
CITY OF KELOWNA

MEMORANDUM

Date: January 30, 2001
File No.: A00-117

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A00-117 OWNER/APPLICANT : Stan Klassen
AT: 4661 Stewart Raod E

PURPOSE: To obtain permission from the Land Reserve Commission to subdivide a site within the Agricultural Land Reserve and to include a portion of the site into the Agricultural Land Reserve.

EXISTING ZONE: A1 – Agriculture 1

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A00-117; Lot 204, Secs. 28 and 29, Twp. 29, S.D.Y.D., Plan 1247, located on Stewart Road East, Kelowna, B.C., for subdivision within the Agricultural Land Reserve pursuant to Section 20(1) of the Agricultural Land Commission Act be supported by the Municipal Council;

AND THAT Municipal Council forward the subject application to the Agricultural Land Commission.

2.0 SUMMARY

The purpose of the application is to subdivide a site within the Agricultural Land Reserve and to include a portion of the site into the Agricultural Land Reserve. The proposed subdivision of the site will create two lots. Proposed lot A would be 2.02 ha in size and proposed lot B would be 3.5 ha in size. The applicant would like to create a second residential lot and improve the existing cattle operation.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of January 25, 2001, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee does not support, at this time, Application No. A00-117 (Stan Klassen) to subdivide a site located at 4661 Stewart Road East into two lots and to include a portion of the site into the ALR. .

4.0 SITE CONTEXT

The site is located east of Stewart Road East and north of Sallows Road in the Southeast Kelowna Sector of the city. The site is 5.6 Ha in size and rises from 504 m at the north west corner of the site to 520 m at the south property line along Sallows Road.

CLI Land Capability: 5A (*3AP)

The improved Land Capability rating for the subject site is primarily Class 3 with capability subclass of soil moisture deficiency and stoniness.

Soil Classification: GM:34S2

The soil classification for the subject site is primarily Gammil Soil which is rapidly draining eluviated brunisol soil with 10 to 25 cm of sandy loam or loamy sand over very gravelly loamy sand or very gravelly texture. The land characteristics associated with Gammil Soil is very gently to extremely sloping fluvioglacial deposits.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Rural Residential
East - A1 – Agriculture 1; Orchard
South - A1 – Agriculture 1; Crown Land
West - A1 – Agriculture 1; Hobby Farm

The site is located on the map below.



3.0 CURRENT DEVELOPMENT POLICY

3.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan supports the protection of productive agricultural land.

3.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan designation of the subject property is Rural/Agricultural. The OCP states that generally land areas within this designation will not be supported for more intensive development than that allowed under current zoning regulations.

3.3 Rutland Sector Plan (1997)

The Sector Plan designation of the subject property is Rural/Agricultural. The plan identifies two relevant policies for the site; first to encourage and support the continued role of the agricultural community, and second to not support the further parcelization of lands within the ALR.

3.4 City of Kelowna Agriculture Plan (1998)

The City of Kelowna Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve. Land within the defined agricultural area will not generally be supported for subdivision unless it can be demonstrated that there is a benefit to agriculture in doing so.

4.0 PLANNING COMMENTS

The applicant is proposing a two lot subdivision and the inclusion of a portion of the site into the Agricultural Land Reserve. The applicant will create a benefit to agriculture by contributing to the improvement of the existing water line that will allow the irrigated area to be increased from 2 ha to 5.6 ha. The increase in irrigation will improve the viability of the existing beef cattle operation and the land capability of the proposed new lot. Also, the improved water line will increase the fire protection for the area.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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

RGS/JD/jd
Attachments

FACT SHEET

- | | |
|---|--|
| 1. APPLICATION NO.: | A00-117 |
| 2. APPLICATION TYPE: | Subdivision and Inclusion |
| 3. OWNER/APPLICANT: | Stan Klassen |
| - ADDRESS | 4661 Stewart Road East |
| - CITY | Kelowna |
| • POSTAL CODE | V1W 4C1 |
| - TELEPHONE/FAX NO. | (250) 764-2656 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | December 6, 2000 |
| Date Application Complete: | December 7, 2000 |
| Staff Report to AAC: | January 18, 2001 |
| Staff Report to Council: | February 5, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 204, Sections 28 and 29,
Township 29, SDYD, Plan 1247 |
| 7. SITE LOCATION: | East of Stewart Road East and north
of Sallows Road |
| 8. CIVIC ADDRESS: | 4661 Stewart Road East |
| 9. AREA OF SUBJECT PROPERTY: | 5.6 ha |
| 10. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain permission from the Land
Reserve Commission to subdivide a
site within the Agricultural Land
Reserve and to include a portion of
the site into the Agricultural Land
Reserve. |
| 12. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | Not Applicable |

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision and Location of area for Inclusion Map
Letter from Applicant – November 16, 2000
Letter from Applicant – January 30, 2001