
CITY OF KELOWNA

MEMORANDUM

Date: May 9, 2002
File No.: File No. TA02-0002
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the minimum lot size requirements for A1 – Agriculture 1 zoned lands not located within the Agricultural Land Reserve from 2.0 ha to 4.0 ha

Report Prepared By: Shelley Gambacort

1.0 RECOMMENDATION

THAT Zoning Bylaw Text Amendment No. TA02-0002, to amend the City of Kelowna Zoning Bylaw No. 8000 by replacing Section 11.1.4(b) with the following:

11.1.4 (b) The minimum lot area is 4.0 ha unless located within the the Agricultural Land Reserve, the minimum lot area is 2.0 ha

as outlined in the report of the Planning & Development Services Department dated May 9, 2002 be considered by Council.

AND THAT Zoning Bylaw Text Amendment No. TA02-0002 be forwarded to a Public Hearing for further consideration.

2.0 BACKGROUND

The City of Kelowna Official Community Plan (1994 – 2013), Amendment No. 8600 was adopted by Council on March 5, 2002. As a result of this amendment a Growth Management Policy was established which states as follows:

New Rural Residential Zone. Initiate an amendment to the Zoning Bylaw to create a new Rural Residential Zone, with a minimum parcel size of 4.0 ha (10 acres), which would apply to all properties within the Future Urban Reserve designation and to non-ALR properties within the Rural / Agricultural designation of the OCP that are currently 4.0 ha or more in size;

3.0 PLANNING COMMENTS

Rather than create a new zone to implement the 4.0 ha minimum parcel size requirements for non-ALR properties designated as Future Urban Reserve or Rural/Agriculture, the Planning & Development Services Department recommends amending the minimum parcel size requirements of the current A1-Agriculture 1 zone. This amendment would specify that for all A1 zoned lots not in the Agricultural Land

Reserve the minimum parcel size requirement is 4.0 ha. This new A1 minimum lot size requirement will aid staff in regulating growth management within the areas designated as either Future Urban Reserve or Rural/Agriculture in the Official Community Plan.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/SG/sg