
**CITY OF KELOWNA
MEMORANDUM**

Date: September 6, 2005
File No.: A05-0008
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Agricultural Land Commission for a non-farm use in the Agricultural Land Reserve
OWNER: 0720888 BC Ltd. **APPLICANT:** DE Pilling & Associates
AT: 840 Old Vernon Road
EXISTING ZONE: A1 Agriculture 1
REPORT PREPARED BY: Ryan Smith

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0008, Lot 5, Section 1, Township 23, ODYD Plan 546 Except Plan B5647, located on Old Vernon Road, Kelowna, B.C. for a non-farm use within the Agricultural Land Reserve, NOT be supported by Municipal Council.

2.0 SUMMARY

The applicant is seeking to obtain approval from the Agricultural Land Commission for a non-farm use in the Agricultural Land Reserve. The applicant is proposing to re-develop the property into a full service RV Park with 130 spaces. The rationale for this application is outlined in the Applicant's application to the Agricultural Land Commission, which is attached to this report.

3.0 AGRICULTURAL ADVISORY COMMITTEE/COMMUNITY HERITAGE COMMISSION

At the regular meeting of August 11, 2005 the Agricultural Advisory Committee resolved:

THAT Agricultural Land Reserve Appeal No. A05-0008, Lot 5, Section 1, Township 23, ODYD Plan 546 Except Plan B5647, located on Hwy 33, Kelowna, B.C. for a non-farm use within the Agricultural Land Reserve, NOT be supported by Municipal Council.

At the regular meeting of July 12, 2005 the Community Heritage Commission resolved:

The following resolution was passed at the CHC Regular Meeting of July 12, 2005:

THAT the Community Heritage Commission support Agricultural Land Reserve Application No. A05-0008- Old Vernon Road subject to the following:

-the development of the property should respect the heritage integrity of the site through the retention of the existing heritage building on its original foundation in its original location, complete with landscaping; and

-the historical significance of the site should be acknowledged through the naming of the proposed RV Park.

AND THAT the Community Heritage Commission strongly recommends that the property owner voluntarily designate the property as a municipal heritage site and retain a qualified restoration consultant to oversee the rehabilitation of the building.

4.0 SITE CONTEXT

The subject property is located in the North Rutland area on the north side of Old Vernon Road, opposite Old Vernon's intersection with Morrison Road. The topography could be described as gently sloping throughout, with a drop of 10m (33 feet) from the south side to the north side of the property, which is a distance of approximately 404m.

Existing development consists of a hobby farm with an older residential house. The agricultural activity taking place on the parcel is hay farming.

Parcel Size: 3.68 ha (9.09 ac)

Elevation: 422m (south side) – 412 m (north side)

BCLI Land Capability

The unimproved land classification for the subject area falls primarily into Classes 4 and 5. The predominant limiting factor for unimproved land is soil moisture deficiency and undesirable soil structure. Consequently, through irrigation and other improvements, the improved land capability rating increases significantly to mostly Class 3. (see attached Land Capability Map).

Soil Classification

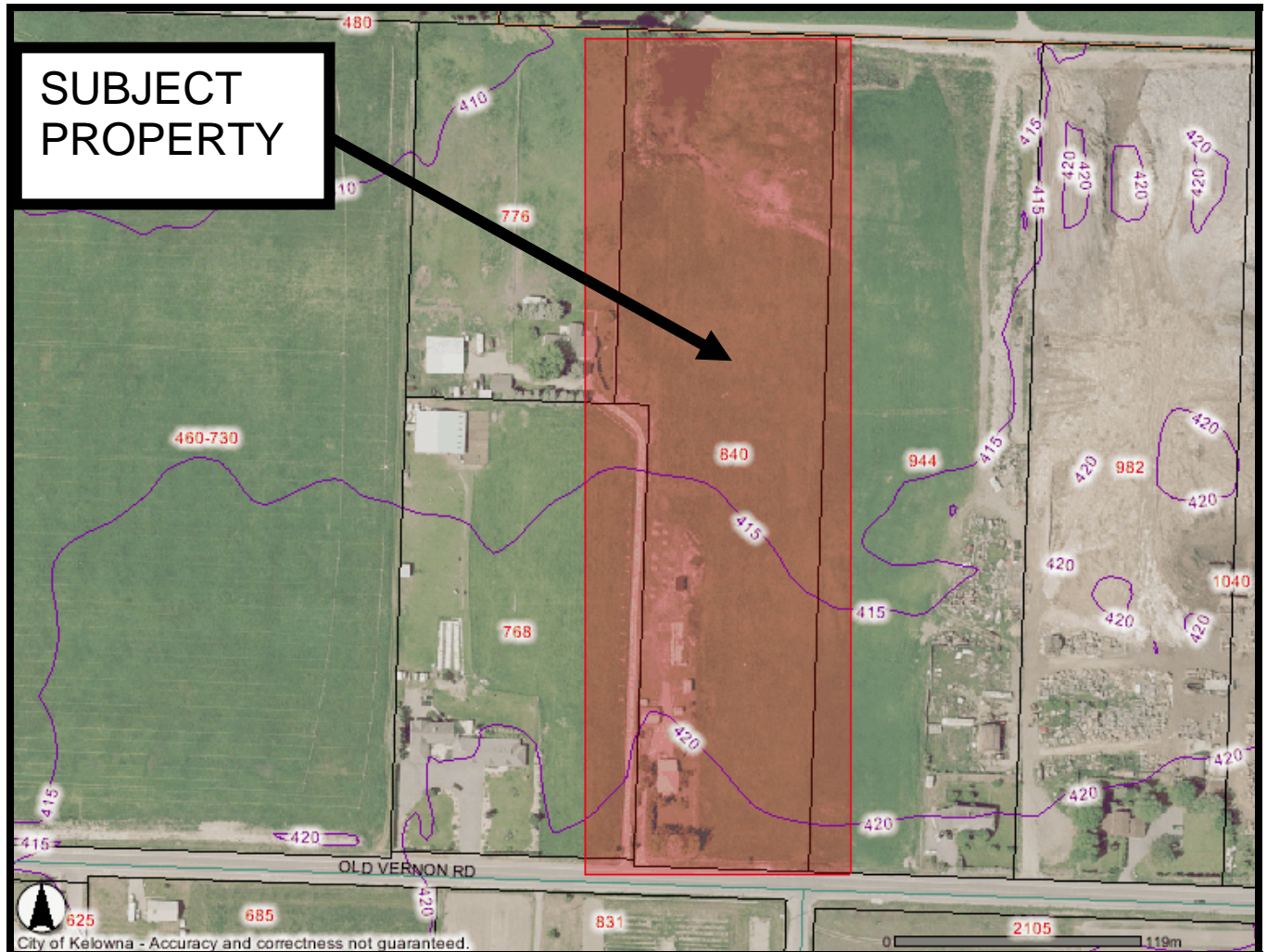
The soil classification for the subject property is of the Glenmore/Westbank/Summerland soil types. These soils are characterized by level moderately sloping glacio-lacustrine sediment deposits (see attached Soil Classification Map).

Zoning and Uses of Adjacent Property

North	A1 – Agriculture 1 / Golf Course (outside city limits)
East	A1 – Agriculture 1 / Hay Field
South	A1 – Agriculture 1 / Hobby Farm
West	A1 – Agriculture 1 / Small acreages with single family dwellings

4.0 SITE MAP

Subject Property: 840 Old Vernon Road



5.0 POLICY AND REGULATION

.1.1 City of Kelowna Strategic Plan

A Primary Goal of the Strategic Plan is to preserve viable agricultural holdings as an integral part of our community.

.1.2 Kelowna 2020 – Official Community Plan

The current Official Community Plan has designated the subject property as Rural / Agricultural. The plan recognizes the importance of agricultural uses, and encourages the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of sustainable production capability.

City of Kelowna Agriculture Plan

The Agriculture Plan encourages the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of sustainable production capability.

6.0 TECHNICAL COMMENTS

6.1 Works and Utilities

No comments. A comprehensive report will be provided at the time of development application if and when the Agricultural Land Commission agrees to the proposed development.

6.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The relevant City development policies do not support non-farm uses within the Agricultural Land Reserve except on lands that can be shown to have little or no sustainable production capability. Both soil classification and BCLI Land Capability Index demonstrate that the soil does have potential production capability. This proposed non-farm use would also increase the potential for additional urban/rural land use conflicts in this area.

Should Council wish to support this proposal an alternate recommendation has been provided below. In this case staff also recommends that the applicant adhere to the recommendations of the Community Heritage Commission and preserve the existing heritage building on-site and maintain the heritage characteristics of the property.

7.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0008, Lot 5, Section 1, Township 23, ODYD, Plan 546 Except Plan B5647, located on Highway 33, Kelowna, B.C. for a non-farm use within the Agricultural Land Reserve, be supported by Municipal Council.

R. G. Shaughnessy
Subdivision Approving Officer



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

RGS/RS/rs

Attachment

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- State of Title
- Proposed Subdivision
- Applicant Letter of Rationale
- Land Capability Map
- Soil Classification Map