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

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**Date:** June 30, 2003  
**File No.:** A03-0008  
**To:** City Manager  
**From:** Planning & Development Services Department  
**Purpose:** To obtain approval from the Land Reserve Commission to subdivide the subject property into two parcels

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|---|---|
| <b>Owners:</b><br>Raymond and Rosalinda Rampone | <b>Applicant/Contact Person:</b><br>Raymond and Rosalinda Rampone |
|---|---|

**At:** 3443-3527 Benvoulin Road

**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. A03-0008, Parcel A, Lot 67, Plan 186, DL 132, ODYD, Except Plans 11569, KAP45322 and KAP62074, located on Benvoulin Road, Kelowna, B.C., for subdivision within the Agricultural Land Reserve not be supported by the Municipal Council;

AND THAT Municipal Council forward the subject application to the Agricultural Land Reserve Commission.

**2.0**    **SUMMARY**

The applicant is requesting permission to subdivide the 16ha (39.55ac) subject property into two parcels, which would both be approximately 8ha (20ac) in size. The purpose of this proposed subdivision within the ALR is to allow the applicant to semi-retire from the existing farming operation. The subject property is operating as two businesses, with the applicant indicating that they want to retain the horse boarding operation, which lies to the south, while then attempting to sell the garden market operation lying to the north.

### 3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of June 25, 2003, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports Agricultural Application No. A03-0008, 3443-3527 Benvoulin Road, Lot A, Plan 186, Sec. 8, Twp. 26, ODYD by Raymond & Rosalinda Rampone to obtain approval from the Land Reserve Commission to subdivide within the Agricultural Land Reserve to create an additional lot.

(4 for 1 against)

### 4.0 SITE CONTEXT

The subject property is located in the South Pandosy/KLO sector of the City, on the east side of Benvoulin Road, and to the north of Laurence Road. The overall subject property is 16ha (39.55 ac) in size, with the site having a range in elevation from 348m - 351m.

Parcel Size: 16ha (39.55ac)  
Elevation: 348m – 351m

#### **BCLI Land Capability**

The land classification for the subject area falls primarily into Classes 4, 5 and 6, but the improved or irrigated rating for the property increases to mostly Class 3. The unimproved soils on a part of the subject property are limited by soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation. Furthermore, the unimproved soils on another portion of the property are limited by excess water, other than flooding, which limits agricultural use.

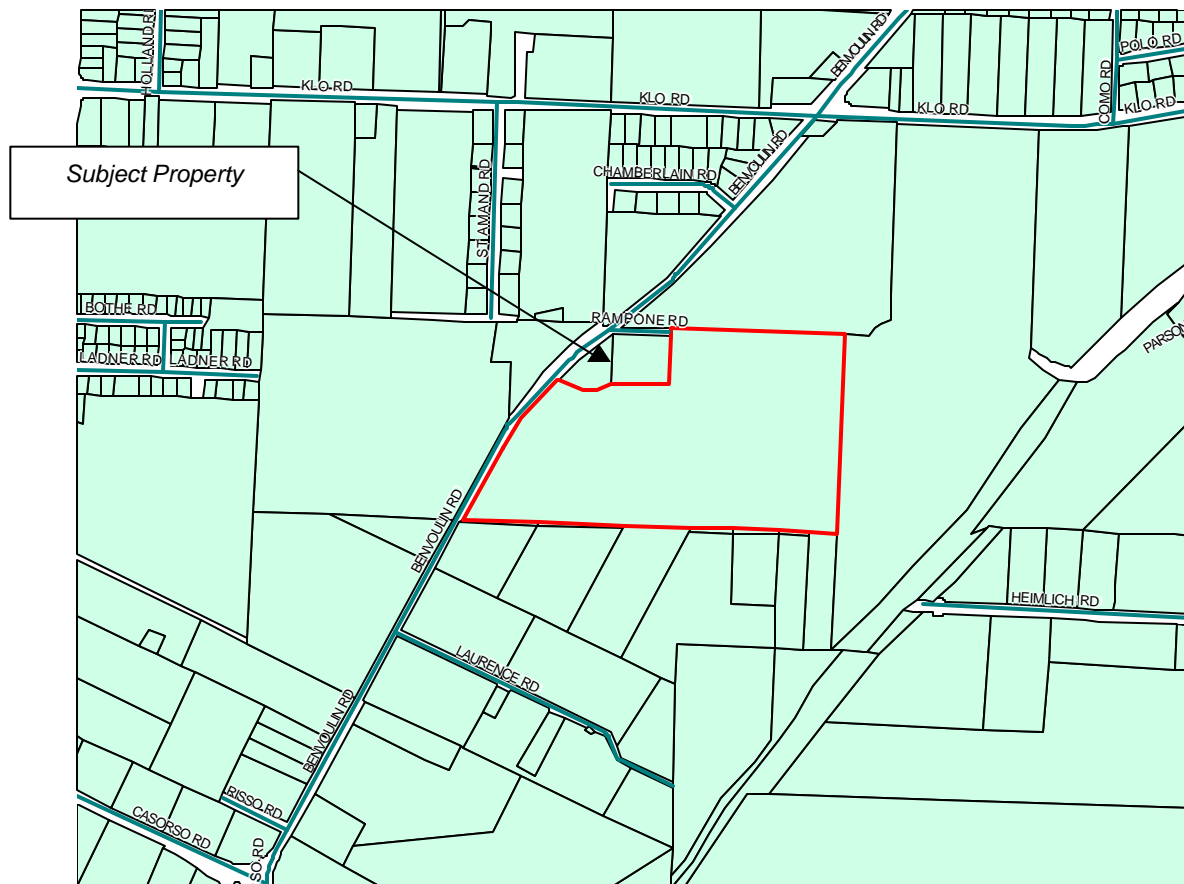
#### **Soil Classification**

The soil classification for the subject property is Tanaka, Guisachan, and Cameron Lake. The Tanaka, Guisachan and Cameron Lake soils are all characterized by nearly level and very gently sloping fluvial fan deposits.

#### ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1 / Pasture and Hay Land  
East - P3 – Parks and Open Space / Golf Course  
South - A1 – Agriculture 1 / Hobby Farms and Hay Land  
West - A1 – Agriculture 1 / Orchards

*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 Strategic Plan is to preserve viable agricultural holdings as an integral part of our community.

### 5.2 Kelowna Official Community Plan (1994 – 2014)

The current Official Community Plan has designated the subject property as Rural / Agricultural. The plan recognizes the importance of agricultural uses, and it does not support further subdivision of ALR lands.

### 5.3 South Pandosy/KLO Sector Plan

The South Pandosy/KLO Sector Plan has policies promoting preservation of viable agricultural holdings as an integral part of our community, and to support the protection of the ALR land within the Sector.

### 5.4 City of Kelowna Agriculture Plan

The Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve. The Agriculture Plan discourages the subdivision of agricultural land into smaller parcels,

except where positive benefits to agriculture can be demonstrated. In addition, smaller parcels typically have correspondingly higher prices and attract non-farm residents in the area. The combination of higher land prices and smaller parcels makes the assembly of economic orchard units difficult and increases speculation, which further exacerbates the problem.

#### 6.0 PLANNING COMMENTS

The relevant planning documents do not support the creation of additional lots within the Agricultural Land Reserve except as a homesite severance application that is consistent with the Land Reserve policy.

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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.:**
2. **APPLICATION TYPE:** Subdivision within the ALR
3. **OWNER:** Raymond & Rosalinda Rampone  
    . **ADDRESS** 3527 Benvoulin Road  
    . **CITY** Kelowna, B.C.  
    . **POSTAL CODE** V1W 4M5
4. **APPLICANT/CONTACT PERSON:** Raymond & Rosalinda Rampone  
    . **ADDRESS** 3527 Benvoulin Road  
    . **CITY** Kelowna, B.C.  
    . **POSTAL CODE** V1W 4M5  
    . **TELEPHONE/FAX NO.:** 250-860-8074
5. **APPLICATION PROGRESS:**  
    Date of Application: 2003-05-16  
    Date Application Complete: 2003-05-16  
    Staff Report to AAC: 2003-05-29  
    Staff Report to Council: 2003-06-30
6. **LEGAL DESCRIPTION:** Parcel A of Lot 67, Plan 186, DL 132, ODYD, Except Plans 1156, KAP45322, & KAP62074
7. **SITE LOCATION:** On the east side of Benvoulin Road, to the north of Laurence Road
8. **CIVIC ADDRESS:** 3443-3527 Benvoulin Road
9. **AREA OF SUBJECT PROPERTY:** 16ha (39.55ac)
10. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
11. **PURPOSE OF THE APPLICATION:** To obtain approval from the Land Reserve Commission to subdivide the subject property into two parcels
12. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** n/a