
CITY OF KELOWNA
MEMORANDUM

Date: April 25, 2006
File No.: A06-0008
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Agricultural Land Commission to subdivide a 3.79 ha parent parcel to create one 0.55 ha (1.37 ac) homesite severance parcel, and one 3.24 ha (8.0 ac) parcel.

OWNER: Judith Ohs (formerly Horkoff) **APPLICANT:** Judith Ohs

AT: 753-755 Glenmore Road
EXISTING ZONE: A1 Agriculture 1
REPORT PREPARED BY: Danielle Noble

1.0 RECOMMENDATION

THAT Agricultural Land Reserve application No. A06-0008 for Lot B, Section 9, Twp 23, ODYD, Plan 37110, located on 753-755 Glenmore Road, Kelowna, B.C. which is an application for a homesite severance, 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 parent 3.79 ha (9.37 ac) parcel into two lots, to create one 0.55 ha (1.37 ac) homesite severance parcel, and one 3.24 ha (8.0 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 April 20, 2006, the Agricultural Advisory Committee passed the following recommendation:

THAT the Agricultural Advisory Committee supports Application #06-0008 which seeks to obtain permission from the Agricultural Land Commission to subdivide within the Agricultural Land Reserve to accommodate a homesite severance.

RATIONALE: The AAC supports this application based on the longevity of the property ownership. However, AAC questioned the proposed driveway access to Lot 2 (proposed parcel for homesite severance), and whether that would be confirmed through a panhandle or a reciprocal access agreement.

4.0 SITE CONTEXT

The subject property is located in the Glenmore Valley, just north of the intersection of Glenmore Road and Scenic Road. The land slopes slightly upward, away from Glenmore Road, with a more defined increase in slope at the extreme east end of the property. The Applicant has indicated that the predominant agricultural use of the land today is as a Christmas tree farm.

Existing development consists of two single family dwellings, and additional farm buildings. The proposed homesite severance parcel would capture the original farm house and yard, at the east end of the property. The second home is located closer to the Glenmore Road side of the property, and would be on the proposed remainder parcel. A panhandle is proposed to provide access to Glenmore Road for the homesite severance parcel.

Parcel Size: 3.79 ha (9.37 ac)
 Elevation: 434 m – 465 m

BCLI Land Capability

The unimproved land classification for the subject area falls primarily into Class 4 (81%), with some Class 4 as well. The predominant limiting factor for unimproved land is “soil moisture deficiency”, with “undesirable soil structure and/or low perviousness” as well as “stoniness” having additional limiting impact on the arability of the land. Consequently, with irrigation the improved land capability rating increases mostly to Class 3 (82%), with about 18% of the subject property increasing to Class 2 (see attached Land Capability Map copied from map 82E.093).

Soil Classification

The soil classification for the subject property includes the following:

