
CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2001
File No.: A01-110

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A01-110

OWNER: Doubleday Development Corporation

APPLICANT: D. R. Davies

AT: 1585 Lewis Road

PURPOSE: To obtain permission from the Land Reserve Commission to exclude the subject property from the Agricultural Land Reserve.

EXISTING ZONES: 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. A01-110; Lot 1, Section 13, Township 26, ODYD, Plan 4636, located on Lewis Road, Kelowna, B.C., for exclusion from the Agricultural Land Reserve pursuant to Section 15(1) of the Agricultural Land Reserve Act be supported by the Municipal Council;

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

2.0 SUMMARY

The applicant is requesting permission from the Land Reserve Commission to exclude the subject property from the Agricultural Land Reserve. The applicant has provided a "Land Capability for Agriculture Inspection" report by Soils and Terrain Specialist Herb Luttmerding, P. Ag. for the subject property. The report concludes that less than one acre of the property is suited for agriculture uses and this area is located in the southern portion of the site. The report further states that this area is currently vacant and is unlikely to be developed for agricultural uses due its size, irregular shape and adjacent uses. Also, a portion of Garner Pond (approximately 0.26 ha or 0.65 ac) is situated in the subject property.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of November 22, 2001, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports application No. A01-109 by Doubleday Development Corporation (D. R. Davies) to exclude the subject property from the Agricultural Land Reserve as it would facilitate a future proposed rural residential subdivision.

4.0 SITE CONTEXT

The site is located on the east side of Lewis Road and north of Garner Road in the Belgo / Black Mountain Sector area of the city. The site is 1.54 ha (3.8 ac) in area and slopes from 536 m along Garner Road to 528 m near the middle of the property to 531 m along the northern property line.

CLI Land Capability: 7:5A 3:4A (7*3AP 3*1) and 4A (7:1 3*1)

The improved Land Capability rating is predominantly Class 3 with a capability subclass of soil moisture deficiency and stoniness on the northern 2/3 of the subject property and Class 1 on the southern 1/3 of the subject property.

Reference: Land Capability for Agriculture of the Okanagan and Similkameen Valley, Ministry of Environment and Parks, printed 1987

Soil Classification: 7R:4 3KE:4 and KE:34S1

The soil classification is predominantly Rutland Soil on the northern 2/3 of the subject property. Rutland Soil is rapid draining Orthic Dark Brown with 10 to 25 cm sandy loam or loamy sand over gravelly loamy sand or very gravelly sand texture. The land characteristics associated with Rutland Soil is very gently to strongly sloping fluvio-glacial deposits.

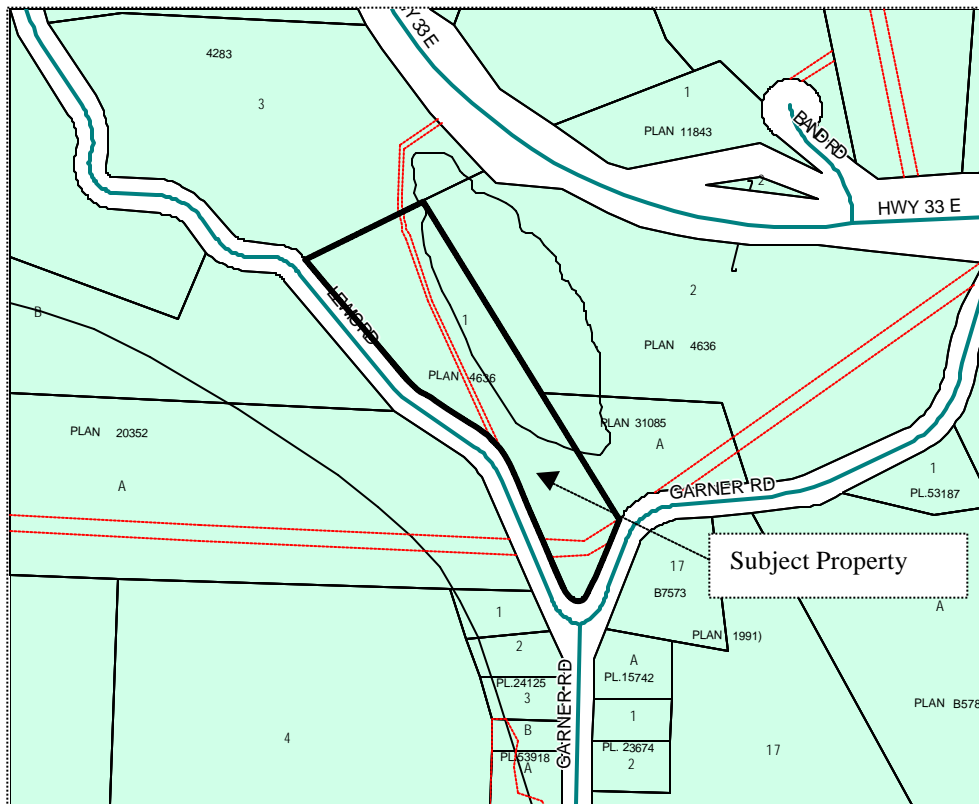
The soil classification is Kelowna Soil on the southern 1/3 of the subject property. Kelowna Soil is well draining Orthic Dark Brown with 10 to 30 cm loam or sandy loam veneer over gravelly sandy loam or gravelly loam texture. The land characteristics associated with Rutland Soil is moderately and strongly sloping glacial till.

