
CITY OF KELOWNA
MEMORANDUM

Date: February 1, 2006
File No.: A05-0018
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Agricultural Land Commission to subdivide the subject property, as divided by Geen Road, under Section 21(2) of the *Agricultural Land Commission Act*.
OWNERS: David & Margaret Hobson **APPLICANT:** David & Margaret Hobson
AT: 1655 Geen Road
EXISTING ZONE: A1 Agriculture 1 Zone
REPORT PREPARED BY: Corine (Cory) Gain, MCIP, CPT

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A05-0016 for Lot B, Sec. 14, Twp. 26, O.D.Y.D, Plan 24707, located on Geen 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 7.0 ha. property into two lots, as divided by Geen Road. The rationale for this application is outlined in the Applicant's letter, which is attached to this report.

3.0 AGRICULTURAL ADVISORY COMMITTEE

At a meeting held on December 8, 2005, the Agricultural Advisory Committee made the following recommendation:

THAT the Agricultural Advisory Committee support application A05-0018, which seeks to obtain permission for a subdivision within the Agricultural Land Reserve pursuant to Section 21(2) of the Agricultural Land Commission Act. This AAC considers that this subdivision could be considered under the Agricultural Land Commission policy respecting "homesite severance" parcels. Their support, therefore, is conditional on the Applicant not pursuing a future application for subdivision under the homesite severance policies.

4.0 SITE CONTEXT

The subject property is located in the south western corner of the Belgo/Black Mountain Sector area of the City. Although it has not been included in the Black Mountain Area Structure Plan area, it is within the Black Mountain Irrigation District boundaries.

There is an existing single family dwelling and associated accessory buildings (2) located on that portion of the property located east of Geen Road. A "picker's cabin" and a small metal shed are located on that portion of the subject property located west of Geen Road. The property is flat to moderately sloping, except along the southern edge of the western portion of the property fronting

Teasdale Road where the slopes reach greater than 45% in some spots. This portion of the property is within a Hazardous Condition Development Permit Area.

Parcel Size: 7.0 ha. (17.3 ac.)

