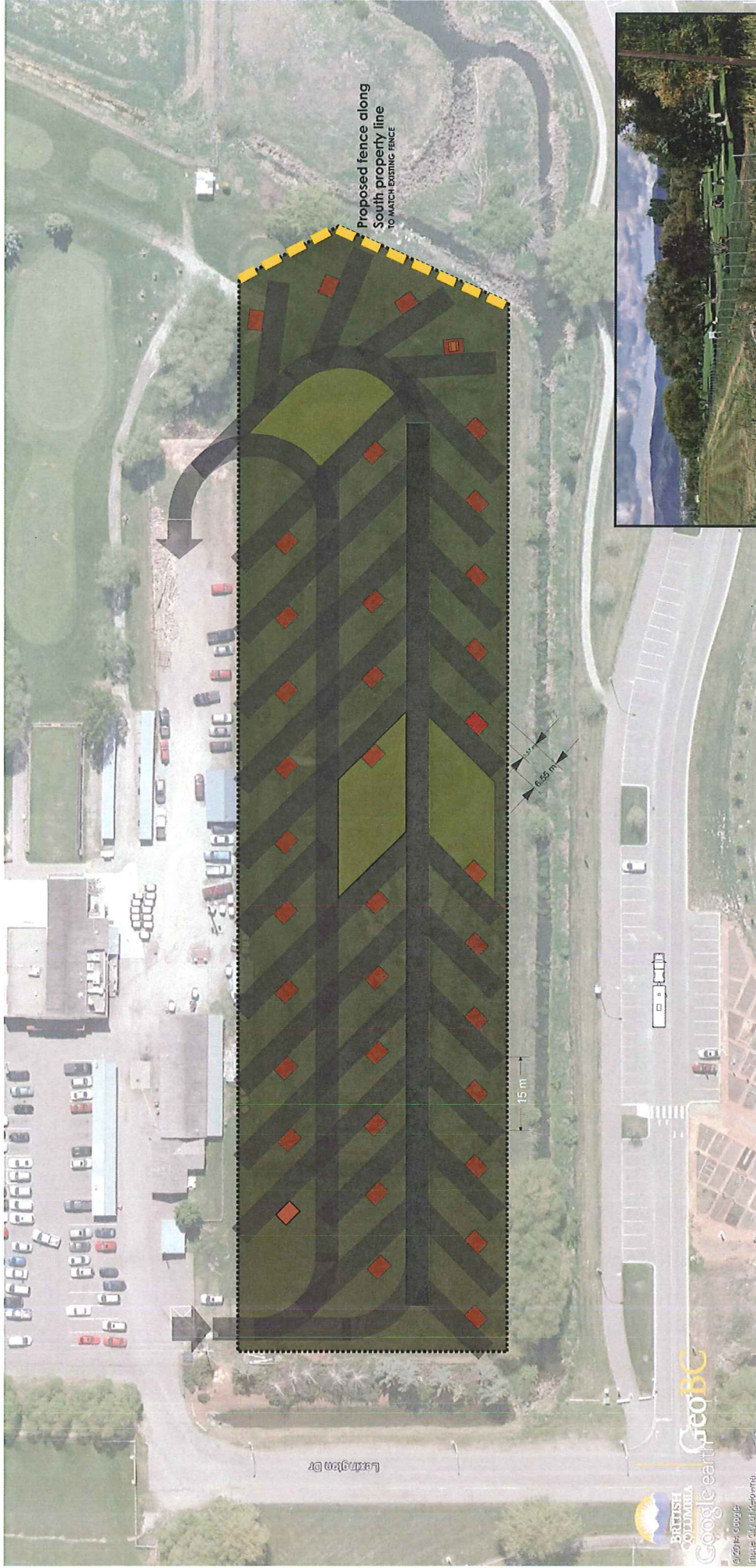
(b) to encourage farming on agricultural land in collaboration with other communities of interest;

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.



