
CITY OF KELOWNA
MEMORANDUM

Date: May 13, 2003
File No.: A03-0005

To: City Manager

From: Planning & Development Services Department

Purpose: To obtain approval from the Land Reserve Commission to exclude the subject property from the ALR.

Owners: Elizabeth A. Zaseybida / George K. Carr	Applicant/Contact Person: New Town Planning Services Inc / Keith Funk
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At: 3339 Field Road / 4025 Field Road

Existing Zone: A1 – Agriculture 1

Report Prepared by: Mark Koch

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A03-0005, Lot 8 & 11, Sec. 1, Twp. 26, Plan 1247, ODYD 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 Municipal Council;

2.0 SUMMARY

The applicant is requesting permission from the Agricultural Land Reserve Commission to exclude the subject properties from the Agricultural Land Reserve. The two subject properties cover a total area of 8.3ha (20.6ac), and are currently used as hobby acreages, including an alpaca herd, horses, and also domestic gardens. The applicant has submitted the attached correspondence in support of their exclusion application.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of May 8, 2003, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee support Application No. A03-0005.

CARRIED

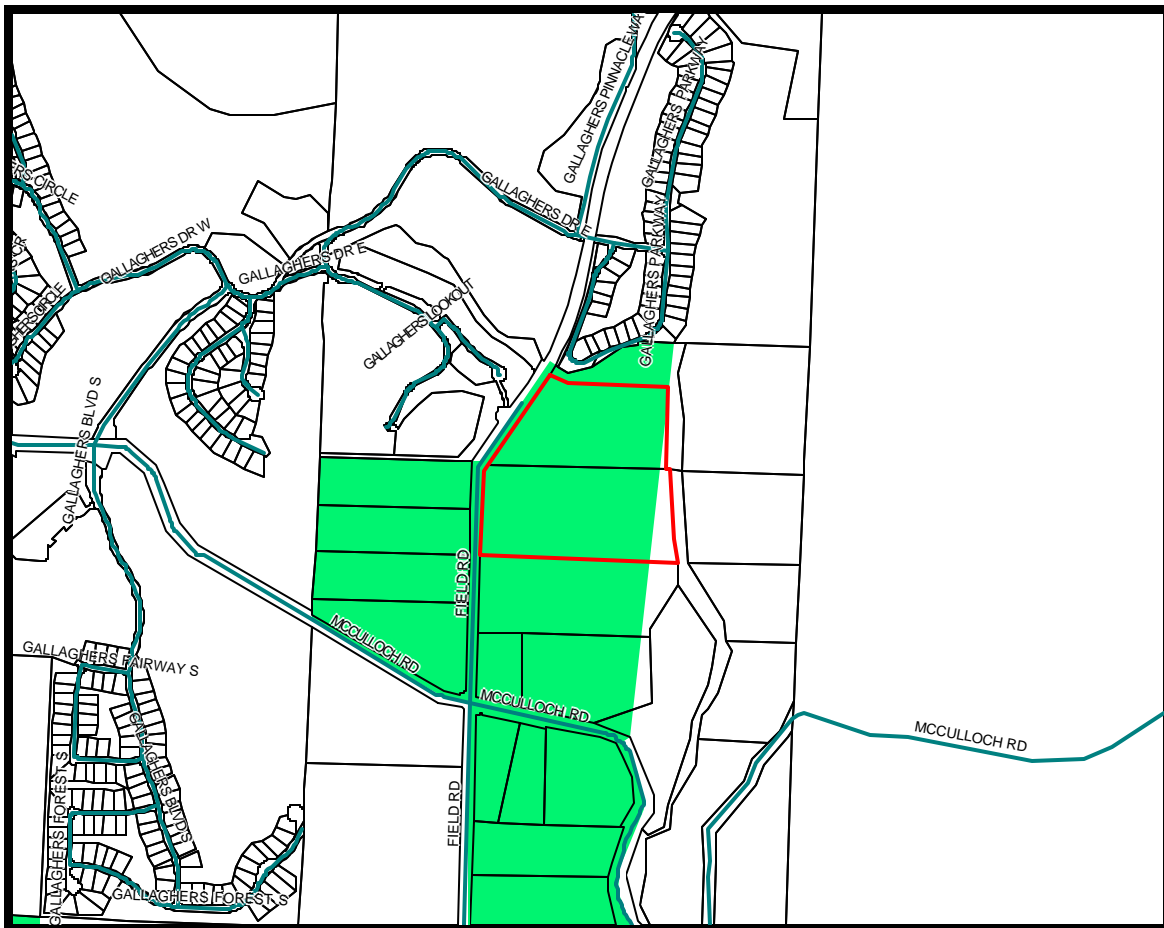
(7 for 1 against)

