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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** February 20, 2003  
**File No.:** A02-0113  
**To:** City Manager  
**From:** Planning & Development Services Department  
**Subject:** APPLICATION NO. A02-0113 OWNER: Black Mountain Irrigation District  
  
AT: 2350 Joe Riche Road APPLICANT: Same as above  
  
PURPOSE: To obtain permission from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve to allow for the construction of a water reservoir.  
  
EXISTING ZONE: A1 – Agriculture 1  
  
REPORT PREPARED BY: Mark Koch

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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. A02-0113, Lot A, Township 27, Section 18 & 19, ODYD, Plan 16599 and Part of Lot 8, Township 27, Section 18 & 19, ODYD, Plan 1991 located on Joe Riche Road, Kelowna, B.C., for non-farm use in the Agricultural Land Reserve, pursuant to Section 20(3) of the Agricultural Land Commission Act be supported by the Municipal Council.

**2.0 SUMMARY**

The application is to obtain permission from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve to allow for a water Reservoir. The applicant is proposing to construct a low level water storage reservoir on a portion of the the subject properties. The reservoir is required to provide additional water supplies for the agricultural and domestic use; to provide a 3 day minimum storage; and to provide an alternative supply of water during spring run-off.

**3.0 AGRICULTURAL ADVISORY COMMITTEE**

The Agricultural Advisory Committee, at their meeting of February 13, 2003, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports Agricultural Application No. A02-0113, Lot 8, Plan 1991 and Lot A, Plan 16599, Sec. 18, Twp. 27, ODYD, (N of) Joe Riche Road and 2350 Joe Riche Road, by Black Mountain Irrigation District, to obtain approval from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve to allow for a water reservoir.

#### 4.0 SITE CONTEXT

The subject property is located north of Old Joe Riche Road in the Belgo / Black Mountain Sector of the city. The elevation ranges from 600 m to 700 m over the two properties and the elevation range for the water reservoir, including the outlet main is approximately 643.3 m to 608 m. The proposed reservoir area is estimated at approximately 35 ha at top water level.

##### **CLI Land Capability:**

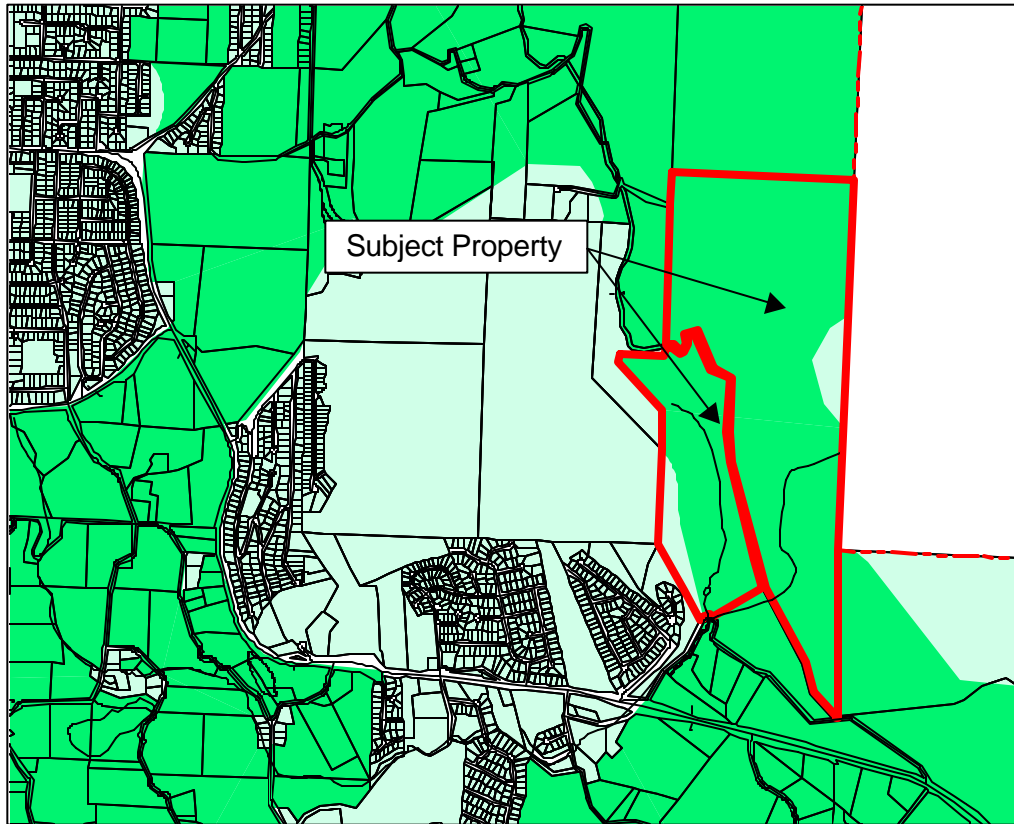
In the land capability classification, mineral and organic soils are grouped into seven classes according to their potential and limitations for agricultural use. The intensity of limitations becomes progressively greater from Class 1 to Class 7. The Land Capability classification for the proposed area of the new reservoir falls primarily into Class 5 and Class 6 with some areas having an improved rating of Class 3 and Class 4.

