
CITY OF KELOWNA
MEMORANDUM

Date: July 22, 2002
File No.: A02-0103

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A02-0103

OWNER: Nicholas and Eleanor Bulach

APPLICANT: Lynn Welder Consulting Ltd.

AT: 2055 & 2185 Rojem Road

PURPOSE: To obtain permission from the Land Reserve Commission to exclude the subject properties 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. A02-0103; Lots 5 & 6, Block 22, Sec. 33, Twp. 26, ODYD, Plan 1249, located on Rojem Road, Kelowna, B.C., for exclusion from the Agricultural Land Reserve pursuant to Section 15(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 exclude the subject properties from the Agricultural Land Reserve. The applicant has stated that the subject properties have limited agricultural potential and topographic constraints. An agrologist's report is attached to support their contention that the properties have limited agricultural potential. The owners of the property would like to exclude these properties to create a buffer between the residential development to the south and the agricultural lots to the north. The owners have no definite plans for the properties at this time.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of July 11, 2002, reviewed the above noted application, and the following recommendation was defeated:

THAT the Agricultural Advisory Committee supports the application No. A02-0103 by Lynn Welder Consulting Ltd. to obtain approval from the land Reserve commission to exclude the subject properties from the Agricultural Land Reserve.

Vote: 2 for and 3 against

4.0 SITE CONTEXT

The two properties are located in the Glenmore / Clifton / Dilworth Sector of the city east of Valley Road. The properties are currently accessed by means of an access right of way registered over a titled lot owned by the Glenmore – Ellison Irrigation District.

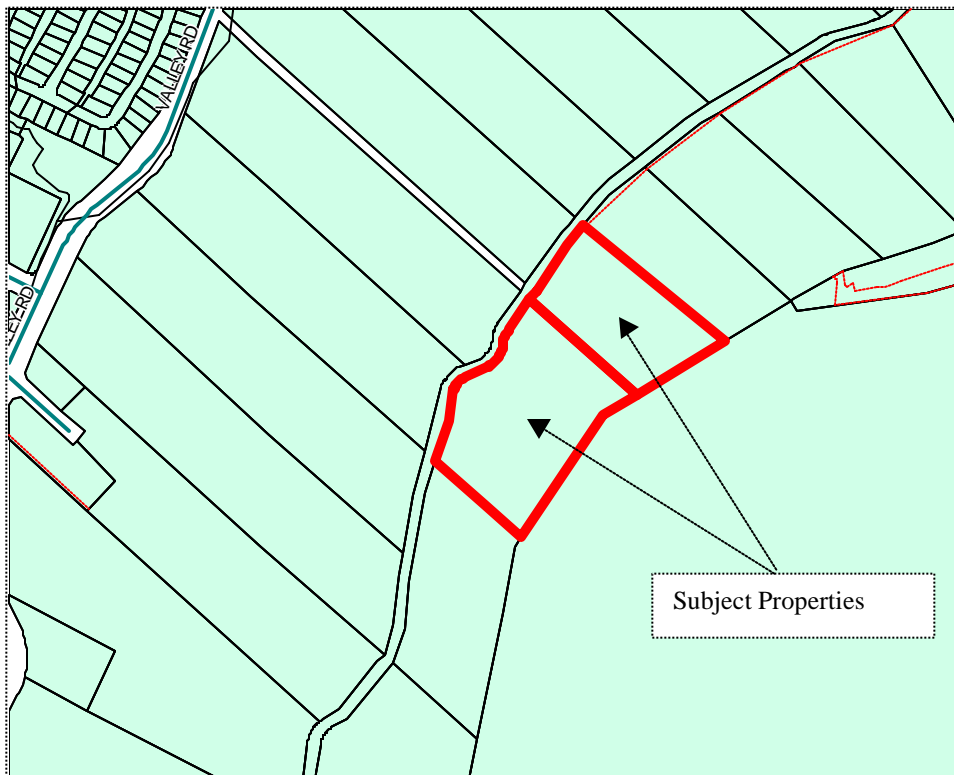
CLI Land Capability: 7:4AT 3:5TA (7*2AT 3*3TA) & 5TA (*3TA)

The improved Land Capability rating for the subject properties are Class 2 and Class 3 with capability subclass of Soil Moisture Deficiency and Topography

Soil Classification: HD:56 & 6HD:6 4GM:6

The soil classification is primarily Harmland Soil which is eluviated eutric brunisol well draining 10 to 30 cm of sandy loam or loamy sand over gravelly sandy loam or gravelly loamy sand texture. The land characteristics associated with Harmland Soil are eolian veneer over gently to very steeply sloping glacial till.

The subject properties are located on the map below.



ZONING AND USES OF ADJACENT PROPERTY:

North	A1 – Agriculture 1	Tree Farm
East	A1 – Agriculture 1 (LUC74-059)	Undeveloped, steep slopes and well treed
South	A1 – Agriculture 1 RU1h – Large Lot Housing (Hillside Area)	Undeveloped, steep slopes and well treed – a portion of the area has an active bylaw at third reading for rezoning to RM3 – Low Density Multiple Housing Underconstruction – large lot housing single unit dwellings.
West	A1 – Agriculture 1	Orchards

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 is Rural / Agricultural. The plan encourages the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of sustainable production capability. The plan also 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 Glenmore / Clifton / Dilworth Sector Plan

The Sector Plan designates the future land use of the subject property as Rural / Agricultural. Generally, land areas within this designation will not be supported for exclusion from the Agricultural Land Reserve. The plan identifies an objective of the City of Kelowna to promote and support the long-term opportunities for farm operations.

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. Urban uses should be directed to land within the urban defined area, in the interest of reducing development and speculative pressure on agricultural lands and extension of urban development into farmland should be discouraged.

6.0 PLANNING COMMENTS

The Planning and Development Services Department does not support the application to exclude the subject properties from the Agricultural Land Reserve and the proposed application is not supported in the relevant planning documents. Exclusion of the subject properties from the Agricultural Land Reserve would increase speculation on the adjacent properties for non-farm uses. The proposed intention of creating a buffer between the adjacent subdivision to the south and the northern properties may not be achieved with approval for an exclusion of the subject properties. Also, the properties to the north have similar topographic and land capabilities to the subject properties and are currently under agricultural production.

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

Detailed On-site Evaluation of Land Capability for Agriculture