
CITY OF KELOWNA
MEMORANDUM

Date: May 10, 2004
File No.: A04-0005
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Land Reserve Commission to exclude the subject property from the ALR.

Owners: R & B Construction / R. & B. Poonian	Applicant/Contact Person: Planning Solutions Consulting / T. Markoff
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At: 908 El Paso 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. A04-0005, Lot 15, Sec 25, Twp 26, ODYD, Plan KAP73538, located on El Paso Road, B.C. for exclusion from the Agricultural Land Reserve pursuant to Section 30(1) of the Agricultural Land Commission 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. The subject property covers a total area of 4.7ha (11.6ac), and is currently not being farmed. A single family dwelling was recently constructed at the Northeast corner of the property. Furthermore, 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 6, 2004 reviewed the above noted application, and the following recommendation was passed:

MOVED by John Vielvoye / SECONDED by Leo Gebert

THAT the Agricultural Advisory Committee support Application No. A04-0005 by Planning Solutions Consulting Inc. to obtain approval from the Land Reserve

Commission in order to exclude the subject property from the ALR, subject to the provision of a suitable buffer between agricultural operations to the north and the subject property and notification in the sales agreement that the property is adjacent to agricultural lands, on which normal agricultural activities will be ongoing.

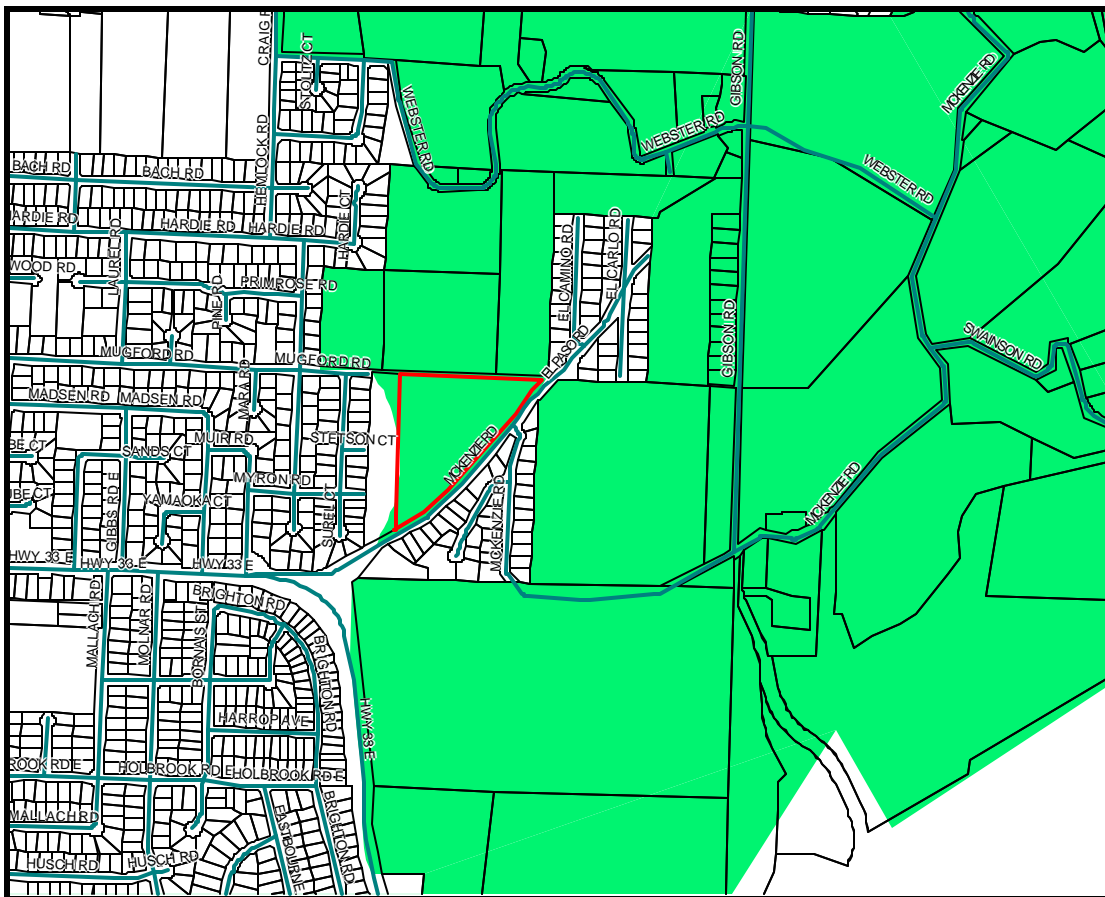
(5 in favour, 3 opposed) **CARRIED**

4.0 SITE CONTEXT

The subject property is located within the Rutland Sector Plan area of the City, situated on El Paso Road, close to the McKenzie Road and Highway 33 intersection. The parcel is legally identified as Lot 15, Sec 25, Twp 26, ODYD, Plan KAP73538, with an elevation range of between 420m at the western property line and 465m at the eastern boundary.

Total Parcel Size: 4.7ha (11.6ac)
Elevation: 420m-465m

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 2 and 3. The unimproved land on the property is limited by soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation.

Soil Classification

The primary soil classifications that are contained within the subject property are the Kelowna and Peachland soils. The Kelowna soil is typically characterized by moderately and strongly sloping glacial till, with the Peachland soil characterized by Hummocky, pitted fluvioglacial deposits, often over gently to very steeply sloping glacial till.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1-Agriculture 1 / Farmland in the ALR
East - A1-Agriculture 1 / Single Family Residential
South - A1-Agriculture 1 / Single Family Residential
West - RU2-Medium Lot Housing / Vacant Lot Partially in the ALR

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 promotes the retention of land that is capable of agricultural production.

5.3 Rutland Sector Plan (1997)

The Rutland Sector Plan contains policies seeking to preserve existing agricultural land, noting that subdivision of farmland leads to expectations that further development might occur – potentially leading to agricultural disinvestment and reduced production. Furthermore, the plan identifies that development should not be extended further into agricultural areas.

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 documents, including the City of Kelowna Strategic Plan, the City of Kelowna Official Community Plan, the Rutland Sector Plan, and the City of Kelowna Agriculture Plan do NOT support excluding the subject property from the ALR.

7.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A04-0005, Lot 15, Sec 25, Twp 26, ODYD, Plan KAP73538, located on El Paso Road, B.C. for exclusion from the Agricultural Land Reserve pursuant to Section 30(1) of the Agricultural Land Commission 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.: | A04-0005 |
| 2. APPLICATION TYPE: | ALR Exclusion |
| 3. APPLICANT: | Planning Solutions Consulting /
T Markoff |
| . ADDRESS | 1298 Rose Abby Drive |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Z 3Y 8 |
| . TELEPHONE | 250-764-7377 |
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| OWNER: | R & B Construction / R & B Poonian |
| . ADDRESS | 908 El Paso Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 2S2 |
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| 5. APPLICATION PROGRESS: | |
| Date of Application: | April 16, 2004 |
| Date Application Complete: | April 16, 2004 |
| Staff Report to AAC: | April 21, 2004 |
| Staff Report to Council: | May 10, 2003 |
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| 6. LEGAL DESCRIPTION: | Lot 15, Sec 25, Twp 26, ODYD, Plan
KAP73538 |
| 7. SITE LOCATION: | On El Paso Rd, near McKenzie Rd |
| 8. CIVIC ADDRESS: | 908 El Paso Road |
| 9. AREA OF SUBJECT PROPERTY: | 4.7ha (11.6ac) |
| 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 |