
CITY OF KELOWNA

MEMORANDUM

Date: January 30, 2001
File No.: A00-116

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A00-116

OWNER: Board of School Trustees
School District #23 (Central Okanagan)

APPLICANT: Judy Shoemaker, Supervisor of Planning

AT: 805-815, 895 Craig Road, 621 Hartman Road, and
650 Webster Road

PURPOSE: To obtain permission from the Land Reserve Commission to
exclude four properties south of Hartman Road and east of Craig
Road from the Agricultural Land Reserve.

EXISTING ZONES: RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 –
Two Family Dwelling, and 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. A00-116; Lot 1, Plan 5136 except Plan 21455; Lot A, Plan 21455; Lot 1 and Lot 2, Plan 14324; all of Sec. 26, Twp. 26, O.D.Y.D., located on 805-815, 895 Craig Road, 621 Hartman Road, and 650 Webster Road, Kelowna, B.C., for exclusion from the Agricultural Land Reserve pursuant to Section 15(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 obtain permission from the Land Reserve Commission to exclude four properties south of Hartman Road and east of Craig Road from the Agricultural Land Reserve. The applicant is proposing to construct an Elementary School to service the immediate demographic area and to replace the aging existing Rutland Elementary School. The School District has completed a facility study indicating that due to the condition of the

existing Rutland Elementary School, the difficulty in amalgamating three separate buildings, and the seismic and heritage requirements associated with the old brick building, it would be more cost effective to replace the school rather than renovate. The existing site is undesirable because the site is undersized and it may be reduced farther in size when Rutland Road is widened to its ultimate width. Also, the traffic and access from Rutland Road is not desirable for an elementary school.

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 supports Application No. A00-116 by the Board of School Trustees, School District #23, Central Okanagan (Judy Shoemaker) to accommodate the development of a new elementary school, four properties--Lot 1, Plan 5136 except Plan 21455; Lot A, Plan 21455; Lot 1 & Lot 2, Plan 14324; all of Sec. 25, Twp. 26, ODYD to be excluded from the ALR, subject to a suitable buffer being added between the agricultural land and the school property.

4.0 SITE CONTEXT

The four properties are located south of Hartman Road, east of Craig Road and north of Webster Road in the Rutland Sector area of the city. The total size of the four properties is 2.756 Ha and the site has an elevation ranging from 412 m to 415 m. The site is relatively flat however the properties directly to the east rise steeply.

CLI Land Capability: 3AD (7:3D 3*3D)

The improved Land Capability rating for the four properties is Class 3 with capability subclass of undesirable soil structure and / or low perviousness.

