
CITY OF KELOWNA

MEMORANDUM

Date: October 14, 2003
File No.: A03-0010
To: City Manager
From: Planning & Development Services Department
Purpose: To obtain approval from the Agricultural Land Reserve Commission to exclude the subject property from the ALR in order to facilitate a twenty two lot subdivision.

Owners: 654736 BC Ltd	Applicant/Contact Person: New Town Planning Services Inc / Keith Funk
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At: 202 Drake 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. A03-0010, Lot 9, Blk. 4, Sections 4 & 9, Twp. 23, ODYD, Plan 896, Except Plan KAP72431, located at 202 Drake 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 property from the Agricultural Land Reserve in order to allow for a twenty two lot subdivision. The owner intends upon establishing a 15m airborne particle and visual screen buffer between the proposed development and the ALR farmland lying to the north. The subject property covers an area of 3.2ha (8.1ac), which was previously used as an orchard and is now used for growing hay.

3.0 SITE CONTEXT

The subject property is situated in the Glenmore/Clifton Dilworth Sector Plan area of the City, on Drake Road, and also fronts on Glenmore Road North. The legal description of the subject property is Lot 9, Blk. 4, Sec. 4&9, Twp. 23, ODYD, Plan 896. The elevation ranges on the property is from approximately 435m in the east to 440m in the west.

Total Parcel Size: 3.2ha (8.1ac)
Elevation: 435m-440m

The subject property is located on the map below.



BCLI Land Capability

The land classification for the subject area falls mostly into Class 4, with the improved or irrigated rating for the property increasing to Class 3. The unimproved land on the subject property is limited by a soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation, and the unimproved soils are further limited by undesirable soil structure and/or low perviousness.

Soil Classification

The soil classification for the majority of the subject property is the Westbank soil, with some presence of the Greata soil. The Westbank soil is characterized by nearly level to strongly sloping stratified glaciolacustrine sediment, with Greata soil being characterized by fluvioglacial veneer over very gently to extremely sloping, stratified glaciolacustrine sediments.

ZONING AND USES OF ADJACENT PROPERTY:

- North - A1 – Agriculture 1 / Hayfield (ALR)
- East - A1 – Agriculture 1 / Single Detached Housing
- South - RR3 – Rural Residential 3 / Single Detached Housing
- West - A1 – Agriculture 1 / Homesite Severance

4.0 CURRENT DEVELOPMENT POLICY

4.1 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.

4.2 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.

4.3 Glenmore/Clifton Dilworth Sector Plan

The Glenmore/Clifton Dilworth Sector Plan clearly identifies agriculture as a defining character within the Glenmore Valley, and that protection of agricultural lands is an important issue. The subject property is identified as being suitable for retention within the ALR, while a key objective of the plan is to promote and support longterm opportunities for farm operations.

3.4 City of Kelowna Agriculture Plan

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

5.0 PLANNING COMMENTS

The relevant planning 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.

6.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A03-0010, Lot 9, Blk. 4, Sections 4 & 9, Twp. 23, ODYD, Plan 896, Except Plan KAP72431, located at 202 Drake Road, Kelowna, B.C. for exclusion from the Agricultural Land Reserve pursuant to Section 15(1) of the Agricultural Land Reserve Act be supported by Municipal Council.

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.: | A03-0010 |
| 2. APPLICATION TYPE: | ALR Exclusion |
| 3. OWNER: | 654736 BC Ltd. |
| . ADDRESS | 2748 Douglas Drive |
| . CITY | Coquitlam, BC |
| . POSTAL CODE | V3C 5W7 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 18, 2003 |
| Date Application Complete: | June 18, 2003 |
| Staff Report to AAC: | |
| Staff Report to Council: | October 14 2003 |
| 6. LEGAL DESCRIPTION: | Lot 9, Block 4, Plan 186 |
| 7. SITE LOCATION: | On Drake Road, and fronting on
Glenmore Road North to the East. |
| 8. CIVIC ADDRESS: | 202 Drake Road |
| 9. AREA OF SUBJECT PROPERTY: | 3.2ha (8.1ac) |
| 10. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain approval from the
Agricultural Land Reserve
Commission to exclude the subject
property from the ALR in order to
facilitate a twenty two lot subdivision. |
| 12. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |