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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** April 24, 2001  
**File No.:** A01-103

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:** APPLICATION NO. A01-103

OWNER: Mario & Misao Koga and Suemori, David & Heather Koga

APPLICANT: Friends of Mission Creek Society

AT: 2075 & 2149 Belgo Road

PURPOSE: To obtain permission from the Land Reserve Commission to subdivide the two subject properties into four lots and to allow for park use on two of the proposed lots

EXISTING ZONES: A1 – Agriculture 1

REPORT PREPARED BY: Josephine Duquette

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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### 1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A01-103, Lot 1, Block 17, Sec. 14, Twp. 26, ODYD, Plan 31521 and Lot 9, Block 17, Sec. 14, Twp. 26, ODYD, Plan 1380, located on Belgo Road, 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 obtain approval from the Land Reserve Commission to subdivide the two subject properties into four lots and to allow for park use on two of the proposed lots. Proposed Lot 1, which would be approximately 0.054 ha (540 m<sup>2</sup>) in area, and Proposed Lot 2, which would be approximately 0.605 ha (6050 m<sup>2</sup>) in area, will both be acquired by the City for park use. The total area to be acquired for the greenway would be 0.659 ha (6590 m<sup>2</sup>) in area and the proposed area for acquisition will be used to expand Phase II of the Mission Creek Greenway project

### 3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of April 10, 2001, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports application No. A01-103 by Friends of Mission Creek Society (Harald Hall) ; to subdivide Lot 1, Block 17, Sec. 14, Twp. 26, ODYD, Plan 31521 and Lot 9, Block 17, Sec. 14, Twp. 26, ODYD, Plan 1380 (Koga) within the Agricultural Land Reserve.

#### 4.0 SITE CONTEXT

The site is located in the Belgo / Black Mountain Sector area of the city. The two lots are located west of Belgo Road, east of Mission Creek and south of Hollywood Road South. The majority of the properties are relatively flat with an elevation change of 480 m to 487 m rising from the east to the southwest. The eastern approximate fourth of the properties is steeply rising from the Mission Creek at 416 m to the top of bank at 472 m and 480 m. The southern property has a small bench on the eastern portion of the property.

Parcel Size: 17.9 ha  
Elevation: 416 m to 487 m

**CLI Land Capability: 5A (\*3AP), 4A(2A), 6TA (6T), 6:5PA 4:4A(6:5P 4:3AW)**

The improved Land Capability rating for the area to be retained as farmland is Class 3 with capability subclass of soil moisture deficiency and stoniness. The sloped area has an improved rating primarily of Class 6 with capability subclass of topography.

The improved Land Capability for the area to be used as park is primarily Class 5 with capability subclasses of stoniness, and secondarily Class 3 with capability subclasses of soil moisture deficiency and excess water

**Soil Classification: R:2S1, R:78, 6MY:2S2 4RY:2S2**

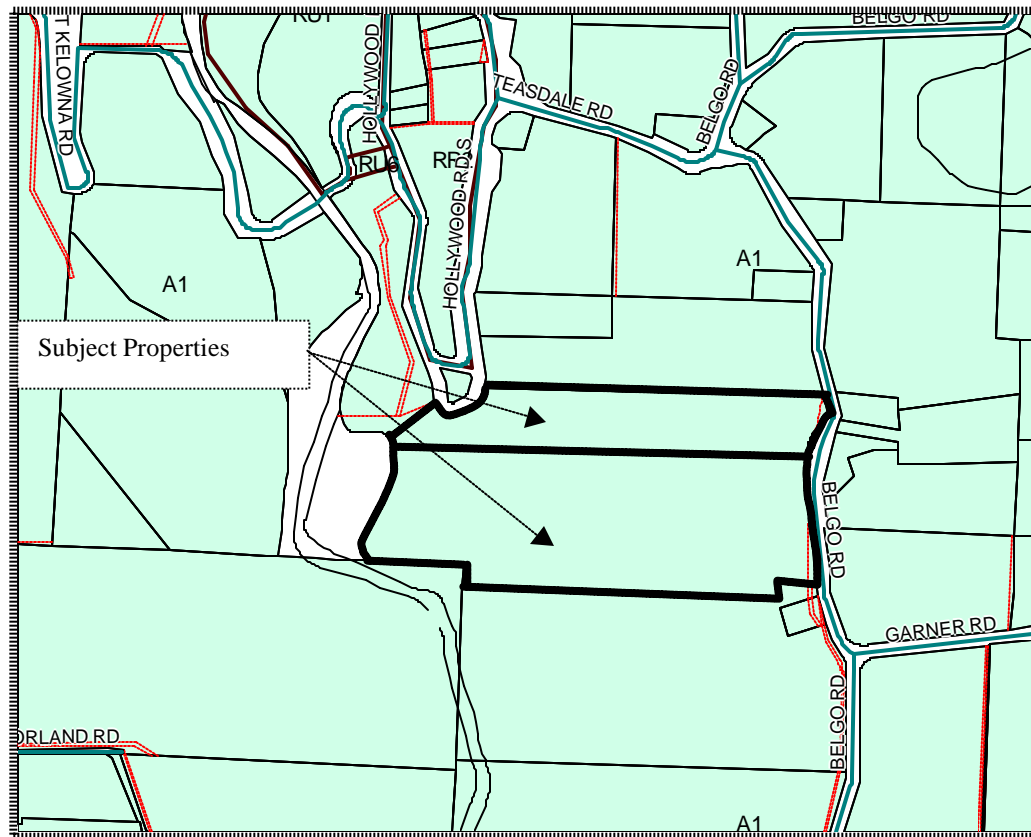
The soil classification of the area to be retained as farmland and the sloped areas is Rutland. Rutland soil is described as rapid draining Orthic Dark Brown with 10 to 25 cm of sandy loam or loamy sand over gravelly loamy sand or very gravelly sand texture. The land characteristics associated with the Rutland Soil are very gently to strongly sloping fluvioglacial deposits.

