
CITY OF KELOWNA

MEMORANDUM

Date: November 23, 2005
File No.: A05-0002
To: City Manager
From: Planning and Corporate Services Department
Purpose: To obtain approval from the Land Reserve Commission to subdivide the subject property within the Agricultural Land Reserve in lieu of a homesite severance.

Owners: Martin and Inez Palatin	Applicant/Contact Person: Martin and Inez Palatin
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At: 1750 McKenzie Road

Existing Zone: A1 – Agriculture 1

Report Prepared by: Mark P. Koch

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0002, Lot B, Plan 25654, Sec. 36, Twp. 26, ODYD, located on Morrison Road, Kelowna, B.C. for subdivision within the Agricultural Land Reserve in lieu of a homesite severance, pursuant to Section 21(2) 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.

2.0 SUMMARY

The applicant is requesting permission to subdivide a 5.9ha (14.5ac) subject parcel into two properties, which are proposed to be approximately 5.5ha (13.6ac) and 0.4ha (0.9ac) in total area. The purpose of the proposed subdivision is to allow the applicant to subdivide a smaller parcel from the existing family farm. The Palatin family has been farming the subject property since 1953, while the records indicate that the property has been in the applicant's personal ownership since February of 1992. There are two homes located on the subject property, one fronting Morrison Road and the other fronting McKenzie Road. The proposal is to subdivide off a 0.4ha (0.9ac) parcel in lieu of a homesite severance fronting on McKenzie Road, while creating a 5.5ha (13.6ac) parcel remainder which will continue to be farmed.

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. Rampone/Seconded by D. Hamilton

THAT the Agricultural Advisory Committee supports Agriculture Application No. A05-0002, for 1750 McKenzie Road, Lot B, Plan 25654, Sec. 36, Twp. 26, ODYD, by Martin & Inez Palatin, to obtain permission from the Land Reserve Commission to subdivide within the Agricultural Land Reserve to accommodate a subdivision in lieu of a homesite severance application.

CARRIED

4.0 SITE CONTEXT

The subject property is located within the Rutland Sector Plan area of the City, in-between McKenzie Road and Morrison Road. The parcel size is 5.9ha (14.5ac) with the elevation ranging from 429m to the west and 489m in the eastern portion of the property. The property is currently used as an orchard, along with several additional farm structures.

Parcel Size: 5.9ha (14.5ac)
Elevation: 429m – 489m

BCLI Land Capability

The land classification for the subject area falls primarily into Classes 5 and 6 but the improved or irrigated rating for the property increases to Classes 2 and 3.

The soils on the subject property are limited by a soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation.

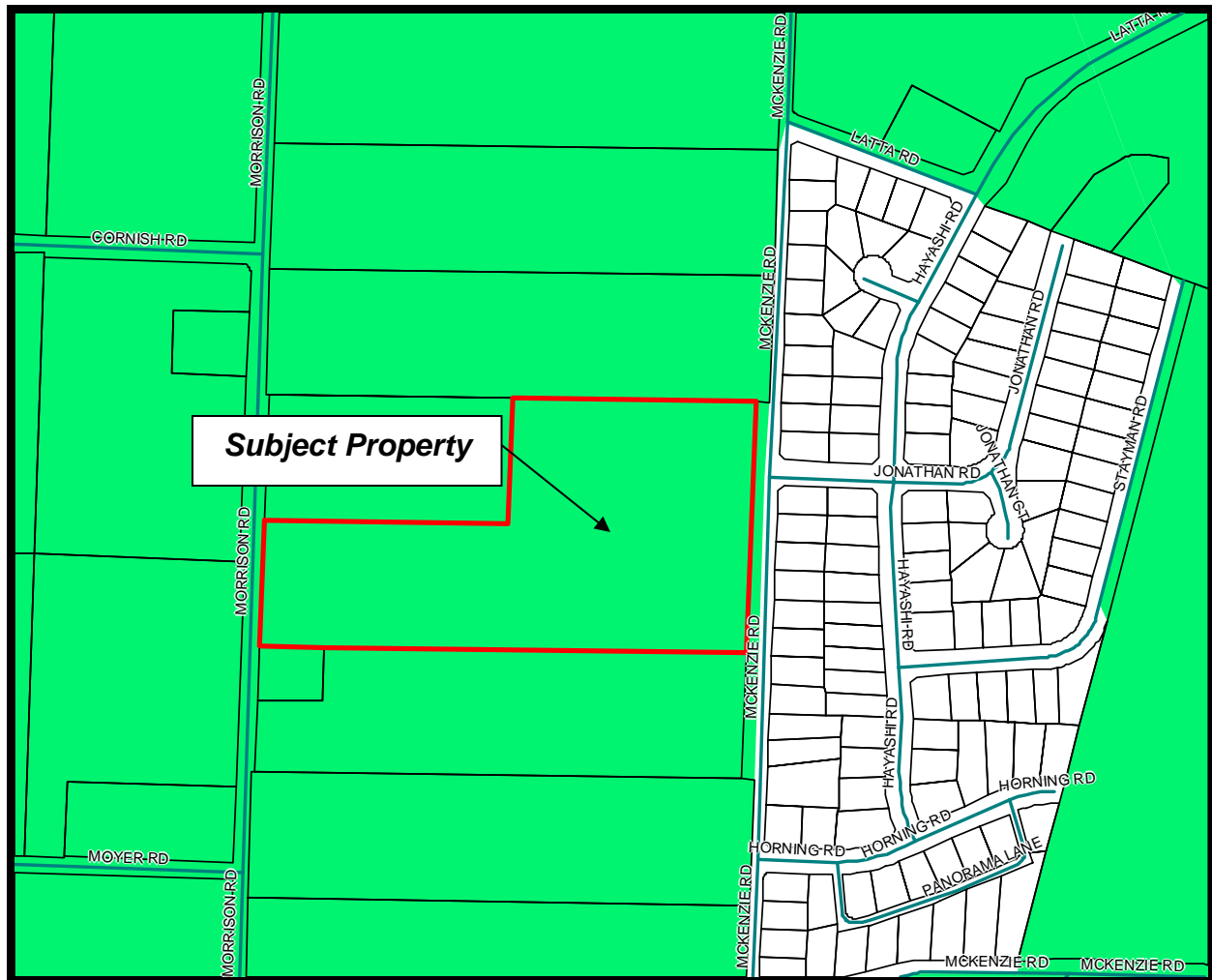
Soil Classification

The soil classification for the subject property is mostly Kelowna. The Kelowna soil is characterized by moderately and strongly sloping glacial till

ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1 / Farmland
East - A1 – Agriculture 1 / Single Family Residential
South - A1 – Agriculture 1 / Farmland
West - A1 – Agriculture 1 / Farmland

The subject property is located on the map below



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 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. However, the OCP recognizes support for a homesite severance application where the applicant has met the conditions of the Land Reserve Commission.

5.3 Rutland Sector Plan

The Sector Plan future land use designation of the subject properties are Agricultural Land Reserve. The plan supports retention of the subject properties within the Agricultural Land Reserve.

5.4 City of Kelowna Agriculture Plan

The Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve. The Agriculture Plan states that the City of Kelowna will continue to support the concept of Homesite Severance applications when consistent with the Land Reserve Commission Policy No. 025/78.

6.0 PLANNING COMMENTS

The relevant planning documents support the creation of a homesite severance application when consistent with the Agricultural Land Reserve policy. It is should be noted that the applicants have both lived on the subject property and farmed the land for a significant amount of time, and have provided supporting information as proof.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/MK/mk

Attachment