Elevation: 485 m to 505 m GSC

Zoning of Adjacent Property

North A1 – Agriculture 1

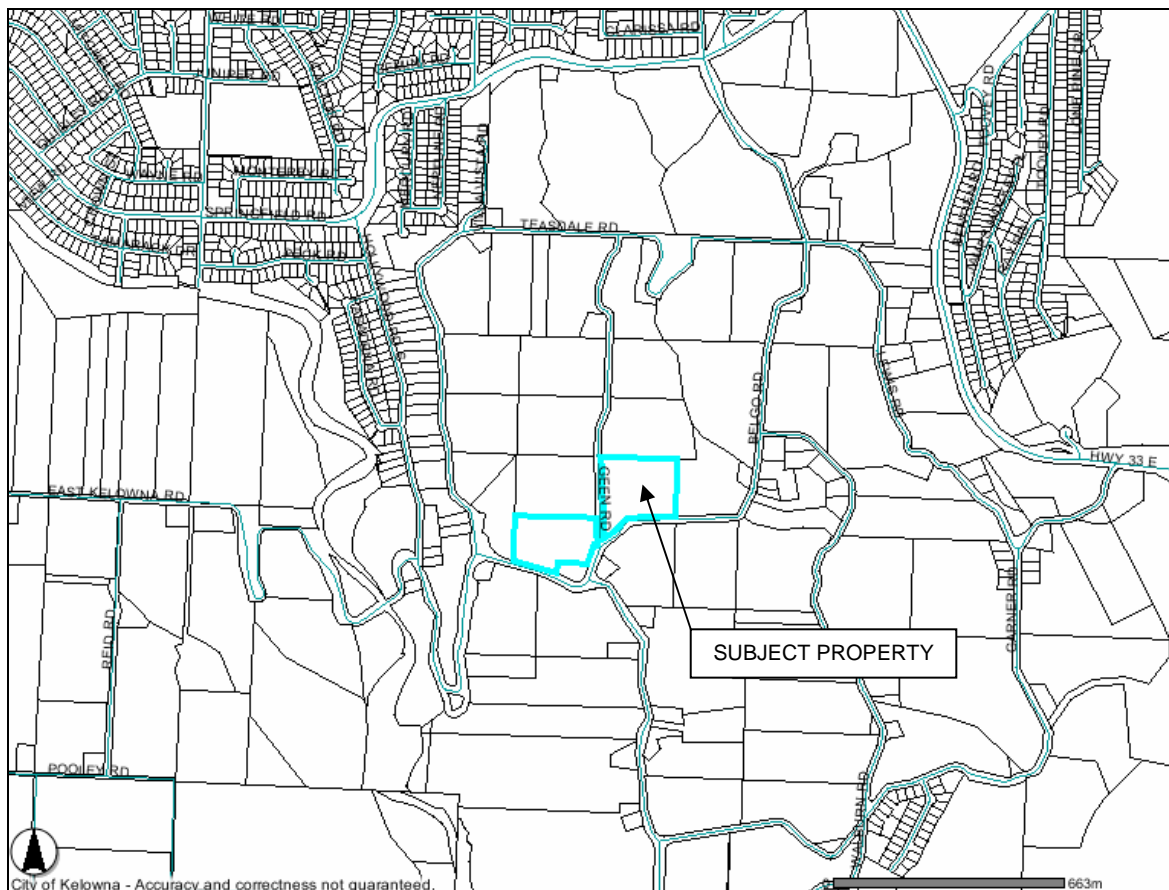
East A1 – Agriculture 1

South A1 – Agriculture 1

West A1 – Agriculture 1

5.0 SITE MAP:

Subject Property: 1655 Geen Road



BCLI Land Capability for Agriculture (1: 20,000)

The westerly portion of the parcel is identified on the BC Land Capability for Agriculture Map as having an unimproved rating of 8:4A 2:4AT indicating the following:

- 80% Class 4A: "Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both" and "Soil Moisture Deficiency – Crops are adversely affected by droughtiness cause by low soil water holding capacity or insufficient precipitation";

- 20% 4AT: "Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both" with "Soil Moisture Deficiency" and issues with topography (Soils are limited by steepness or pattern of slopes which hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops, and/or increases the potential for water erosion).

The improved rating is 6:2A 2*2AT 2:1 indicating the following:

- 60% Class 2A: "Minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both" and "Soil Moisture Deficiency";
- 20% Class 2AT: "Minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both", "Soil Moisture Deficiency" and "Topography" – Soils are limited by steepness or pattern of slopes which hinders the use of farm machinery, decreases the uniformity of growth and maturity of crops, and/or increases the potential for water erosion."
- 20% Class 1: "Land in this class has no or only very slight limitations that restrict its use for the production of common agricultural crops".

The easternmost portion of the parcel is identified on the BC Land Capability for Agriculture Map as having an unimproved rating of Class 4A: "Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both" and "Soil Moisture Deficiency". The improved rating is 2A: "Land in this Class has minor limitations that require good ongoing management practices for slightly restrict the range of crops, or both" and "Soil Moisture Deficiency".

Soil Classification (1: 20,000)

The soil classification for the central portion of the subject property is 8OY, denoting that 80% of the soils in this area are "Oyama". "Oyama" soils are characterized by land that is very gently to extremely sloping fluvioglacial deposits. The texture of the soil is described as "100 cm or more of sandy loam or loamy sand grading to sand". The soils are also characterized by rapid drainage. 20% of the soils in this area are "Kelowna". "Kelowna" soils are characterized by moderately and strongly sloping glacial till. The texture of the soil is described as "10 to 30 cm of loam or sandy loam veneer over gravelly sandy loam or gravelly loam". Soil drainage is described as "well". The slope classes noted are 3 and 5 - nearly level to very gentle slopes.

The slope at the south western edge of the property is described as R:78 "Rutland" with very gently to strongly sloping fluvioglacial deposits characterized by "10 to 25 cm of sandy loam or loamy sand over gravelly loamy sand or very gravelly sand" which drains rapidly.

The easternmost portion of the property is classified OY:2 and OY:23. The "Oyama" soils in this area are characterized by nearly level to very gentle slopes.

6.0 POLICY AND REGULATION

4.1 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.

4.2 Kelowna 2020 – Official Community Plan

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

4.3 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.

7.0 WORKS AND UTILITIES COMMENTS

Works and Utilities has no comments at this point in time with regard to the servicing of this proposed development, however, a comprehensive report will be provided at the time of the subdivision application if and when the Agricultural Land Commission agrees to the proposed development.

It should be noted that the angle of the intersection of Belgo Road and Geen Road does not meet current standards and a subdivision may trigger some dedication and or upgrades to meet the current bylaws and policies.

8.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

The Applicant is seeking permission to re-subdivide a property amalgamated in 1973, as described in the attached letter of support. As noted in the policy section above, the OCP and Agricultural Plan do not support applications for subdivision of land within the Agricultural Land Reserve except for homesite severance subdivision applications. However, the boundaries of the proposed two lots will be the boundaries of the existing lot as divided by the legally dedicated and constructed right-of-way for Geen Road. As such, there are already two separate functioning agricultural entities in existence. The Planning and Corporate Services Department and the Agricultural Advisory Committee support of this subdivision application is conditional on the Applicant not pursuing a future homesite severance subdivision application.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐
R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services
RGS/CG/cg

ATTACHMENTS

Location/Zoning Map
Orthophoto
Plan of Property Subdivision
Application by Land Owner (2 pages)
Land Capability Map
Soil Classification Map
Letters in Support from Applicant (2 pages)