The soil classification of the area to be used as park is primarily Manery, which is described as rapid draining Gleyed Regosol with 100 cm or more of stony, gravelly loamy sand or very gravelly sand texture. The land characteristics associated with Manery Soil are nearly level to moderately sloping fluvial fan deposits.

#### ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Agriculture and Rural Residential  
East - A1 – Agriculture 1; Agriculture across Belgo Road  
South - A1 – Agriculture 1; Agriculture  
West - A1 – Agriculture 1; Agriculture across Mission Creek

The properties are identified on the map below.



## 5.0 CURRENT DEVELOPMENT POLICY

### 5.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan supports the protection of productive agricultural land and a balanced approach to acquiring parkland for all types of parks including linear parks.

### 5.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan (OCP) designates the subject property as Rural / Agricultural and Major Park / Open Space. The plan states that the City of Kelowna will involve the local agricultural community in achieving expanded utilization of selected Agricultural Land Reserve lands for public recreation purposes. The plan supports the negotiations necessary to create linkages for a linear park system that may cross Agricultural Land Reserve land. This application will allow for a total of 0.659 ha to be acquired by the City of Kelowna to support the creation of Phase II of the Mission Creek Greenway linear park

### 5.3 City of Kelowna Agriculture Plan (1998)

The Agriculture Plan identifies a majority of the subject property as being suitable for retention within the Agricultural Land Reserve. This application will retain farm use on a majority of the site. The Agriculture Plan also states that the City will continue to seek habitat protection and public access along stream corridors, as identified in the OCP, in a manner sensitive to the riparian zone and the needs of the agricultural community.

#### 6.0 PARKS MANAGER COMMENTS

All future plans for the Mission Creek Greenway Trail network is to be approved by the Parks Division and the Environmental Division. Prior to approval the applicant is to submit plans indicating the trail location, the Stream Protection Corridor (as per the OCP) and the construction details.

#### 7.0 PLANNING COMMENTS

The Planning & Development Services Department supports this application for the creation of two lots for park use. Given that the land proposed for subdivision and acquisition are below the slope and are topographically separated and inaccessible from the two lot remainders, it would be appropriate to consider preservation of the lower bench as part of the Mission Creek Greenway project. The Land Reserve Commission stated in a letter dated October 10, 2000 by resolution, that:

- The Commission concurs with the general concept of continuing the Mission Creek Greenway within the Mission Creek Canyon upstream from the existing regional park to the east boundary of the City of Kelowna.
- The Commission will cooperate in subdivisions needed to complete the acquisition of land within the Mission Creek Canyon, including the severance of parcels along the "Hollywood/McClain" major street alignment.

The application is supported by the relevant planning documents and, in principle, by the Land Reserve Commission.

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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.:** A01-103
2. **APPLICATION TYPE:** Subdivision within the Agricultural Land Reserve
3. **OWNER:** Mario & Misao Koga  
    . **ADDRESS** 2015 Belgo Road  
    . **CITY** Kelowna, BC  
    . **POSTAL CODE** V1P 1E1
3. **OWNER:** Heather, David & Suemori Koga  
    . **ADDRESS** 2149 Belgo Road  
    . **CITY** Kelowna, BC  
    . **POSTAL CODE** V1P 1E1
4. **APPLICANT/CONTACT PERSON:** Harold Hall  
    . **ADDRESS** Friends of Mission Creek Society  
    . **CITY** 1774 Keloka Drive  
    . **POSTAL CODE** Kelowna  
    . **TELEPHONE/FAX NO.:** V1Z 2X1  
    (250) 769-7175
5. **APPLICATION PROGRESS:**  
    **Date of Application:** March 29, 2001  
    **Staff Report to AAC:** April 10, 2001  
    **Staff Report to Council:**
6. **LEGAL DESCRIPTION:** Lot 1, Block 17, Sec. 14, Twp. 26, ODYD, Plan 31521 and Lot 9, Block 17, Sec. 14, Twp. 26, ODYD, Plan 1380.
7. **SITE LOCATION:** West of Belgo Road and south of Hollywood Road South
8. **CIVIC ADDRESS:** 2075 & 2149 Belgo Road
9. **AREA OF SUBJECT PROPERTY:** 17.9 Ha
10. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
11. **PURPOSE OF THE APPLICATION:** To obtain approval from the Land reserve Commission to subdivide the two subject properties into four lots and to allow for park use on two of the proposed lots
12. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable

**Attachments that are missing from the Electronic Version**

Subject Property Map  
ALR Map  
Proposed Subdivision Layout