
CITY OF KELOWNA
MEMORANDUM

Date: April 7, 2005
File No.: A05-0003

To: City Manager

From: Planning and Corporate Services Department

Subject: APPLICATION NO. A05-0003 OWNER: Blasco, R.T. & C.
AT: 2330 Silver Place APPLICANT: Blasco, R.T. & C.
PURPOSE: To obtain permission from the provincial Agricultural Land Commission for a non-farm use, in order to allow for a secondary suite in the Agricultural Land Reserve
EXISTING ZONE: A1–Agriculture 1
REPORT PREPARED BY: Mark P. Koch, MES MCIP

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0003, Lot A, Sec. 33, Twp. 26, ODYD, Plan KAP61113, located on Silver Place, in Kelowna, B.C. for a non-farm use to allow for a secondary suite within the Agricultural Land Reserve, pursuant to Section 25(1) of the Agricultural Land Commission Act, NOT be supported by Municipal Council;

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

2.0 SUMMARY

The applicant is requesting permission from the Land Reserve Commission to allow for a secondary suite in the Agricultural Land Reserve. The subject property is a 2.0ha (5.0ac) apple orchard, with some alfalfa currently being farmed. The applicant previously applied for a building permit to begin the foundation of an accessory building, whereby they have already poured the foundation. Now, the applicant is applying to build the structure as a secondary suite and an accessory building. The proposed secondary suite is to be approximately 111m² (1200ft²), with the applicant proposing to use the lower level of the building as a workshop/equipment storage, and the upper level as a rental suite. The maximum secondary suite area in the A1s-Agriculture 1 zone 90m² (968ft²).

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee at their meeting of March 10, 2005 reviewed the above noted application, and the following recommendation was passed:

Moved by D. Hamilton/Seconded by P. Calissi

THAT the Agricultural Advisory Committee *not* support Agriculture Application No. A05-0003, for 2330 Silver Place, Lot A, Plan 61113, Sec. 33, Twp. 26, ODYD, by Robert & Cheryl Blasco, to obtain permission from the Land Reserve Commission for a non-farm use within the Agricultural Land Reserve to allow a residential accessory building with a suite, because of the small size of the subject property.

CARRIED

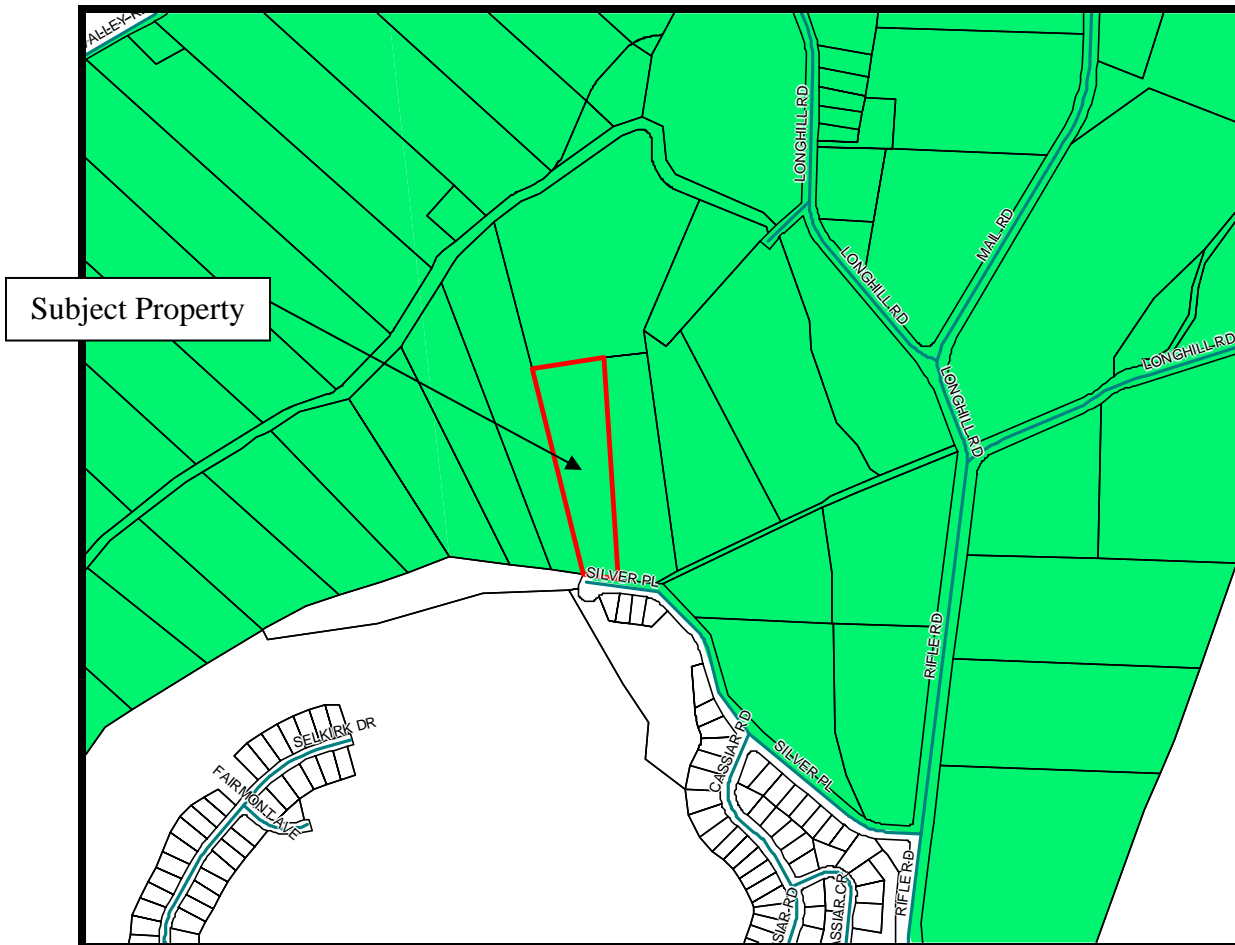
4.0 SITE CONTEXT

The subject property is located in the Glenmore / Clifton Dilworth Sector Plan area of the City, situated just north of Silver Place, west of Rifle Road. The elevation on the subject property ranges from 467m-482m, with the proposed secondary suite being located to the north of the subject property.

Parcel Size: 2.0ha (5.0ac)

Elevation: 467m-482m

The subject property is located on the map below



CLI Land Capability

The land classification for the subject area falls primarily into Classes 4 and 5 but the improved or irrigated land rating for the property increases to mostly Classes 1 and 2.

The unimproved soils on the subject property are limited by soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity and/or insufficient precipitation. Furthermore, the unimproved soils on the property are limited by topography, where soils are limited by steepness or pattern of slopes.

Soil Classification

The soil classification for the subject property is mostly Gellatly and Harmland, the Gellatly soil is characterized by a thin fluvial veneer over very gently to strongly sloping stratified glaciolacustrine sediments. The Harmland soil is characterized by an eolian veneer over gently to very steeply sloping glacial till.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1-Agriculture 1 / Farmland
East - A1-Agriculture 1 / Farmland
South - A1-Agriculture 1 / Residential
West - A1-Agriculture 1 / Farmland

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 Official Community Plan Future Land Use designation for the subject property is Rural / Agricultural, recognizing the importance of agricultural uses.

5.3 Glenmore / Clifton Dilworth Sector Plan

The Glenmore / Clifton Dilworth Sector Plan identifies the subject property as being suitable for retention within the ALR.

5.4 City of Kelowna Agriculture Plan

The Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve. Furthermore, the plan encourages the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of suitable production capability.

6.0 PLANNING COMMENTS

The relevant planning and development policy documents do not support the allowance of a non-farm use to allow for a secondary suite in the Agricultural Land Reserve. These policy documents include the Strategic Plan, Official Community Plan, Glenmore/Clifton Dilworth Sector Plan, and also the Agriculture Plan.

7.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0003, Lot A, Sec. 33, Twp. 26, ODYD, Plan KAP61113, located on Silver Place, in Kelowna, B.C. for a non-farm use to allow for a secondary suite within the Agricultural Land Reserve, pursuant to Section 25(1) of the Agricultural Land Commission Act, be supported by Municipal Council;

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

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/MK/mk

Attach.