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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** July 22, 2002  
**File No.:** A02-0107

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:** APPLICATION NO. A02-0107

OWNER: Oskar Koetz

APPLICANT: New Town Planning

AT: 2695 Gallagher Road

PURPOSE: To obtain permission from the Land Reserve Commission to subdivide within the Agricultural Land Reserve to accommodate a homesite severance.

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. A02-0107; Lot A, Sec. 7, Twp. 27, ODYD, Plan 35918, located on Gallagher 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 subdivide within the Agricultural Land Reserve to accommodate a homesite severance application. The applicant wishes to subdivide approximately 3.1 ha (7.7 ac) for his homesite lot and to sell the remainder of the property. The remainder of the property is approximately 3.2 ha (8.0 ac) and contains the agricultural operation (vegetable and fruits). The applicant intends on selling the remainder as per the homesite severance policy.

The applicant explained that the existing farm building and barn will be retained with the homesite severance. The buildings are not involved with the agricultural production of the property and are topographically separated from the crop. Also, the area hooked over

Gallagher Road South is extremely steeply sloping with a small level lookout area. The Koetz family has enjoyed the use of the lookout for many years and would like to continue the use into the future.

### 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 supports application No. A02-0107 by New Town Planning to obtain approval from the Land Reserve Commission to subdivide the subject property within the Agricultural Land Reserve to accommodate a Homesite Severance.

### 4.0 SITE CONTEXT

The subject property is located in the Belgo / Black Mountain Sector area of the city between Gallagher Road and Gallagher Road South. The smaller portion of the property that is hooked over Gallagher Road South is predominantly steeply sloping with one small plateau near the north property line. The larger portion of the property is a relatively flat parcel with a steep ridge following along the southeast property line and continuing north close to the northeast property line. The proposed homesite severance lot would encompass most of the steeply sloping portions of the existing property.

#### **CLI Land Capability: 4A (2A), 6TA (6T), 7:5TA 3:6TA (7\*3T 3:6T)**

The improved Land Capability rating for the larger portion of the parcel is class 2 with capability subclass of soil moisture deficiency.

The improved Land Capability rating for the smaller hooked portion of the parcel is predominantly class 6 with a capability subclass of topography.

#### **Soil Classification: 0Y:3, ML:7, ML:67**

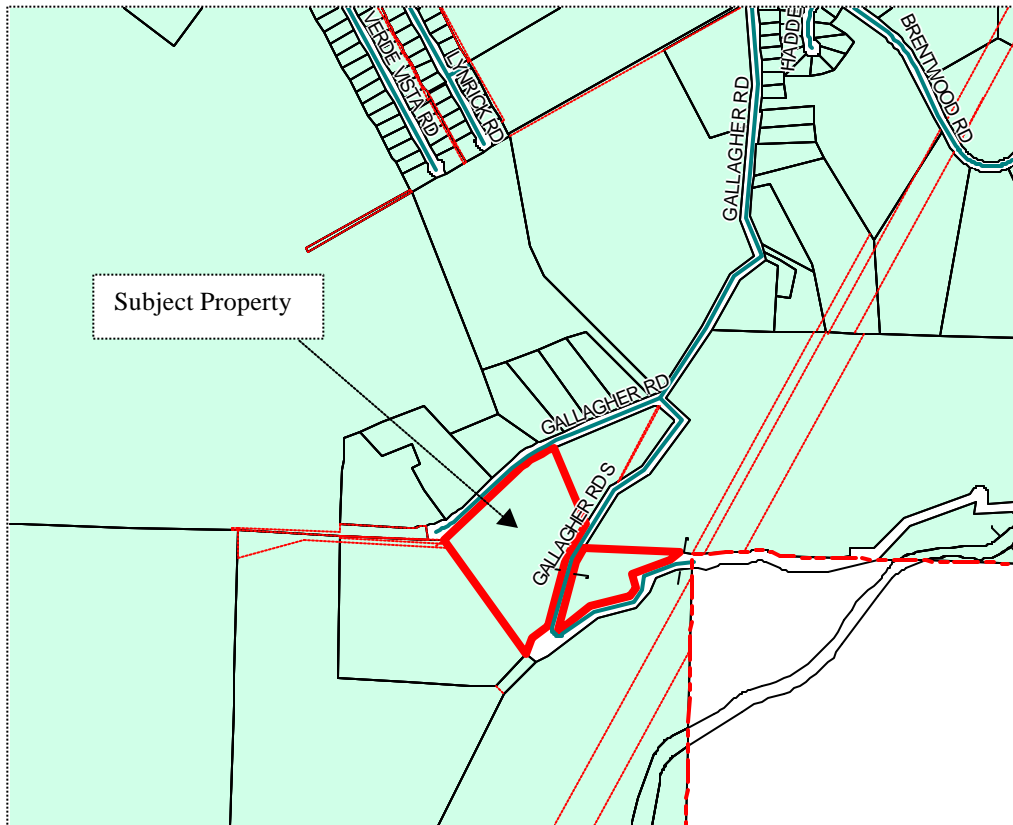
The soil classification for the larger portion of the parcel is Oyama soil that is rapid draining orthic dark brown soil with 100 cm or more of sandy loam or loamy sand grading to sand texture. The land characteristics associated with Oyama soil is very gently to extremely sloping fluvioglacial deposits.

The soil classification for the smaller hooked portion of the parcel is predominantly McDougall soil that is well draining eluviated eutric brunisol soil with 10 to 100 cm or more of fine sandy loam or very fine loamy sand over gravelly silt loam texture. The land characteristics associated with McDougall soil are eolian veneer or blanket over gently to extremely sloping glacial till.

#### **ZONING AND USES OF ADJACENT PROPERTY:**

North - A1 – Agriculture 1; Rural residential and crown lands  
East - A1 – Agriculture 1; crown lands  
South - A1 – Agriculture 1; Rural residential and crown lands  
West - A1 – Agriculture 1; Rural residential and hobby farms

The properties are identified 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 Black Mountain Sector Plan

The sector plan designation of the subject property is Rural Agricultural and Open Space. The uses permitted in the areas designated as rural agricultural are agriculture and single family residence. The area designated as open space is part of a linear park system adjoining Mission Creek.

### 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 and Development Services Department supports the application for a homesite severance consistent with the Land Reserve policy #025/78. The size and configuration of the proposed homesite severance lot is unusual however a majority of the lot is extremely steeply sloping and accommodates the continued use of the lookout by the family.

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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