
**CITY OF KELOWNA
MEMORANDUM**

Date: November 2, 2005
File No.: A05-0014
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Agricultural Land Commission for a subdivision to create two 2.1 ha parcels from a 4.2 ha parent parcel.

OWNERS: Gordon Ivans **APPLICANT:** Gordon Ivans
AT: 1355 McKenzie Road
EXISTING ZONE: A1 Agriculture 1
REPORT PREPARED BY: Nelson Wight

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0014 for Lot 1, Sec. 25, Twp. 26, O.D.Y.D, Plan KAP77946, located on McKenzie Road, Kelowna, B.C. for a subdivision within the Agricultural Land Reserve pursuant to Section 21(2) of the Agricultural Land Commission Act, NOT be supported by Municipal Council.

2.0 SUMMARY

The Applicant is requesting permission to subdivide the parent 4.2 ha (10.4 ac) parcel into two lots, each being approximately 2.1 ha (5.2 acres) in size. The Applicant has provided a statement of rationale for this application, which is attached to this report (see description of proposal on page 2 of Application by LAND OWNER form, attached to this report).

3.0 AGRICULTURAL ADVISORY COMMITTEE

At a meeting held on September 8, 2004, the Agricultural Advisory Committee made the following recommendation:

THAT the Agricultural Advisory Committee NOT SUPPORT Agriculture Application A05-0014 for Lot 1, Plan 77946, Sec. 25, Twp. 26, O.D.Y.D., located on McKenzie Road, Kelowna, B.C. which seeks approval from the Agricultural Land Commission for approval a subdivision to create two 2.1 ha parcels from a 4.2 ha parent parcel.

AND THAT the Agricultural Advisory Committee does not support Application A05-0014 because the land has Agricultural capability, the Application is a subdivision request that has been requested for family reasons only and not for reasons that would provide a benefit to Agriculture.

4.0 SITE CONTEXT

The subject property is located in the North Rutland area, with McKenzie Road forming the western boundary of the parcel. The land slopes upwards from west to east, with an overall change in elevation of 23 m, which is a distance of approximately 210 m.

Existing development on the subject property consists of one single family dwelling, one "cottage" and an implement shed (see attached "Application by Land Owner"). The Applicant has indicated that there is a "replant section started" on the subject property.

Parcel Size: 4.2 ha (10.4 ac)
Elevation: 558 m – 535 m

BCLI Land Capability

The unimproved land classification for the subject area falls primarily into Class 4, with some Class 5 and 6 as well. The predominant limiting factor for unimproved land is soil moisture deficiency, and topography. Through irrigation and other improvements, the improved land capability rating on some portions increases to Class 1, and Class 2 (see attached Land Capability Map copied from map 82E.094).

Soil Classification

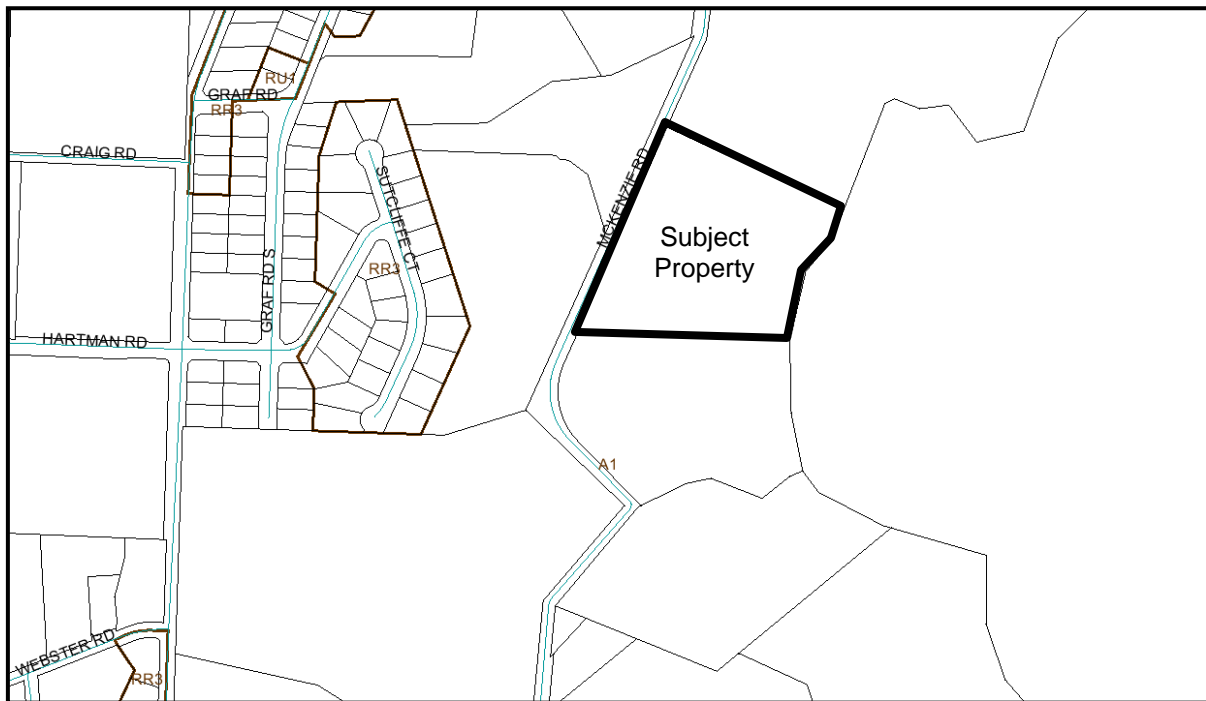
The soil classification for the subject property is almost entirely of the Kelowna soil type, with small amounts of Rutland soils. The Kelowna soil group is characterized by moderately and strongly sloping glacial till (see attached Soil Classification Map copied from map 82E.094), with 10 to 50 cm of loam or sandy loam veneer over gravely sandy loam or gravely loam. Rutland soils are described as very gently to strongly sloping fluvoglacial deposits, with 10 to 25 cm of sandy loam or loamy sand over gravely loamy sand or very gravely sand.

Zoning of Adjacent Property

North	A1 – Agriculture 1
East	A1 – Agriculture 1
South	A1 – Agriculture 1
West	A1 – Agriculture 1

5.0 SITE MAP

Subject Property: 1355 McKenzie Road



6.0 POLICY AND REGULATION

6.1.1 City of Kelowna Strategic Plan

Objective: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective: – Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

6.1.2 Kelowna 2020 – Official Community Plan

Subdivision – Discourage the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated.

6.1.3 City of Kelowna Agriculture Plan

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

Parcel Size (Agricultural Land) – Discourage the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated.

Isolated Development – In general, not support extensions to existing development or new development isolated within agricultural areas, regardless of ALR status.

7.0 TECHNICAL COMMENTS

7.1 Works and Utilities

A comprehensive report will be provided at time of subdivision. Note that the right of way width off McKenzie Road does not meet current standards & some frontage dedication may be triggered by a subdivision.

8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The relevant City policy documents noted above 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.

Staff has significant concerns with the proposal, because of the policy conflict and because there has been no satisfactory demonstration of how this subdivision application works to the benefit of the agricultural industry.

9.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0014 for Lot 1, Sec. 25, Twp. 26, O.D.Y.D, Plan KAP77946, located on McKenzie Road, Kelowna, B.C. for a subdivision within the Agricultural Land Reserve pursuant to Section 21(2) 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 & Corporate Services
RGS/NW/nw

ATTACHMENTS

Location of subject property
Sketch Plan of Proposed Subdivision
Application by Land Owner (2 pages)
Land Capability Map
Soil Classification Map