The soils in this area are further limited by either excess water due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas or soil moisture deficiency resulting in crops that are adversely affected by droughtiness caused by low soil water holding capacity or insufficient precipitation.

##### **Soil Classification:**

Due to the size of the property, there are a variety of soil types on the site. The three primary soil classifications are Kelowna, Gartrell, and Rutland. The Kelowna soil is well draining orthic dark brown with a soil texture of 10 to 30 cm of loam, or sandy loam veneer, over gravelly sandy loam texture. The Gartrell soil is classified as rego humic leyso (calcareous phase). Drainage is dominantly poor, ranging to imperfect with fluctuating groundwater table and seepage, with a soil texture of 60 to 100 cm of loam or gravelly loamy sand. Rutland soil is rapid draining orthic dark brown with a soil texture of 10 to 25 cm of sandy loam or loamy sand over gravelly loamy sand or very gravelly sand.

The subject properties are located on the map below.



ZONING AND USES OF ADJACENT PROPERTY:

- North - A1- Agricultural 1 : Grazing Land
- East - A1- Agricultural 1 : Grazing Land
- South - A1- Vacant Gravel Pit, Hobby Farms
- West - A1- Agricultural 1 : Future Residential
- RR2/3 – Rural Residential: Residential (SW)

3.0 CURRENT DEVELOPMENT POLICY

3.1 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.

3.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan designation of the subject property is rural/agricultural. The plan 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.

### 3.3 City of Kelowna Agriculture Plan

The Agricultural plan identifies the subject property as ALR lands. Goals as outlined in the Agricultural Plan include to maintain the availability of an adequate supply of water for the agricultural community; and to support decision making with respect to Irrigation District operations with the needs of the agricultural community as a priority.

### 4.0 PLANNING COMMENTS

The proposed non-farm use application is consistent with current development policies that will support non-farm uses in the Agricultural Land Reserve, if it can be demonstrated that they are in the public interest. The Planning and Development Services Department, therefore, has no concerns with the proposed new water reservoir required by the Black Mountain Irrigation District in order to maintain the service and water quality to current and future developed areas.

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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/MK/mk  
Attach.

**FACT SHEET**

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|-----------------------------------------------------|----------------------------------------------------------|
| <b>1. APPLICATION NO.:</b>                          | A02-0113                                                 |
| <b>2. APPLICATION TYPE:</b>                         | Non-Farm Use in ALR                                      |
| <b>3. OWNER:</b>                                    | Black Mountain Irrigation District                       |
| . ADDRESS                                           | 285 Gray Road                                            |
| . CITY                                              | Kelowna, BC                                              |
| . POSTAL CODE                                       | V1X 1W8                                                  |
| <b>4. APPLICANT/CONTACT PERSON:</b>                 | Black Mountain Irrigation District                       |
| . ADDRESS                                           | Phillip Ruskowdsky (Administrator)                       |
| . CITY                                              | 285 Gray Road                                            |
| . POSTAL CODE                                       | Kelowna, BC                                              |
| . TELEPHONE/FAX NO.:                                | V1X 1W8                                                  |
| <b>5. APPLICATION PROGRESS:</b>                     | 765-0277                                                 |
| Date of Application:                                | December 2, 2002                                         |
| Date Application Complete:                          | December 12, 2002                                        |
| Staff Report to AAC:                                | January 29, 2003                                         |
| Staff Report to Council:                            | February 17, 2003                                        |
| <b>6. LEGAL DESCRIPTION:</b>                        | Lot A, Plan 16599, Twp 27, Sec 18 & 19, ODYD             |
| <b>7. SITE LOCATION:</b>                            | Part of Lot 8, Plan 1991, Twp 27, Sec 18 & 19, ODYD      |
| <b>8. CIVIC ADDRESS:</b>                            | The Land between of Treetop Rd and Joe Riche Road        |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                 | 1991 Joe Riche Road                                      |
| <b>10. EXISTING ZONE CATEGORY:</b>                  | 2350 Joe Riche Road                                      |
| <b>11. PURPOSE OF THE APPLICATION:</b>              | Property to be flooded (2350 Joe Riche Road) 98.92 acres |
| <b>12. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS</b> | A1                                                       |
|                                                     | Non-Farm Use in ALR                                      |
|                                                     | n/a                                                      |