CONCEPT PLAN 30 - 40 SITES

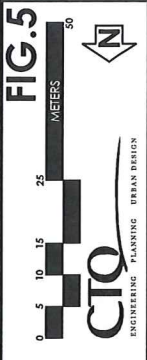
NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE



Existing fence along Golf Course south property line

FENCING

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE





GOLF COURSE FACILITIES/OPERATIONS AREA

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.6





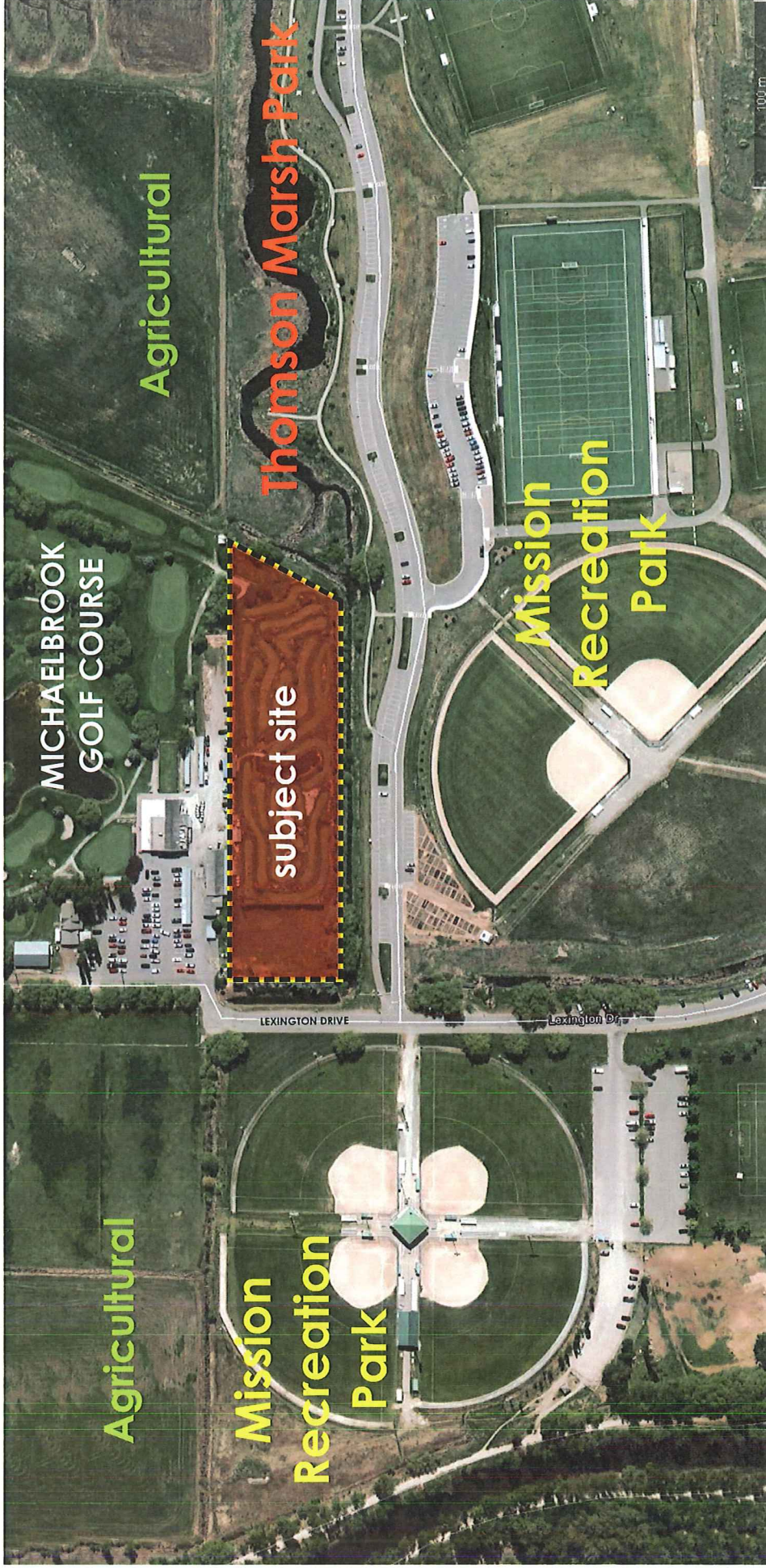
EXISTING CONDITIONS

Oct 29, 2014

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.7





SURROUNDING USES

NON FARM USE - PROPOSED RV PARK ON MICHAELBROOK GOLF COURSE

FIG.10

