
CITY OF KELOWNA

MEMORANDUM

Date: March 15, 2004
File No.: A04-0003
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Land Reserve Commission to subdivide the subject property within the Agricultural Land Reserve in lieu of a homesite severance.

Owners: R. Holitzki

Applicant/Contact Person: R. Holitzki

At: 2825-2855 Dunster 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. A04-0003, North ½ of Lot 7, Sec. 15, Twp. 26, ODYD, Plan 187, located at 2825-2855 Dunster Road, Kelowna, B.C. for subdivision within the Agricultural Land Reserve in lieu of a homesite severance application NOT be supported by Municipal Council;

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

2.0 SUMMARY

The applicant is requesting permission to subdivide a 8.16 ha (20.15ac) subject parcel into two properties, which are proposed to be approximately 0.55ha (1.37ac) and 7.61ha (18.78ac) in size. The purpose of the proposed subdivision is to allow the applicant to subdivide a smaller parcel from the existing family farm. The Holitzki family has farmed the subject property since 1948, while the subject property has been in the applicant's possession since 1989. The existing home and a proposed Lot 1 are located to the north of the subject property on Dunster Road. The neighbouring farm owner to the south has already indicated that they wish to purchase the larger lot remainder, as they are seeking additional farmland for their large orchard operation.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee at their meeting of March 11, 2004 reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports ALR Application No. A04-0003 – 2825/2855 Dunster Road by Robert Holitzki to obtain approval from the Land Reserve Commission to subdivide within the Agricultural Land Reserve to create an additional lot, subject to consolidation (and related lot line adjustment) of the larger parcel with the adjacent property directly to the south of the subject property.

CARRIED

4.0 SITE CONTEXT

The subject property is located in the Southeast Kelowna Sector of the City, on Dunster Road and is located north of East Kelowna Road. The parcel size is 8.16 ha (20.15ac), and the property elevation ranges from 437m in the northwest to 442m in the southeast corner of the subject property. The property is currently used as an apple orchard, along with additional farm structures.

Parcel Size: 8.16 ha (20.15ac)
Elevation: 437m-442m

BCLI Land Capability

The land classification for the subject area falls primarily into Classes 4 and 5 but the improved or irrigated rating for a portion of the property increases to Class 3.

The soils on the subject property are limited by a soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation. Furthermore, the soils are limited by stoniness with the presence of coarse fragments which significantly hinder tillage.

