
CITY OF KELOWNA
MEMORANDUM

Date: July 22, 2002
File No.: A02-0104

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A02-0104

OWNER: George Carr and Elizabeth Zaseybida

APPLICANT: New Town Planning Services

AT: 3999 – 4025 Field Road

PURPOSE: To obtain permission from the Land Reserve Commission to exclude the two 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. A02-0104; Lot 8, Sec. 1, Twp. 26, ODYD, Plan 1247 except Plan H18624 & Lot 11, Sec. 1, Twp. 26, ODYD, Plan 1247 except Plans 17674 and H18624, located on Field 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 two subject properties from the Agricultural Land Reserve. The applicant has submitted a Detailed On-site Land Capability for Agriculture Assessment to support the contention that the properties lack reasonable farming soil. 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 June 27, 2002, reviewed the above noted application, and the following recommendation was passed:

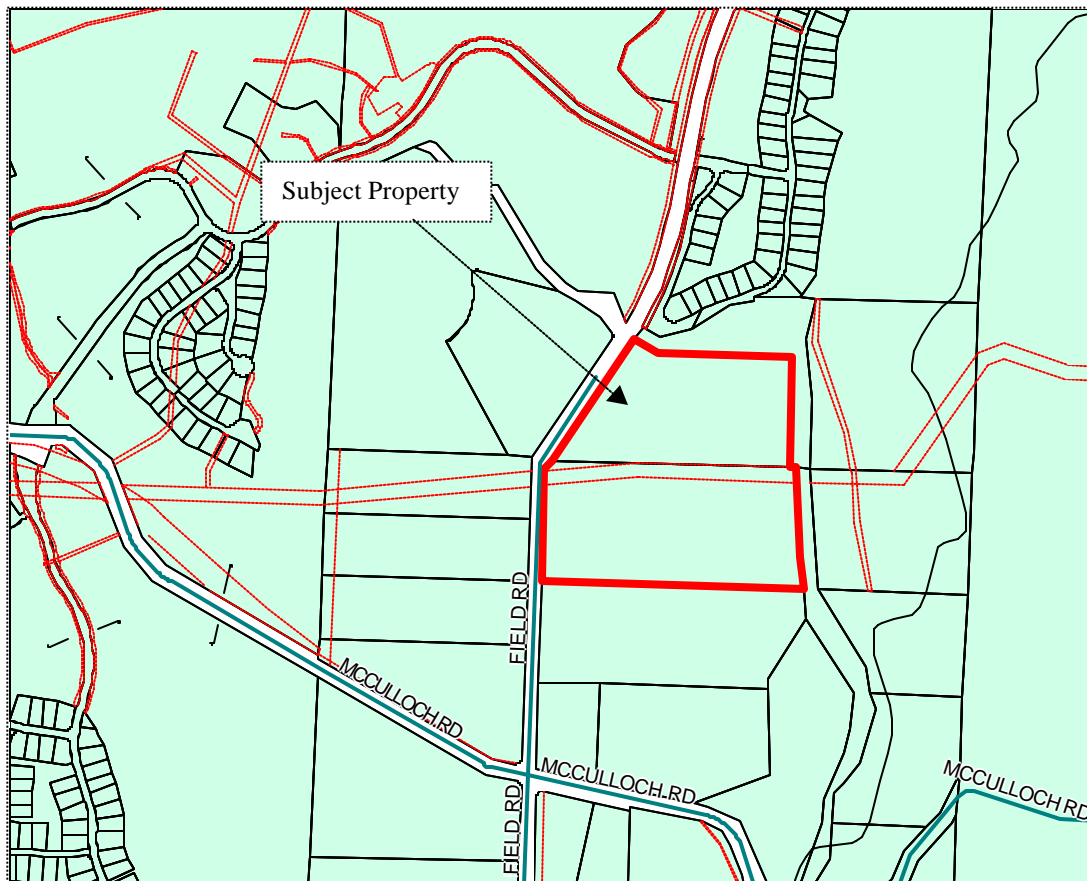
THAT the Agricultural Advisory Committee does not support the application No. A02-0104 by New Town Planning Services to obtain approval from the Land Reserve Commission to exclude the subject properties from the Agricultural Land Reserve.

Vote: 4 for and 3 against

4.0 SITE CONTEXT

The two subject properties are located in the South East Kelowna Sector area of the city south of the Village at Gallagher's Canyon Golf Resort. The properties are located on the east side of Field Road and north of McCulloch Road. The total area of the two properties is 8.31 ha and the elevation ranges from 544 m along the north property line to 564 m along the south property line. The subject properties are well treed with Ponderosa Pines and Douglas Fir with little agricultural or residential development. The northern property has a single residence with a stable and corral for recreation horses and the southern property has two residences, barn, equipment storage shed, and a fenced area for alpacas.

The properties are identified on the map below.



CLI Land Capability: 5A (8*3AP 2:3A), 5A (*3AP)

The improved Land Capability rating for the subject properties is Class 3 with capability subclasses of soil moisture deficiency and stoniness.

Soil Classification: 8GM:23S5 2PE:23S5, 6R:23S5 4GM:23S5

The soil classification is primarily Gamamil Soil that is rapid draining eluviated eutric brunisol with 10 to 25 cm of snady loam or loamy sand over very gravelly loamy sand or very gravelly sand. The land characteristics associated with Gamamil Soil is very gently to extremely sloping fluvioglacial deposits.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Scenic Canyon Regional Park
East - A1 – Agriculture 1; Scenic Canyon Regional Park
South - A1 – Agriculture 1; Undeveloped
West - A1 – Agriculture 1 & CD6; Hobby Farms and the Village at Gallagher's Canyon Golf Resort

5.0 CURRENT DEVELOPMENT POLICY

5.1 City of Kelowna Strategic Plan (1992)

The Strategic Plan supports the preservation of productive agricultural land in the City.

5.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan future land use designation of the subject properties are Rural / Agricultural. The subject properties are located within the area identified on Map 11.2 to be retained within the Agricultural Land Reserve.

5.3 Southeast Kelowna Sector Plan

The Sector Plan future land use designation of the subject properties are Agricultural Land Reserve. The plan supports retention of the subject properties within the Agricultural Land Reserve.

5.4 City of Kelowna Agriculture Plan (1998)

The subject properties are located within the rural portion of the Urban - Rural / Agricultural Boundary Map in the Agriculture Plan. The Agriculture Plan does not support the exclusion of lands within the rural portion.

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. The proposed exclusion is not supported in the relevant planning documents.

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

Detailed On-site Land Capability for Agriculture Assessment