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

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**Date:** February 15, 2006  
**File No.:** A06-0002  
**To:** City Manager  
**From:** Planning & Corporate Services Department  
**Purpose:** To obtain approval from the Agricultural Land Commission to subdivide an 8.4 ha parent parcel under Section 21(2) of the *Agricultural Land Commission Act*, creating one 4.1 ha parcel, and one 4.4 ha parcel.

**OWNERS:** Christopher Turton      **APPLICANT:** Jennifer Turton-Molgat  
**AT:** 2430 Grantham Road  
**EXISTING ZONE:** A1 Agriculture 1  
**REPORT PREPARED BY:** Nelson Wight

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**1.0    RECOMMENDATION**

THAT Agricultural Land Reserve Appeal No. A06-0002 for Lot A, Sec. 4, Twp. 26, O.D.Y.D, Plan KAP65455, located on Grantham 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 8.5 ha (20.9 ac) parcel into two lots, to create one 4.1 ha (10 ac) and one 4.4 ha (10.9 ac) remainder. The Applicant has provided a statement of rationale for this application, which is attached to this report (see attached "Application by Landowner").

**3.0    AGRICULTURAL ADVISORY COMMITTEE**

At a meeting held on January 19, 2006, the Agricultural Advisory Committee passed the following motion:

THAT the Agricultural Advisory Committee NOT support Agriculture Application No. A06-0002, for 2430 Grantham Road, Lot A, Section 4, Township 26, O.D.Y.D., Plan KAP65455, by Jennifer Turton-Molgat, which seeks to obtain approval from the Agricultural Land Commission to subdivide an 8.4 ha parent parcel to create one 4.1 ha parcel, and one 4.4 ha parcel.

**Rationale:** The AAC discourages fragmentation of agricultural land because it typically makes those parcels less viable for bona fide farming operations.

**4.0    SITE CONTEXT**

The subject property is located in Southeast Kelowna, having frontage on both Hewlett Road to the north, and Grantham Road to the south. The land slopes moderately down from the southeast to the northwest. The current use is predominantly an apple orchard.

Existing development comprises one single family dwelling on the south side of the property, having driveway access to Grantham Road.

Parcel Size: 8.4 ha (20.9 ac)

Elevation: 511 m – 472 m

### **BCLI Land Capability**

The unimproved land classification for the subject area falls primarily into Class 5, with some Class 4 as well. The predominant limiting factor for unimproved land is “soil moisture deficiency”, with “adverse topography” having a lesser impact. Consequently, with irrigation the improved land capability rating increases mostly to Class 3 (85%), with about 15% of the subject property increasing to Class 2 (see attached Land Capability Map copied from map 82E.083).

### **Soil Classification**

The soil classification for the subject property includes the following:

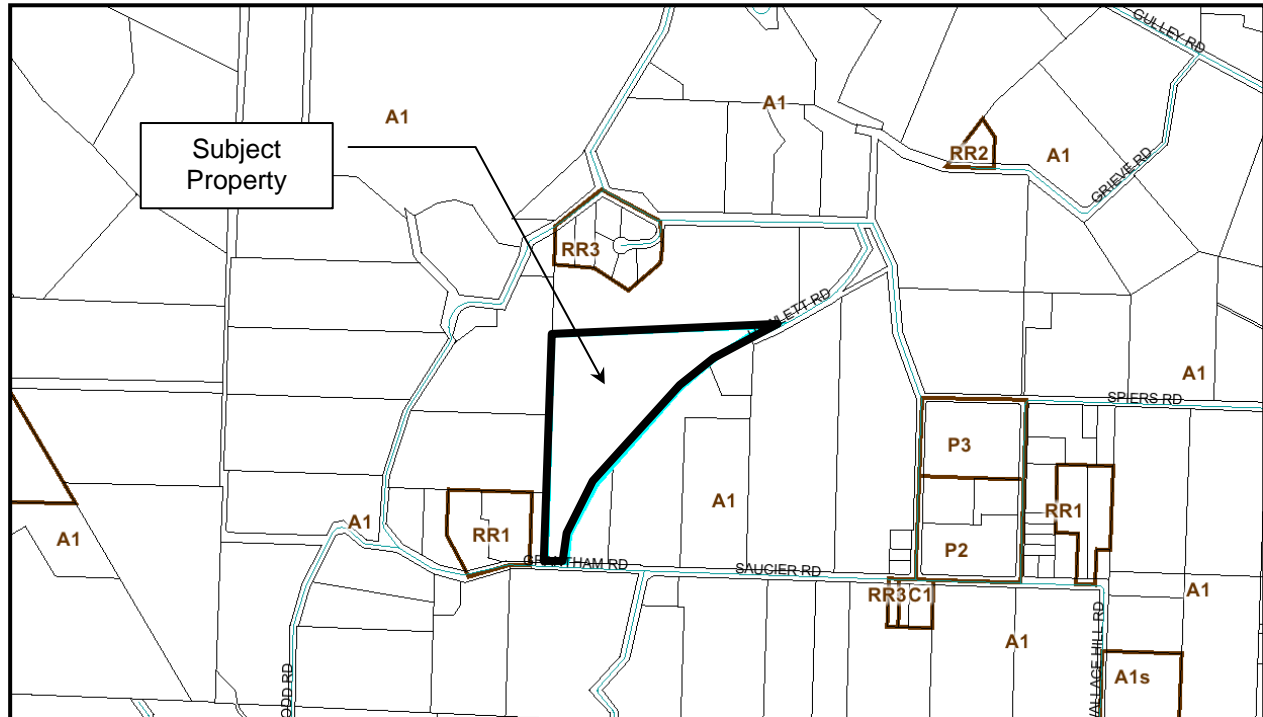
%	Soil Type	Description
71%	PR - Parkhill	<u>Land</u> : very gently to strongly sloping fluvioglacial deposits. <u>Texture</u> : 100 cm or more of loamy sand or sand. <u>Drainage</u> : rapid.
14%	TC – Trout Creek	<u>Land</u> : nearly level to extremely sloping fluvioglacial deposits. <u>Texture</u> : 60 cm to 100 cm of sandy loam or loamy sand over gravely loamy sand <u>Drainage</u> : well to rapid.
10%	PE - Paradise	<u>Land</u> : nearly level to very steeply sloping fluvioglacial deposits. <u>Texture</u> : 25 to 60 cm of sandy loam or loamy sand over gravely loamy sand or very gravely sand. <u>Drainage</u> : rapid.
5%	GM - Gammil	<u>Land</u> : very gently to extremely sloping fluvioglacial deposits. <u>Texture</u> : 10 to 25 cm of sandy loam or loamy sand over very gravely loamy sand or very gravely sand <u>Drainage</u> : rapid.

### **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: 2430 Grantham 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 PLANNING AND DEVELOPMENT SERVICES COMMENTS**

The relevant City policy documents 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. Consequently, Staff does not support this ALR application for subdivision.

**8.0 ALTERNATE RECOMMENDATION**

THAT Agricultural Land Reserve Appeal No. A06-0002 for Lot A, Sec. 4, Twp. 26, O.D.Y.D, Plan KAP65455, located on Grantham 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.

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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

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**ATTACHMENTS**

Location of subject property  
Sketch Plan of Proposed Subdivision  
Application by Land Owner (3 pages)  
Letter of Rationale by Applicant (1 page)  
Land Capability Map

*Item 5.1 - Agricultural Land Reserve Appeal No.A06-0002 - Christopher Turton (Jennifer Turton-Molgat) -  
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Soil Classification Map