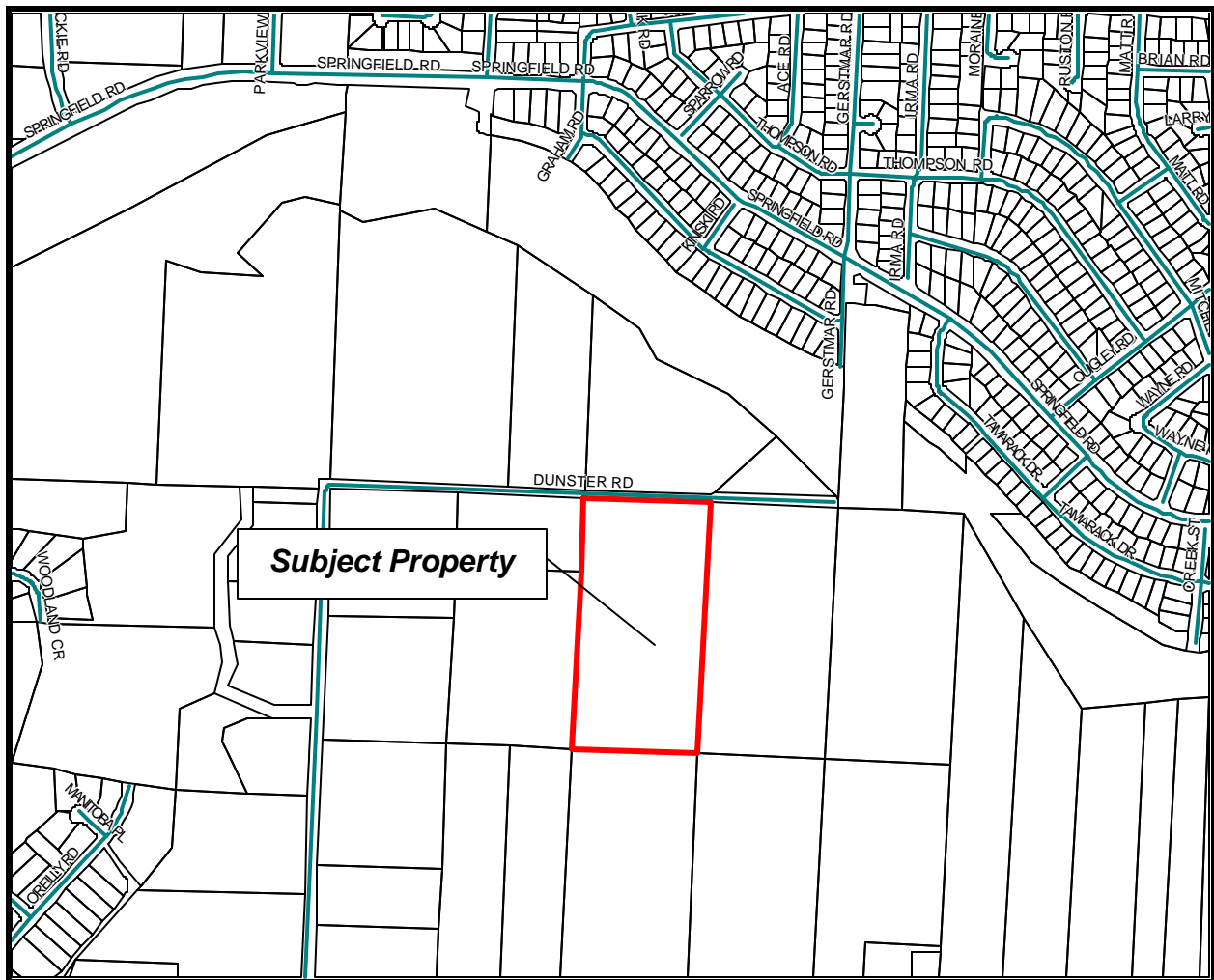
Soil Classification

The soil classification for the subject property is mostly Rutland. The Rutland soil is characterized by very gently to strongly sloping fluvioglacial deposits.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1 / Orchard
East - A1 – Agriculture 1 / Orchard
South - A1 – Agriculture 1 / Orchard
West - A1 – Agriculture 1 / Orchard

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 Southeast Kelowna Sector Plan

The Sector Plan future land use designation of the subject properties are Agricultural Land Reserve. The plan supports retention of the subject properties within the Agricultural Land Reserve.

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 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A04-0003, North ½ of Lot 7, Sec. 15, Twp. 26, ODYD, Plan 187, located at 2825-2855 Dunster Road, Kelowna, B.C. for subdivision within the Agricultural Land Reserve in lieu of a homesite severance application be supported by Municipal Council;

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

7.0 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 Agricultural Land Reserve policy.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RGS/MK/mk

Attachment

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | A04-0003 |
| 2. APPLICATION TYPE: | Subdivision within the ALR |
| 3. OWNER: | Mr. Robert Holitzki |
| . ADDRESS | 2825 Dunster Road |
| . CITY | Kelowna, B.C. |
| . POSTAL CODE | V1W 4H4 |
| 4. APPLICANT/CONTACT PERSON: | Mr. Robert Holitzki |
| . ADDRESS | 2825 Dunster Road |
| . CITY | Kelowna, B.C. |
| . POSTAL CODE | V1W 4H4 |
| . TELEPHONE/FAX NO.: | 250-860-6269 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | February 9, 2004 |
| Date Application Complete: | February 9, 2004 |
| Staff Report to AAC: | March 3, 2004 |
| Staff Report to Council: | March 15, 2004 |
| 6. LEGAL DESCRIPTION: | North ½ of Lot 7, Sec. 15, Twp. 26,
ODYD, Plan 187 |
| 7. SITE LOCATION: | On Dunster Road located to the north
of East Kelowna Road |
| 8. CIVIC ADDRESS: | 2825-2855 Dunster Road |
| 9. AREA OF SUBJECT PROPERTY: | 8.16 ha (20.15ac) |
| 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 within the Agricultural
Land Reserve in lieu of a homesite
severance. |
| 12. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | |