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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** March 26, 2003

**File No.:** A03-0001

**To:** City Manager

**From:** Planning & Development Services Department

**Purpose:** To obtain approval from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve, to allow for an 18 hole golf course, associated with the development of a single family and multi family residential neighbourhood, referred to as Area Structure Plan 11.

<b>Owners:</b> Black Mountain Irrigation District / Bell Mountain Golf Course	<b>Applicant / Contact Person:</b> PSC - Planning Solutions Consulting / Kim McKechnie
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**At:** Lot 8, Plan 1991, Sec. 18 & 19, Tp. 27, ODYD  
Lot 19, Plan 1991, Sec. 17, 18 & 19, Tp. 27, ODYD  
Lot A, Plan 16599, Sec. 18 & 19, Tp. 27, ODYD  
Lot A, Plan 31717, Sec. 19, Tp. 27, ODYD

**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. A03-0001, Lot A Sec 19 Twp 27 ODYD Plan 31717; Lot 8 Sec 18 and 19 Twp 27 ODYD Plan 1991; Lot 19 Sec 17, 18 and 19 Twp 27 ODYD Plan 1991 Except Plan 39110; and Lot A Sec 18 and 19 Twp 27 ODYD Plan 16599 located north of Joe Riche Road, in Kelowna, B.C. in order to allow for the establishment of an 18 hole golf course, pursuant to Section 20 (3) of the Agricultural Land Commission Act be supported by the Municipal Council.

### 2.0 SUMMARY

The applicant is requesting permission from the Land Reserve Commission to allow for a non-farm use within the Agricultural Land Reserve. The applicant is proposing to construct an 18 hole golf course, which will establish the golf portion of a residential golf resort community that is proposed for the property that is directly adjacent to the subject lands, and is commonly referred to as Area Structure Plan 11.

### 3.0 AGRICULTURAL ADVISORY COMMITTEE

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

THAT the Agricultural Advisory Commission supports Agriculture Application No, A03-0001, (N of) Joe Riche Road & Swainson Road, Lot 8, Plan 1991 & Lot A, Plan 31717, ODYD, by PSC Planning Solutions Consulting (Tony Markoff), to obtain approval from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve to allow for an 18-hole golf course.

### 4.0 SITE CONTEXT

The subject property is located north of Joe Riche Road in the Belgo / Black Mountain Sector of the city, and immediately west of the City boundary. In total, the subject property is 171.1 ha (422.9 ac) in area, and the elevation ranges from roughly 790m in the northwest corner of the four lots, to 605m in the southwest corner.

#### **BCLI Land Capability**

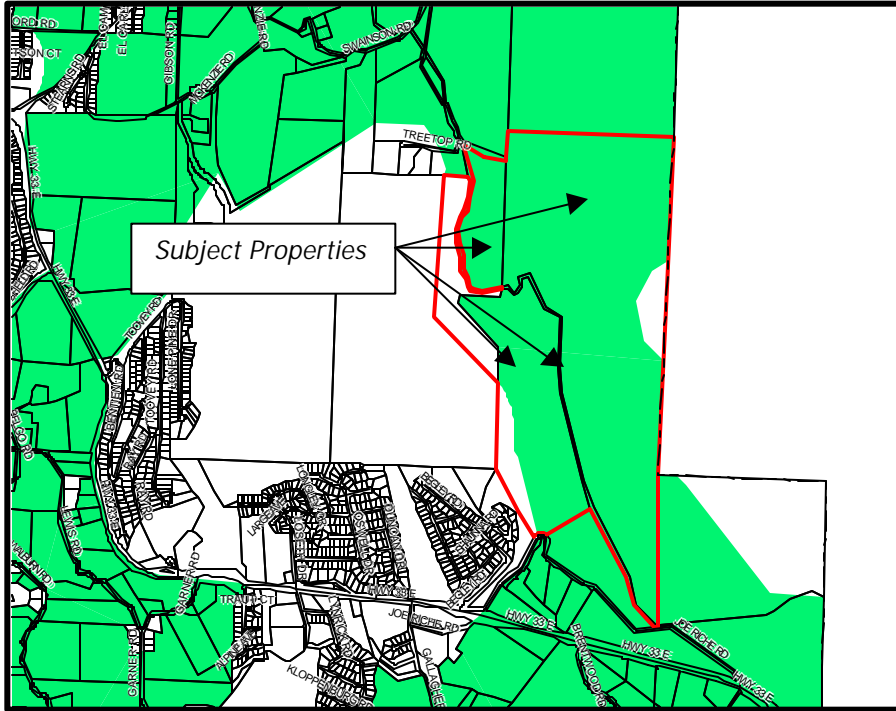
In the land capability classification, mineral and organic soils are grouped into seven classes, according to their potential and limitations for agricultural use. The intensity of limitations becomes progressively greater from Class 1 to Class 7. The Land Capability classification for the subject area falls primarily into Class 4 and Class 6, with some areas having an improved rating of Class 2.

The soils in some areas of the property are limited by a soil moisture deficiency, caused by low soil water holding capacity or insufficient precipitation. Some soils are limited by steepness or pattern of slopes, which hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops, and/or increases the potential for water erosion. Furthermore, some soils are limited by excess water, other than from flooding, which limits agricultural use. This excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas.

#### **Soil Classification**

There are a variety of different soils that are present on the subject property. The three primary soil classifications are: Kelowna, Gartrell, and Rutland. Covering the majority of the property, 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 or gravelly loam. Also present extensively, the Gartrell soil is dominantly poor draining, ranging to imperfect, with a fluctuating groundwater table and seepage; rego humic gleysol calcareous phase, with a soil texture of 60 to 100 cm of loam or sandy loam over gravelly sandy loam or gravelly loamy sand. Occurring less extensively on the property, the 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 property is located on the map below:*



ZONING AND USES OF ADJACENT PROPERTY:

- North - A1 – Agriculture 1, vacant powerlines, and small holdings.
- East - BMID lands, currently vacant and proposed for a 100 acres reservoir.
- South - A1 – Agriculture 1, Highway 33, and single family residential.
- West - A1 – Agriculture 1, proposed single family residential subdivision.

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 future land use designation for the subject property is identified as Single/Two Family Unit Residential, with the eastern edge of the property designated as Rural/Agricultural. Associated uses within the Single/Two Family Unit Residential designation include: local commercial, child care, schools, churches, and parks.

5.3 Belgo/Black Mountain Sector Plan

The Belgo/Black Mountain Sector Plan designates the majority of the subject property as Single Family Residential, with the eastern edge being designated as Rural/Agricultural.

5.4 City of Kelowna Agriculture Plan

The Agriculture Plan identifies the majority of the subject property as being suitable for retention within the Agricultural Land Reserve, while the western edge is proposed for non-farm use.

6.0 PLANNING COMMENTS

The relevant planning documents support the proposed non-farm use within the Agricultural Land Reserve portion of the subject property. The proposed golf course holes 2 to 8 would encroach into the Agricultural Land Reserve, however, their impact is considered to be marginal, and they would form part of the proposed comprehensive golf and resort community that is planned for under Area Structure Plan 11. The southerly two-thirds of Lot 8, Plan 1991, was the subject of a recent non-farm use application, to allow for a water reservoir for the Black Mountain Irrigation District.

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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/

Attachment

**FACT SHEET**

1. **APPLICATION NO.:** A03-0001
2. **APPLICATION TYPE:** Non-Farm Use within the ALR
3. **OWNERS:**
  - . **ADDRESS** Black Mountain Irrigation District
  - . **CITY** 285 Gray Road
  - . **POSTAL CODE** Kelowna, B.C.
  - . **POSTAL CODE** V1X 1X8
  - . **ADDRESS** Bell Mountain Golf Course
  - . **CITY** 1225 Mountain Avenue
  - . **POSTAL CODE** Kelowna, B.C.
  - . **POSTAL CODE** V1Y 7G9
4. **APPLICANT/CONTACT PERSON:** Planning Solutions Consulting – PSC
  - . **ADDRESS** / Kim McKechnie
  - . **CITY** 1298 Rose Abby Drive
  - . **POSTAL CODE** Kelowna, B.C.
  - . **TELEPHONE/FAX NO.:** V1Z 3Y8
  - . **TELEPHONE/FAX NO.:** 250-769-0611
5. **APPLICATION PROGRESS:**
  - Date of Application:** February 11, 2003
  - Date Application Complete:** February 14, 2003
  - Staff Report to AAC:** March 5, 2003
  - Staff Report to Council:** March 26, 2003
6. **LEGAL DESCRIPTION:**
  - Lot 8, Plan 1991, Sec. 18 & 19, Tp. 27, ODYD
  - Lot 19, Plan 1991, Sec. 17, 18 & 19, Tp. 27, ODYD
  - Lot A, Plan 16599, Sec. 18 & 19, Tp. 27, ODYD
  - Lot A, Plan 31717, Sec. 19, Tp. 27, ODYD
7. **SITE LOCATION:** North of Joe Riche Road, and west of the City boundary
8. **CIVIC ADDRESSES:** Joe Riche Road (N of)  
Joe Riche Road (Off of)  
2350 Joe Riche Road  
Swainson Road
9. **AREA OF SUBJECT PROPERTY:** 171.1 ha (422.9 ac)
10. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
11. **PURPOSE OF THE APPLICATION:** To obtain approval from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve to allow for an 18 hole golf course.
12. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable