
CITY OF KELOWNA

MEMORANDUM

Date: January 22, 2002
File No.: A01-112

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A01-112
OWNER / APPLICANT: C. D. Turton
AT: 2796 & 2798 KLO Road
PURPOSE: To obtain permission from the Land Reserve Commission to allow a subdivision 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. A01-112, Those Parts of lot 2, shown on Plans B3824 and Plan B3790, Section 9, Township 26, ODYD, Plan 1992, located on KLO Road, Kelowna, B.C., for subdivision within the Agricultural Land Reserve pursuant to Section 22(1) of the Agricultural Land Reserve Act **not 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 under Section 22 (1) of the Agricultural Land Reserve Act. Currently the applicant has two separately titled parcels in the Agricultural Land Reserve situated on KLO Road. Currently the western parcel, Part of lot 2, Plan B3824, is approximately 0.34 ha in size and the eastern parcel, Plan B3790, is approximately 1.90 ha in size. The applicant is proposing to move the common interior property boundary. The result would be that the 0.34 ha lot would be the eastern property and the 1.9 ha lot would be the western property, as shown on attached map 'A'.

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 application No. A01-112 by Ted & Cheryl Turton to obtain approval from the Land Reserve Commission to subdivide the subject property within the Agricultural Land Reserve with the suggestion that the newly proposed lot be large enough to meet with the approval of the Subdivision Approving Officer.

4.0 SITE CONTEXT

The subject property is located north of KLO Road and west of East Kelowna Road at in the Southeast Kelowna Sector area of the City of Kelowna. The properties are 0.34 ha and 1.9 ha in size and range in elevation from 417 m along the western property line rising to 422 m along the eastern property line. A steeply sloping ravine exists on the north western corner of the property and the southern property line is steeply sloping to KLO Road.

CLI Land Capability: 5A (*3AP) 3AD (3D)

The improved Land Capability rating is primarily Class 3 with a capability subclass of soil moisture deficiency, stoniness, and undesirable soil structure and or low perviousness.

Soil Classification: R:2S3 GL:23

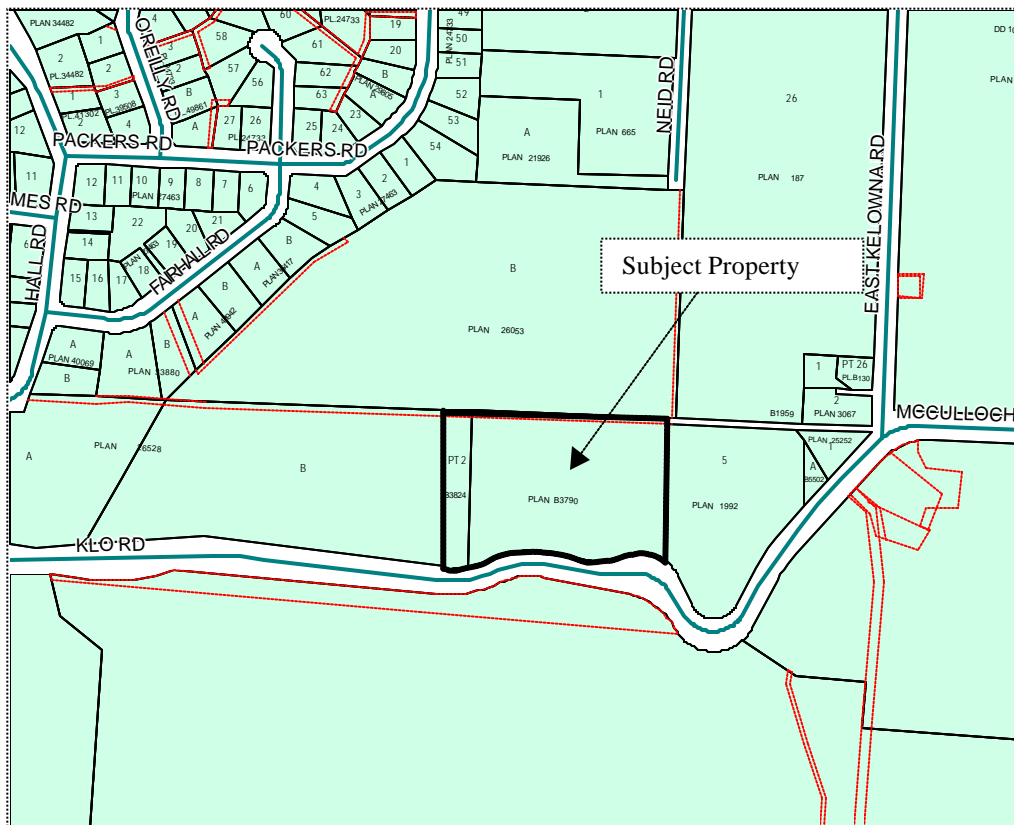
The soil classification is primarily Rutland Soil that is orthic dark brown rapid draining 10 to 25 cm of sandy loam or loamy sand over gravelly loamy sand or very gravelly sand. The land characteristics associated with Rutland Soil is very gently to strongly sloping fluvioglacial deposits.

The soil classification is primarily Glenmore Soil that is eluviated dark brown well to moderately well draining 100 cm or more of silt loam, silty clay loam or clay loam. 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; Orchard
East - A1-Agriculture 1; Orchard
South - P3-Parks and Open Space; Harvest Golf Course
West - A1-Agriculture 1; Orchard

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 Southeast Kelowna Sector Plan

An objective of the Southeast Kelowna Sector Plan is to encourage and support the continued role of the agricultural community 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.

6.0 PLANNING COMMENTS

The Planning & Development Services Department does **not** support the application.

The Subdivision Approving Officer may approve a plan of subdivision if the subdivision complies to section 2 (b) of the Subdivision and Land Use Regulation #448/98 (attached). However, the proposed subdivision will create a lot less than 8093.5 m² in area and will not allow for a more efficient use of farm land or farm buildings for farm practices.

Recent amendments to the OCP (Sanitary Sewer Policy 11.5.6) and Zoning Bylaw limit the size of newly created rural parcels on septic systems to a minimum of 1.0 ha. In order to comply with the required minimum parcel size this proposal would need to be amended to make the proposed easterly lot a minimum of 1.0 ha with the balance of the site as a 1.24 ha parcel, but this may not have any benefit to farming. An example of the amended proposed subdivision plan is illustrated on attached Map 'B'.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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 (Map 'A')

Amended Subdivision Layout (Map 'B')