
CITY OF KELOWNA
MEMORANDUM

Date: January 22, 2002
File No.: A01-113

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A01-113

OWNER: Mary Dulik, Doris Johnson, Diana Fabian, Stanley G. Gunderson
and Pioneer Vineyards Ltd.

APPLICANT: Susan Dulik

AT: 4055 Hughes Road

PURPOSE: To obtain permission from the Land Reserve Commission to
allow a subdivision to create a homesite severance lot under
Section 22 (1) of the Agricultural Land Reserve Act.

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. A01-113, Lot B Section 5 Township 26 ODYD Plan 32728, located on Hughes Road, Kelowna, B.C., for subdivision within the Agricultural Land Reserve pursuant to Section 22(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 allow a subdivision to create a homesite severance lot under Section 22 (1) of the Agricultural Land Reserve Act. The applicant has indicated that the current residents of the two existing homes have resided on the subject property since 1952. The intention of the application is to allow two generations of the Dulik family to retire from active farming and retire within their existing dwellings.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of January 10, 2002, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports the application No. A01-113 by Susan Dulik to obtain approval from the Land Reserve Commission to subdivide the subject property from the Agricultural Land Reserve to accommodate the creation of a Homesite Severance lot with the suggestion that city administration reconsider the requirement of the applicant to design and construct Hughes Road as a result of this application.

4.0 SITE CONTEXT

The subject property is located west of the intersection of De Hart Road and Casorso Road at the end of the developed portion of Hughes Road in the North Mission / Crawford Sector area of the City of Kelowna. The property is 20.0 ha in size and ranges in elevation from 437 m along De Hart Road to 370 m along Hughes Road. A steep ravine exists on northern portion of the property connecting to the ravine east of Hughes Road right-of-way

CLI Land Capability: 4AT (*2AT), 4A (6*2A 4*1), 8:4A 2:4AT (5*1 3*2A 2*2T), 6:7TE 2:6NW (8:7TE 2:6NW)

The improved Land Capability rating is primarily Class 2 with a capability subclass of soil moisture deficiency.

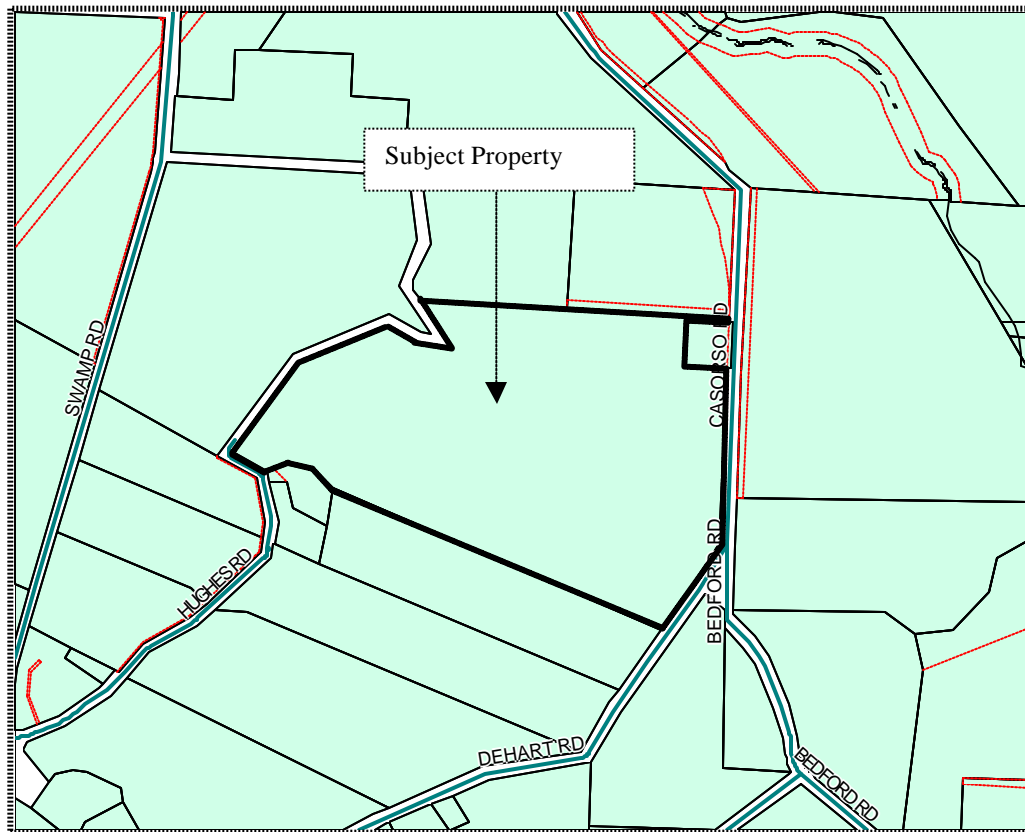
Soil Classification: GT:5, KR:5, 6KR:4 4KN:4, 7KN:45 3KR:45, 8GP:78 2SR:53

The soil classification is primarily Kalamdir Soil that is eluviated eutric brunisol well to rapid draining 10 to 100 cm of loamy fine sand over interbedded sandy loam, loam or silt loam. The land characteristics associated with Kalamdir Soil is eolian veneer over nearly level to extremely sloping, stratified glacioclustrine sediments.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1-Agriculture 1; Ginseng and nut farm, two rural residents
East - P3-Parks and Open Space, A1-Agriculture 1; Rifle Range, gravel pit, hayfield
South - RR2-Rural Residential 2, A1-Agriculture 1; two rural residential lots, orchard, pasture, rural resident
West - A1-Agriculture 1; ravine, ground crops

The subject property is located 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 our community.

5.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan designation of the subject property as Rural / Agricultural and recognizes the importance of agricultural uses.

5.3 North Mission / Crawford Sector Plan

An objective of the North Mission / Crawford Sector Plan is to retain the agricultural industry as a major land use element in this sector.

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. The Agriculture Plan states that the City of

Kelowna will continue to support the concept of Homesite Severance applications when consistent with the Land Reserve Commission Policy No. 025/78.

6.0 PLANNING COMMENTS

The subject property was involved in a lot line adjustment subdivision in 1981. The relevant Land Reserve Commission policy (#025/78) indicates that where a previous subdivision application was approved by the Commission resulting in the creation of a separate parcel, the Commission may deny any further consideration under the Homesite Severance Policy. The lot line adjustment subdivision application processed in 1981 was not reviewed by the Land Reserve Commission and did not create any additional lots.

The proposed Homesite Severance lot has two existing homes on the property. The applicant will need to address this issue prior to receiving subdivision approval for the creation of the homesite severance lot. Also, the design and construction of Hughes Road may be required as a condition of subdivision approval for the Hughes Road frontage of the proposed severance lot.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/JD/jd
Attachments

Attachments that are missing from the Electronic Version

Subject Property Map
ALR Map
Proposed Subdivision Layout