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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** June 4, 2002  
**File No.:** A02-0102

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:** APPLICATION NO. A02-0102

OWNER/APPLICANT: Evelyn Fournes

AT: 2929 Grieve 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

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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. A02-0102, Lot B, Section 3 & 4, township 26, ODYD, Plan 18814, located on Grieve 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 intention of the applicant is to sell the remainder of the site for agricultural purposes and to remain on the homesite severance lot. The applicant is retired and no longer able to maintain the property. The subject property is approximately 2.89 ha (7.14 ac) in total area. The proposed homesite severance lot is proposed to be 0.40 ha (1.0 ac) in area and the remainder is proposed to be 2.49 ha (6.14 ac) in area.

### 3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of May 23, 2002, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports Application No. A02-0102 by Evelyn Fournes to obtain approval from the Land Reserve Commission to allow a subdivision under Section 22 (1) of the Agricultural Land Reserve Act to create a Homesite Severance lot.

### 4.0 SITE CONTEXT

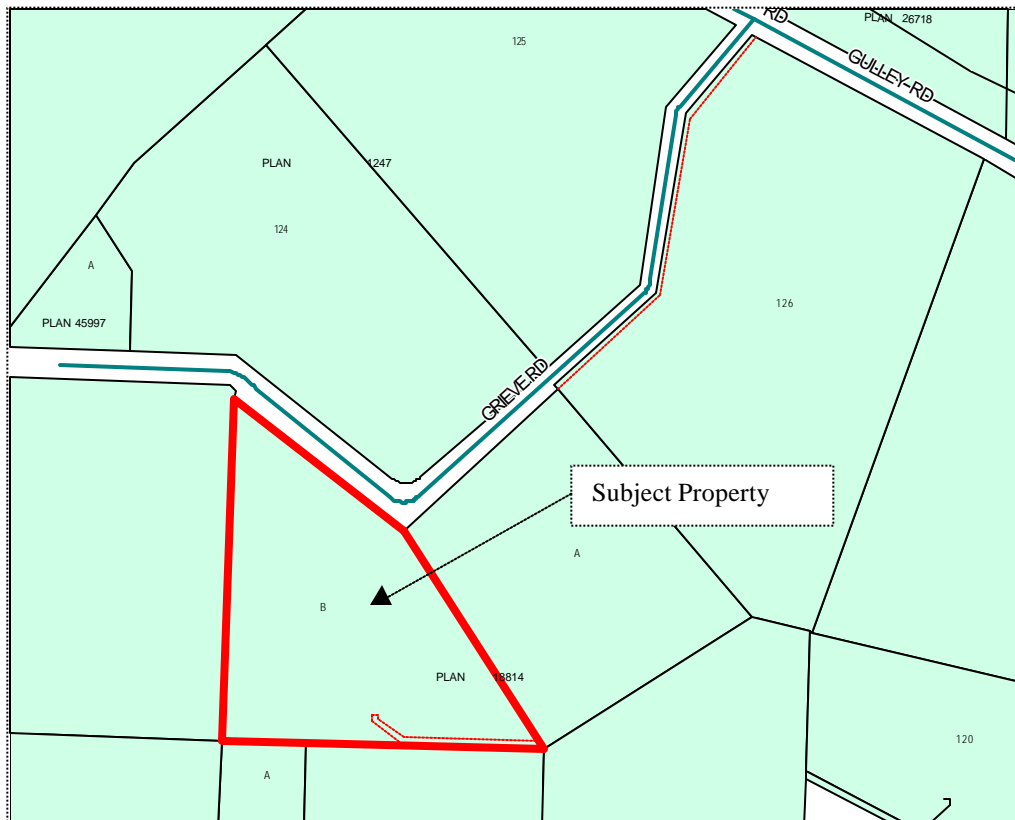
The subject property is located in the South East Kelowna Sector area of the city on the southside of Grieve Road. The elevation of the northern portion of the property is approximately 470 m and the property rises to an elevation of approximately 504 m along the southern property line.

The subject property is located on the map below.

#### ZONING AND USES OF ADJACENT PROPERTY:

- North - A1 – Agriculture 1; Pasture, corral, residence and mobile home
- East - A1 – Agriculture 1; Small vineyard, well treed area and two residences
- South - A1 – Agriculture 1; Orchard, hayfield, and one residence per lot
- West - A1 – Agriculture 1; Orchard and residence

The subject property is located on the map below.



**CLI Land Capability: 5A (7:3A 3\*3A) 5A (7\*3A 3\*3AT)**

The improved Land Capability rating for the subject property is Class 3 with capability subclass of soil moisture deficiency for a majority of the property and topography for a minority of the property.

**Soil Classification: PR:34 PR:45**

The soil classification Parkill Soil that is eluviated eutric brunisol rapid draining 100 cm or more of loamy sand or sand texture. The land characteristics associated with Parkill Soil is very gently to strongly sloping fluvioglacial deposits.

**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 South East Kelowna Sector Plan**

The sector plan identifies the future land use of the subject property as Agricultural Land Reserve. Taken as a whole, the Southeast Kelowna area is considered to be one of the prime orcharding areas in the Okanagan Valley. The plan does not support further parcelization of lands within the ALR except for homesite severance applications.

**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 Planning & Development Services Department supports the application for a homesite severance lot on the subject property as shown on Map "A".

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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

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

Subject Property Map  
ALR Map  
Proposed Subdivision Layout (Map "A")