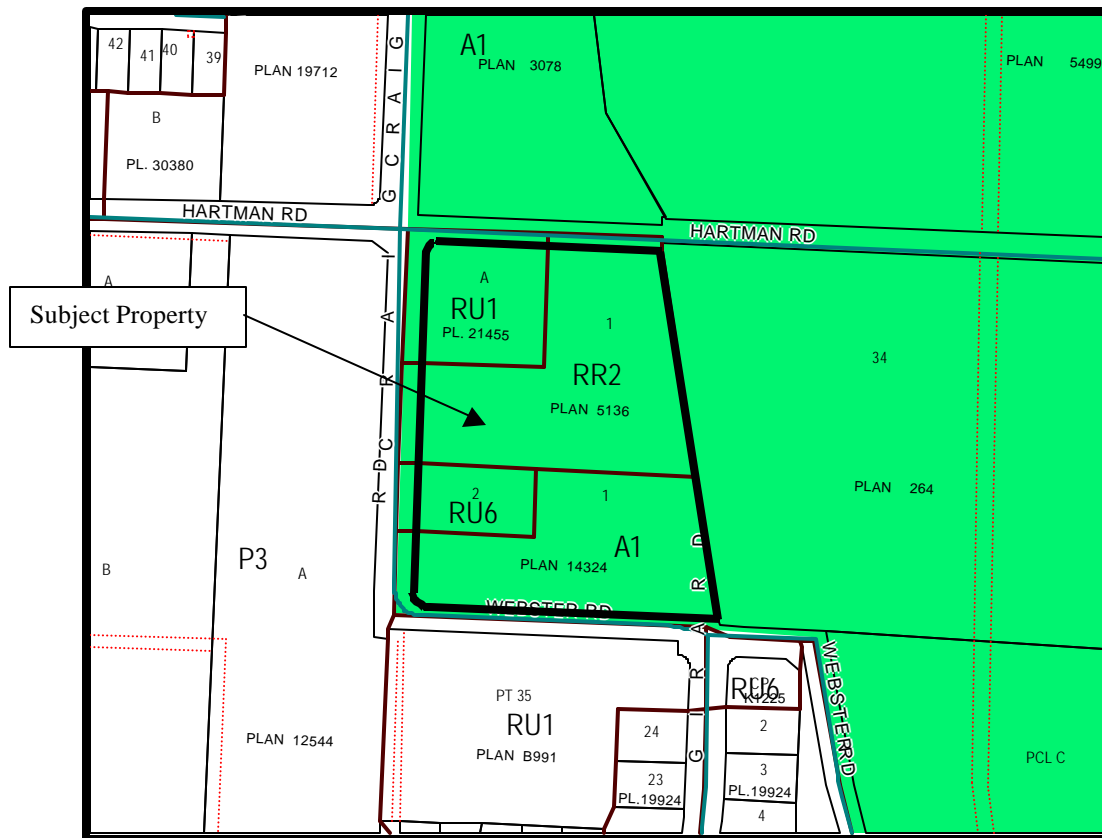
Soil Classification: GL:23 and GL:34

The soil classification for the four properties is Glenmore Soil, which is described as well to moderately well draining eluviated dark brown soil with 100 cm or more of silt loam, silty clay loam or clay loam texture. The land characteristics associated with Glenmore Soil is nearly level to moderately sloping stratified glaciolacustrine sediments.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Agriculture / Orchard
East - A1 – Agriculture 1; Agriculture / Orchard
South - RU1 – Large Lot Housing; Residential Dwellings
West - P3 – Parks and Open Space; City sports fields and recreational facilities

The site is indicated on the map below, including the lands designated within the Agricultural Land Reserve.



3.0 CURRENT DEVELOPMENT POLICY

3.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan identifies an objective of the City to work with the School District to identify the changing needs of the community and to seek ways to meet these needs. The Plan also identifies an objective to reduce conflicts between urban and agricultural uses.

3.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan identifies the properties with a future land use of Single / Two Family Residential, school facilities are an accepted use within this land use category. The Plan has identified an agricultural policy for the City of Kelowna to define the urban – rural agricultural boundary. The city is to establish a defined urban – rural boundary utilizing existing roads, topographic features, fences, or ditching wherever possible.

3.3 Rutland Sector Plan (1997)

The Rutland Sector Plan identifies the properties with the future land use of Single / Two Family Residential. The plan identifies a five year capital plan for School District No. 23. The issue of the Rutland Elementary School location is indicated as priority number 23 within the capital plan. The buildings on the existing site are heritage buildings and there is no financially viable ability to renovate or expand these buildings. Therefore, a new site is required for the placement of a new building. The plan identifies population growth in the northeast area of Rutland. The School District has considered a number of locations including the Rutland Sportsfields area. The Rutland Sportsfields area will reduce the need for a large site by joint use agreements with the City to allow the new Rutland Elementary School access to the sportsfields.

3.4 City of Kelowna Agriculture Plan (1998)

The Agriculture Plan indicates this land as being within the urban defined area and would support the exclusion or non-farm use of the land. The Agriculture Plan also recommends the establishment of significant buffers along the ALR edge to reduce conflict. Given that the proposed use is an elementary school there will likely be high usage of the school grounds by the public and a well landscaped buffer or road corridor to provide that separation would be advisable.

4.0 PLANNING COMMENTS

The relocation of the school to an area east of Rutland Road will place the school closer to the demographic area it serves and will reduce the number of children needing to cross Rutland Road. The intention of the School District was recognized and adopted by City Council within the Rutland Sector Plan.

The designation of land in the Agricultural Plan was a result of discussions with the Land Reserve Commission during their consideration of the 1988 Block Appeal # 3 for the Hartman Road area. The Land Reserve Commission passed a Resolution #345/91 (copy attached) supporting the urban use of the lands along the toe of the slope. The Land Reserve Commission also suggested that the City may need a north south grid road along the eastern edge of Rutland, which would also provide a defensible Agricultural Land Reserve boundary and additional drainage works along the toe of the slope.

At that time, our Transportation Division did not see the need for such a road within the 20 year horizon. Such a road was not indicated in the Official Community Plan (OCP) Road Network or Future Land Use Map. This road is still not indicated in the draft OCP for the time frame 2000 - 2020.

It is recommended that this application for exclusion be supported, based on the Land Reserve Commission willingness to exclude the area in general, the OCP designation, the Agriculture Plan designation, and the need to relocate Rutland Elementary.

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.:** A00-116
2. **APPLICATION TYPE:** Exclusion
3. **OWNER:** The Board of School Trustees, School District No. 23 (Central Okanagan)
1940 Haynes Road
Kelowna
V1X 5X7
 - . **ADDRESS**
 - . **CITY**
 - . **POSTAL CODE**
4. **APPLICANT/CONTACT PERSON:** Judy Shoemaker
685 Dease Road
Kelowna
V1X 4A4
(250) 491-4000 / (250) 491-4010
 - . **ADDRESS**
 - . **CITY**
 - . **POSTAL CODE**
 - . **TELEPHONE/FAX NO.:**
5. **APPLICATION PROGRESS:**
 - Date of Application:** December 5, 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 1, Plan 5136 except Plan 21455; Lot A, Plan 21455; Lot 1 & Lot 2, Plan 14324; all of Sec. 25, Twp. 26, ODYD
7. **SITE LOCATION:** South of Hartman Road, east of Craig Road, and north of Webster Road
8. **CIVIC ADDRESS:** 805-815, 895 Craig Road, 621 Hartman Road, 650 Webster Road
9. **AREA OF SUBJECT PROPERTY:** 2.756 ha
10. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 – Two Family Dwelling, A1 – Agriculture 1
11. **PURPOSE OF THE APPLICATION:** To obtain permission from the Land Reserve Commission to exclude four properties south of Hartman Road and east of Craig Road from the Agricultural Land Reserve.
12. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Land Reserve Commission resolution #345/91