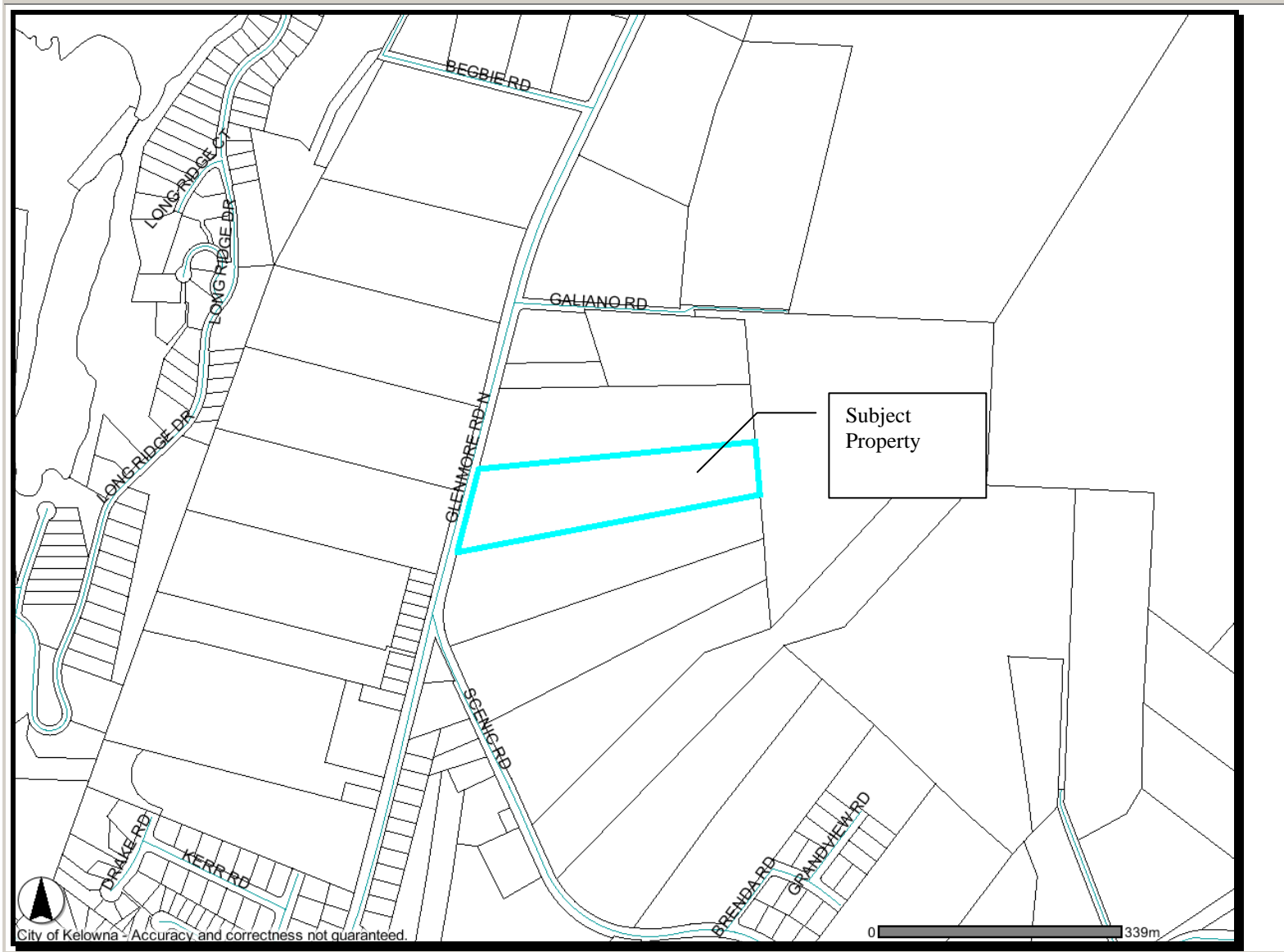
%	Soil Type	Description
63%	WK - Westbank	<u>Land</u> : nearly level to strongly sloping stratified glaciolacustrine sediments. <u>Texture</u> : 100 cm or more of clay, clay loam, or silty clay. <u>Drainage</u> : moderately well.
20%	HD - Harrland	<u>Land</u> : eolian veneer over gently to very steeply sloping glacial till. <u>Texture</u> : 10 to 30 cm of sandy loam or loamy sand over gravely sandy loam or gravely loamy sand. <u>Drainage</u> : well.
17%	PA - Peachland	<u>Land</u> : hummocky, pitted fluvioglacial deposits (kame) often over gently to very steeply sloping glacial till. <u>Texture</u> : 100 cm or more of fravelly silt loam, gravely sandy loam or gravely loamy sand. <u>Drainage</u> : well.

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: 753-755 Glenmore 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.

Homesite Severance – Continue to support the concept of homesite severance, consistent with Agricultural Land Commission Policy #011.

7.0 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 *Agricultural Land Commission Policy #11 - HOMESITE SEVERANCE ON ALR LANDS*. The property owner appears to qualify for a homesite severance, given that she has owned the property since 1963.

The layout and configuration of the current parcel accommodating the existing single family dwelling is considered suitable for a homesite severance. However, the Planning Department does raise concerns with creating a panhandle access, which generally is not supported. Though, City of Kelowna Policy #196 states that panhandle lots created under the homesite severance policy of the B.C. ALC will be more favourably considered, particularly if they conform to the panhandle guidelines. Planning staff do not believe the proposed panhandle access will have an impact on the privacy, use, or quiet enjoyment of the adjacent property owners.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion
R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RGS/DN

ATTACHMENTS

- Location of subject property
- Sketch Plan of Proposed Subdivision
- Application by Land Owner (2 pages)
- Additional information from Applicant regarding State of Title, etc. (5 pages)
- Land Capability Map
- Soil Classification Map