4.0 SITE CONTEXT

The two subject properties are located within the Southeast Kelowna Sector Plan area of the City on Field Road and north of McCulloch Road. Lot 8, Plan 1247, Sec. 1, Twp. 26, ODYD, (Except Plan H18624), is 3.5ha (8.7ac) in size, and Lot 11, Plan 1247, Sec. 1, Twp. 26, ODYD, (Except Plans 17674 and H18624) is 4.8ha (11.9ac) in size. The elevation ranges on the two properties from approximately 544m in the north, to approximately 567m in the south.

Total Parcel Size: 8.3ha (20.6ac)
Elevation: 544m – 567m

The subject property is located on the map below.



BCLI Land Capability

The land classification for the subject area falls into Class 5, with the improved or irrigated rating for the property increasing to Class 3. The unimproved land on the two subject properties are limited by a soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation.

Soil Classification

The three soil classifications that are contained within the two subject properties are Gammil, Paradise, and Rutland. The Gammil soil is characterized by very gently to extremely sloping fluvioglacial deposits; the Paradise is characterized by nearly level to very steeply sloping fluvioglacial deposits; while the the Rutland soil is characterized by very gently to strongly sloping fluvioglacial deposits.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1 / Public Park
East - A1 – Agriculture 1 / Public Park
South - A1 – Agriculture 1 / Rural Residential
West - CD6 – Comprehensive Development Golf Resort / Forest
A1 – Agriculture 1 / Agriculture

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 properties is identified as rural / agricultural in the Official Community Plan. The plan encourages the preservation of land designated rural / agricultural on the land use map for agricultural purposes. Furthermore, the plan recognizes the importance of agricultural uses, and also promotes the retention of land that is capable of agricultural production.

5.3 Southeast Kelowna Sector Plan

The Southeast Kelowna Sector Plan identifies that the Southeast Kelowna area is generally considered on of the prime orcharding areas in the Okanagan Valley.

5.4 City of Kelowna Agriculture Plan

The Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve.

6.0 PLANNING COMMENTS

The relevant planning and development documents, including the City of Kelowna Strategic Plan, the City of Kelowna Official Community Plan, the Southeast Kelowna Sector Plan, and the City of Kelowna Agriculture Plan do not support the proposed exclusion from the ALR. The relevant planning and development documents recognizes the importance of agriculture and promotes the retention of land that is capable of agricultural production.

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

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|---|---|
| 1. APPLICATION NO.: | A03-0005 |
| 2. APPLICATION TYPE: | ALR Exclusion |
| 3. OWNER: | Elizabeth Zaseybida |
| . ADDRESS | 4025 Field Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 7R2 |
| OWNER: | George Carr |
| . ADDRESS | 4025 Field Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4G1 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 7, 2003 |
| Date Application Complete: | April 14, 2003 |
| Staff Report to AAC: | April 29, 2003 |
| Staff Report to Council: | May 13, 2003 |
| 6. LEGAL DESCRIPTION: | Lot 8, Plan 1247, Sec. 1, Twp. 26,
ODYD (Except Plan H18624)
Lot 11, Plan, Sec. 1, Twp. 26, ODYD
(Except Plans 17674 & H18624) |
| 7. SITE LOCATION: | On Field Road, north of McCulloch. |
| 8. CIVIC ADDRESS: | 4025 Field Road
3999 Field Road |
| 9. AREA OF SUBJECT PROPERTY: | 8.3 ha (20.3 ac) |
| 10. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain approval from the Land
Reserve Commission to exclude the
subject property from the ALR. |
| 12. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |