

---

# CITY OF KELOWNA

## MEMORANDUM

---

**Date:** June 13, 2003  
**File No.:** A03-0006  
**To:** City Manager  
**From:** Planning & Development Services Department  
**Purpose:** To obtain approval from the Land Reserve Commission to allow for a lot line adjustment subdivision within the ALR.

<b>Owners:</b> Al's Construction / 578933 BC Ltd.	<b>Applicant/Contact Person:</b> Rick Bruschinsky
------------------------------------------------------	------------------------------------------------------

**At:** 1095 Crawford Road / 910 Westpoint Drive

**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. A03-0006, Lot 4, Plan 41375 & Lot A, Plan 30717, Except Plan KAP51477 & KAP51479, all of Sec. 31, Twp. 29, located on Crawford Road and Westpoint Drive, Kelowna, B.C. for a lot line adjustment subdivision within the Agricultural Land Reserve, pursuant to Section 21(2) 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 allow for a lot line adjustment subdivision within the ALR. The proposal is to subdivide the property at 910 Westpoint Drive, by consolidating the rear half of this lot which fronts onto Crawford Road, with the neighbouring property at 1095 Crawford Road. The proposed lot line adjustment subdivision would allow for street access from Crawford Road for the property that is currently technically located at 1095 Crawford Road.

The property at 910 Westpoint Drive is currently 3.5ha (8.7ac) in size, and would be reduced to 2ha (4.9ac) in size. The property at 1095 Crawford Road is currently 11ha (27.2ac) in size, and would be increased to 12.5ha (30.9ac) in size.

### 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. A03-0006

**DEFEATED**

(3 for 5 against)

### 4.0 SITE CONTEXT

The subject properties are situated within the North Mission / Crawford Sector Plan area of the City, and are both zoned A1 – Agriculture 1. Both properties are located between Crawford Road and Westpoint Drive, south of DeHart Road. The elevation difference over the two subject properties is from 410m in the northwest corner, to 430m in the centre, to 445m in the southeast corner of the properties. The total area of the two subject properties is approximately 14ha (34.6ac).

Total Parcel Size: 14.5ha (35.8ac)  
Elevation: 410m - 430m - 445m

#### **BCLI Land Capability**

The land classification for the subject area falls primarily into Class 5 and 6, with the improved or irrigated rating for the property increasing to Class 2 and 3. The soils on the properties are limited by a soil moisture deficiency, with crops being adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation. Furthermore, the soils are limited by erosion, with past damage from erosion limiting agricultural use. The soils are also limited by topography and by steepness or pattern of slopes, hindering the use of farm machinery, decreasing the uniformity of growth and the maturity of crops, and/or increasing the potential for water erosion.

#### **Soil Classification**

The primary soil classification for the subject property is Paradise, with certain areas of the property being classified as Parkill and Gammil. The Paradise soil is characterized by nearly level to very steeply sloping fluvioglacial deposits; with the Parkill soil being characterized by very gently to strongly sloping fluvioglacial deposits; while lastly the Gammil soil is characterized by very gently to extremely sloping fluvioglacial deposits.

#### ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1 / Undeveloped and Treed  
East - A1 – Agriculture 1 & RR2 – Rural Residential 2 / Nursery & Rural Residential  
South - RU1 – Large Lot Housing / Residential  
West - RU1 – Large Lot Housing / Residential

*The subject property is located on the map below.*



## 5.0 CURRENT DEVELOPMENT POLICY

### 5.1 City of Kelowna Strategic Plan (1992)

A primary goal of the City of Kelowna 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 discourages the subdivision of agricultural land into smaller parcels.

### 5.3 North Mission / Crawford Sector Plan

The North Mission / Crawford Sector Plan designates the two subject properties as rural / agricultural. The plan has agricultural objectives that promote the retention of the agricultural industry as a major land use element in the sector; and to promote the long-term economic viability of farm operations.

5.4 City of Kelowna Agriculture Plan

The Agriculture Plan identifies the subject property as ALR lands, and as being suitable for retention within the ALR. Furthermore, the Agriculture Plan discourages the further subdivision of agricultural land into smaller parcels, which are considered to be agriculturally less productive.

6.0 PLANNING COMMENTS

The proposed lot line adjustment subdivision within the ALR is contrary to relevant development policy documents, in particular the Official Community Plan and the Agriculture Plan. In particular further subdivision of agricultural land into smaller parcels is discouraged. There is no demonstrated benefit to either the two existing lots by this proposed lot line adjustment subdivision.

---

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.:                                                                                                                | A03-0006                                                                                                                                  |
| 2. APPLICATION TYPE:                                                                                                               | Lot line adjustment subdivision within the ALR                                                                                            |
| 3. OWNER:<br>. ADDRESS<br>. CITY<br>. POSTAL CODE<br>OWNER:<br>. ADDRESS<br>. CITY<br>. POSTAL CODE                                | Al's Construction<br>962 Purcell Drive<br>Kelowna, B.C.<br>V1V 1N8<br>578933 BC Ltd.<br>205-1690 Water Street<br>Kelowna, B.C.<br>V1Y 8T8 |
| 5. APPLICATION PROGRESS:<br>Date of Application:<br>Date Application Complete:<br>Staff Report to AAC:<br>Staff Report to Council: | April 7, 2003<br>April 8, 2003<br>April 29, 2003<br>June 13, 2003                                                                         |
| 6. LEGAL DESCRIPTIONS:                                                                                                             | Lot 4, Sec. 31, Twp. 29, ODYD, Plan 41375 &<br>Lot A, Sec. 31, Twp. 29, ODYD, Plan 30717, Except Plans KAP51477 & KAP51479                |
| 7. SITE LOCATION:                                                                                                                  |                                                                                                                                           |
| 8. CIVIC ADDRESS:                                                                                                                  | 1095 Crawford Road<br>910 Westpoint Drive                                                                                                 |
| 9. AREA OF SUBJECT PROPERTY:                                                                                                       | 14.5ha (35.8ac)                                                                                                                           |
| 10. EXISTING ZONE CATEGORY:                                                                                                        | A1 – Agriculture 1                                                                                                                        |
| 11. PURPOSE OF THE APPLICATION:                                                                                                    | To obtain approval from the Land Reserve Commission to allow for a lot line adjustment subdivision within the ALR.                        |
| 12. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS                                                                                       | N/A                                                                                                                                       |