Reference: Soils of the Okanagan and Similkameen Valley, Ministry of Environment and Parks, mapped 1972-74; 1978-81

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Small field and associated residence
West - A1 – Agriculture 1; steep bushland and rural residential
South - A1 – Agriculture 1; Rural Residential
East - A1 – Agriculture 1, P2 – Educational and Minor Institutional; unfarmed field and associated residence, and Orchard City Seventh-Day Adventist Church

The properties are identified on the map below.



5.0 CURRENT DEVELOPMENT POLICY

5.1 City of Kelowna Strategic Plan (1992)

A Primary Goal of the Strategic Plan is to preserve viable agricultural holdings as an integral part of the community.

5.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan designation of the subject property is Rural / Agricultural. The plan states that Council may support applications for exclusion from the Agricultural Land Reserve when the application is deemed to be in the public interest. For example, in cases where lands are isolated by surrounding urban development and minimize urban - rural conflict; or where clear municipal growth needs warrant such support.

5.3 Black Mountain Sector Plan

The Sector Plan designates the future land use of the subject property as Rural / Agricultural. Generally, urban development is not supported in the Agricultural Land Reserve areas having good capability for agriculture.

5.4 City of Kelowna Agriculture Plan (1998)

The Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve.

5.5 Kelowna Natural Features Inventory

Garner Pond is identified as one of Kelowna's special natural features within the inventory. The pond is considered very important locally in maintaining wetland species.

6.0 PLANNING COMMENTS

The Planning & Development Services Department supports the application to exclude the subject property from the Agricultural Land Reserve. A "Land Capability for Inspection" report prepared by H. A. Luttmerding, P. Ag. concludes that less than one acre of the property is suitable for agricultural uses. Also, a portion of Garner Pond (approximately 0.26 ha or 0.65 ac) is situated in the subject property.

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.: | A01-110 |
| 2. APPLICATION TYPE: | Exclusion |
| 3. OWNER: | Doubleday Development Corp. |
| . ADDRESS | 406 Moubray Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1V 1R4 |
| 4. APPLICANT/CONTACT PERSON: | Doubleday Development Corp. / D. Davies |
| . ADDRESS | 406 Moubray Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1V 1R4 |
| . TELEPHONE/FAX NO.: | 763 – 7920 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | October 19, 2001 |
| Staff Report to AAC: | November 22, 2001 |
| Staff Report to Council: | November 26, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 1, Sec. 13, Twp. 26, ODYD, Plan 4636 |
| 7. SITE LOCATION: | North of Garner Road and east of Lewis Road |
| 8. CIVIC ADDRESS: | 1585 Lewis Road |
| 9. AREA OF SUBJECT PROPERTY: | 1.54 ha (3.8 ac) |
| 10. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain permission from the Land Reserve Commission to exclude the property from the Agricultural Land Reserve to facilitate a future rural residential subdivision. |
| 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