
**CITY OF KELOWNA
MEMORANDUM**

Date: September 6, 2005
File No.: A05-0006
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Agricultural Land Commission to subdivide the subject property into two parcels.
OWNER: Michael Hill **APPLICANT:** Michael Hill
AT: 4407 Wallace Hill Road
EXISTING ZONE: A1 Agriculture 1
REPORT PREPARED BY: Ryan Smith

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0006, for Lot 5, Section 33, Township 29 ODYD Plan 1734, located on Wallace Hill Road, Kelowna, B.C. for subdivision within the Agricultural Land Reserve, creating one additional lot, NOT be supported by Municipal Council.

2.0 AGRICULTURAL ADVISORY COMMITTEE

At the regular meeting of May 10, 2005 it was resolved:

THAT the Agricultural Advisory Committee not support Agriculture Application No. A05-0006, for 4407 Wallace Hill Road, Lot 5, Plan 1734, Sec. 33, Twp. 29, ODYD, by Michael Hill, which seeks to obtain approval from the Land Reserve Commission to subdivide within the Agricultural Land Reserve, creating one additional lot.

3.0 SUMMARY

The Applicant is requesting permission to subdivide the 5.42ha (12.94 ac) subject property into two parcels. Proposed lots 1 and 2 would be 2.63Ha (6.47 ac) in size. The rationale for this application is outlined in the Applicant's application to the land commission, which is attached to this report.

4.0 SITE CONTEXT

The subject property is located in South East Kelowna on the north east corner of Wallace Hill Road and Baldock Road near the southern extent of the City limits. The topography could be described as gently sloping throughout, with a drop of 107 m (55 feet) from the east side to the west side of the property, which is a distance of approximately 403m.

Existing development consists of one single family dwelling and one small accessory building used as a farm help cabin. The agricultural activity taking place on the parcel is hay farming.

Parcel Size: 5.42 ha (12.94 ac)

Elevation: 512 m – 529 m

BCLI Land Capability

The unimproved land classification for the subject area falls primarily into Class 5. The predominant limiting factor for unimproved land is soil moisture deficiency, with topography also contributing to the adverse conditions for growing crops. Consequently, through irrigation and other improvements, the improved land capability rating increases significantly to mostly Class 3. (see attached Land Capability Map).

Soil Classification

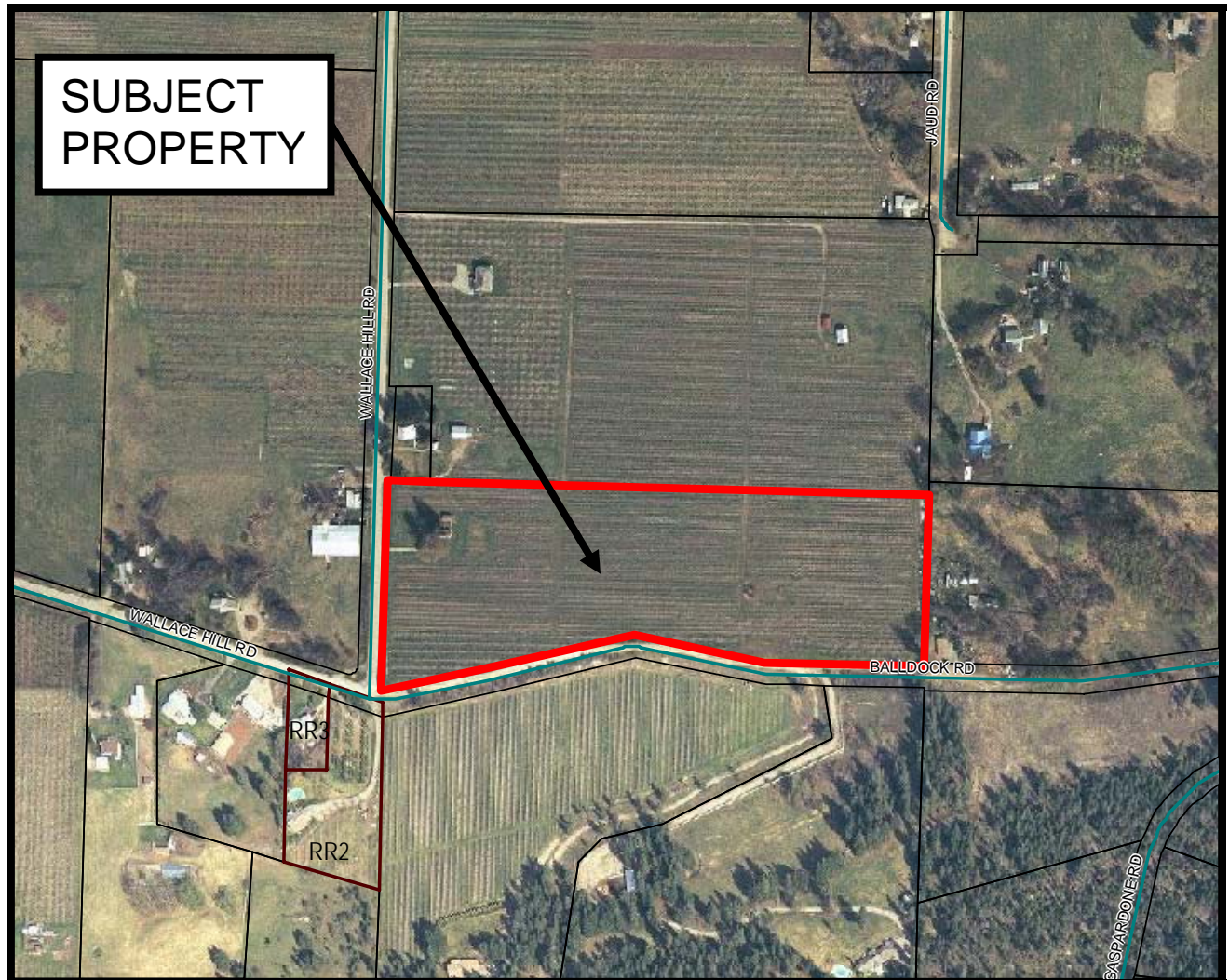
The soil classification for the subject property is almost entirely of the Trout Creek soil type, with some Paradise and Gartrell soils on portions of the lands. The Trout Creek, Paradise and Gartrell soils are characterized by very gently to strongly sloping fluvioglacial deposits (see attached Soil Classification Map).

Zoning and Uses of Adjacent Property

North	A1 – Agriculture 1 / hay Land
East	A1 – Agriculture 1 / unimproved land
South	A1 – Agriculture 1 / orchard
West	A1 – Agriculture 1 / hobby Farms and Hay Land

5.0 SITE MAP

Subject Property: 4407 Wallace Hill Road



6.0 POLICY AND REGULATION

6.1.1 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.

6.1.2 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 it does not support further subdivision of ALR lands.

6.1.3 City of Kelowna Agriculture Plan

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.

7.0 TECHNICAL COMMENTS

7.1 Works and Utilities

Engineering requirements to be determined at Subdivision. For info - additional dedication will be required on Wallace Hill Road and on Balldock Road to improve road curves. Intersection construction (or cash in lieu) will be required at Wallace Hill Road & Balldock Road intersection.

8.0 PLANNING AND CORPORATE SERVICES COMMENTS

The relevant City development policies do not support the creation of additional lots within the Agricultural Land Reserve except as a home site severance application that is consistent with the Land Reserve policy. In consequence, staff do not support this application for a subdivision within the Agricultural Land Reserve.

Should Council choose to support this application an alternate recommendation has been provided below.

9.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0006, for Lot 5, Section 33, Township 29, ODYD Plan 1734, located on Wallace Hill Road, Kelowna, B.C. for subdivision within the Agricultural Land Reserve, creating one additional lot 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