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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** October 6, 2005  
**File No.:** A05-0016  
**To:** City Manager  
**From:** Planning & Corporate Services Department  
**Purpose:** To obtain approval from the Agricultural Land Commission for a subdivision to create one 0.8 ha parcel and one 7.2 ha remainder from an 8.0 ha parent parcel.

**OWNERS:** Otto Blaskovits  
Mary Balaskovits  
**APPLICANT:** Otto Blaskovits  
Mary Balaskovits

**AT:** 1360 Latta Road  
**EXISTING ZONE:** A1 Agriculture 1  
**REPORT PREPARED BY:** Nelson Wight

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**1.0** RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0016 for Lot C, Sec. 31, Twp. 27, O.D.Y.D, Plan 2261, located on Latta 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.

**2.0** SUMMARY

The Applicant is requesting permission to subdivide the 8.0 ha (19.7 ac) parent parcel into two lots, with one 0.8 ha (1.2 ac) and one 7.2 ha (17.7 ac) remainder. Approval for this subdivision is being sought under the Agricultural Land Commission policy respecting "homesite severance" parcels. A statement of rationale to this effect is contained within the application, which is attached to this report (see attached Application by Landowner).

**3.0** AGRICULTURAL ADVISORY COMMITTEE

At a meeting held on October 13, 2005, the Agricultural Advisory Committee made the following recommendation:

THAT the Agricultural Advisory Committee supports Application # A05-0016, which seeks to obtain permission from the Agricultural Land Commission to subdivide within the Agricultural Land Reserve to accommodate a homesite severance.

**4.0** SITE CONTEXT

The subject property is situated in the north-eastern extent of the City of Kelowna, approximately ½-mile east of the intersection of Old Vernon Road and McKenzie Road (see attached subject property map). The access road to Tower Ranch Golf Resort development is proposed to run adjacent to the existing driveway, which leads to the residences on the subject property.

Existing development on the subject property consists of two single family dwellings, and various other accessory buildings (see attached Sketch of Subject Property). The remainder of the parcel is dedicated for orchard use.

Parcel Size: 7.97 ha (19.7 ac)

Elevation: 547 m – 512 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 a soil moisture deficiency. Consequently through improvements to drainage of these lands, the improved land capability rating on the majority of the parcel increases to Class 3 (see attached Land Capability Map copied from map 82E.094).

### Soil Classification

The soil classification for the subject property includes the following (for additional information see attached Soil Classification Map):

%	Soil Type	Description
36%	AC – Acland Creek	<u>Land</u> : gently and moderately sloping fluvio-glacial deposits. <u>Texture</u> : 60 to 100 cm of sandy loam or loam over very gravelly loamy sand or very gravelly sand <u>Drainage</u> : well
24%	R – Rutland	<u>Land</u> : very gently to strongly sloping fluvioglacial deposits. <u>Texture</u> : 10 to 25 cm of sandy loam or lamy sand over gravelly loamy sand or very gravelly sand. <u>Drainage</u> : rapid.
20%	OY – Oyama	<u>Land</u> : very gently to extremely sloping fluvioglacial deposits. <u>Texture</u> : 100 cm or more of sandy loam or loamy sand grading to sand <u>Drainage</u> : rapid
20%	KE – Kelowna	<u>Land</u> : moderately and strongly sloping glacia till. <u>Texture</u> : 10 to 30 cm of loam or sandy loam veneer over gravelly sandy loam or fravelly loam. <u>Drainage</u> : well

### Zoning of Adjacent Property

North	A1 – Agriculture 1
East	CD6 - Comprehensive Residential Golf Resort
South	A1 – Agriculture 1
West	A1 – Agriculture 1



and the property to the east. A road reserve or dedication may be contemplated at the time of the subdivision final approval.

#### 8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The relevant City development policies support the creation of additional lots within the Agricultural Land Reserve for the purpose of a homesite severance application that is consistent with the Land Reserve policy. The State of Title for the subject property indicates that the Applicants have owned the properties since 1980. However, the Owners claim to have owned the land since 1960. They have also submitted documents that support this claim.

This application appears to be consistent with the Agricultural Land Commission Policy #11 regarding Homesite Severences, assuming that the Owner's claim of ownership since 1965 is correct.

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R. G. Shaughnessy  
Subdivision Approving Officer

Approved for inclusion ☐

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

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#### **ATTACHMENTS**

Location of subject property  
Sketch Plan of Proposed Subdivision  
Application by Land Owner (2 pages)  
Owner's Sketch Plan of Subject Property  
Land Capability Map  
Soil Classification Map  
State of Title  
Certificate of Title, showing ownership since 1965