
CITY OF KELOWNA

MEMORANDUM

Date: April 24, 2006

File No.: A04-0009

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A04-0009 OWNER: Sharene A. Young-Hartman

AT: 1985 McKinley Road APPLICANT: As Above

PURPOSE: To obtain permission from the Land Reserve Commission to exclude the subject property from the Agricultural Land Reserve.

EXISTING ZONE: A1 – Agriculture 1

REPORT PREPARED BY: Paul McVey

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A04-0009, Fractional SW ¼ Sec. 21, Twp. 23, O.D.Y.D., Exc. Plans B3561, 18752, 19023, 17265, 36418, and KAP52156, located on McKinley Road, Kelowna, B.C., to exclude the subject property from the Agricultural Land Reserve **not** be supported.

2.0 SUMMARY

The applicant is requesting permission from the Agricultural Land Reserve Commission to exclude an approximate 4.9 ha. (12.2 ac) portion of the subject property from the Agricultural Land Reserve. The subject property is zoned A1 – Agriculture 1, and is approximately 21.0 ha. (51.9 ac) in area. The property is currently used for barns, chicken coops, sheds, and other farm activities. The applicant has submitted the attached correspondence in support of their proposed exclusion application.

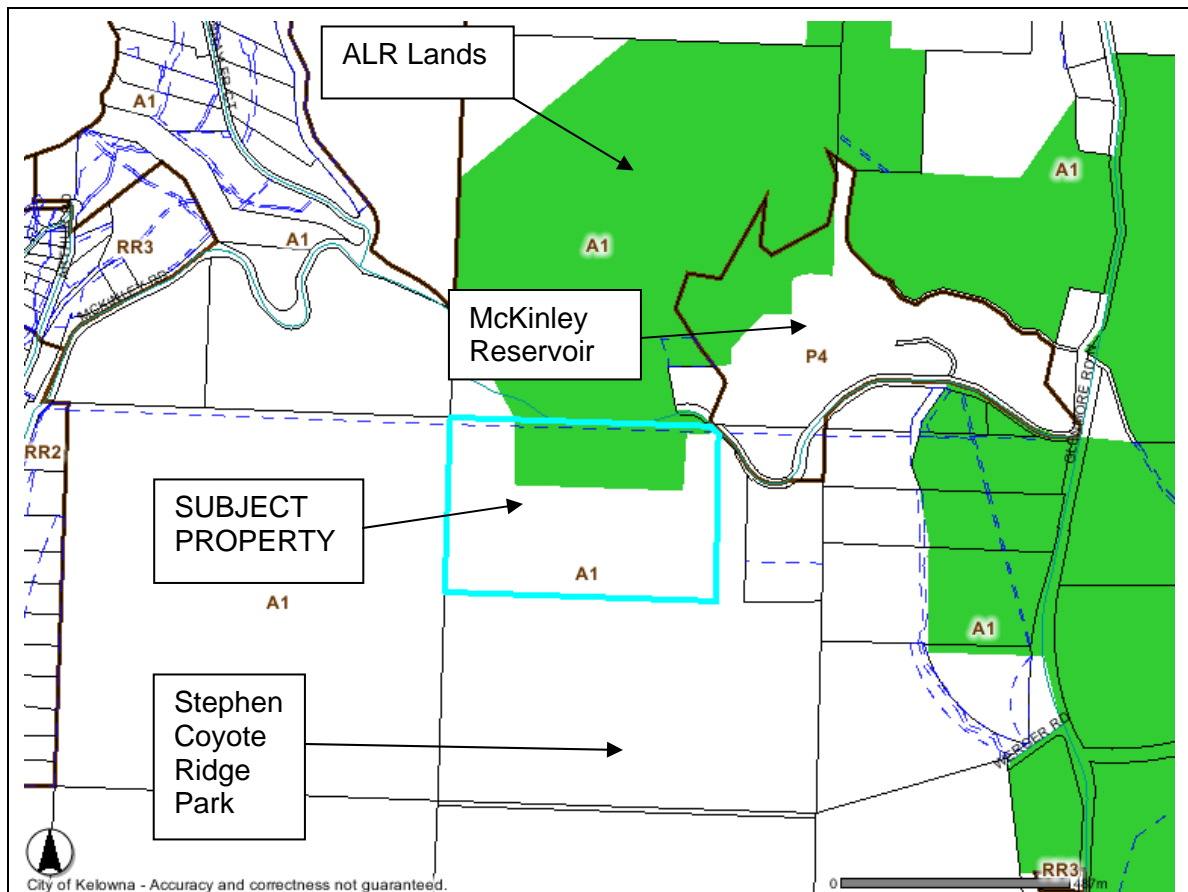
3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of October 14, 2004, reviewed the above noted application (A04-0009), and the following recommendation was passed:

THAT whereas the climate data shows that the land can be agriculturally productive with stone-picking, with paying to bring in water and with growing crops being appropriate for the area, and whereas the Strategic Plan, Official Community Plan, and Agricultural Plan support retention of these ALR lands, we do not support the proposed exclusion application.

The subject properties are located on the map below.

SUBJECT PROPERTY MAP



4.0 SITE CONTEXT

The subject property is located in the McKinley Sector area of the City of Kelowna, located on McKinley Road, and west of Glenmore Road. The subject property is identified as Fractional S.W. ¼, Sec 21, TWP 23, O.D.Y.D., Except Plans B3561, 18752, 19023, 17265, 36418, and KAP52156. The elevation range on the subject property is substantial, with the highpoint being 582 m in the south west corner, and the low point of 487m located in the northeast corner.

Total Parcel Size: **21.0 Ha. (51.9 ac)**
Elevations; **487m – 582 m**

BCLI Land Capability:

In the land capability classification, the subject property falls primarily into Class 4, with the improved or irrigated rating for the property increasing to class 2. The unimproved lands on the subject property is limited by a soil moisture deficiency. Furthermore, the unimproved land is limited by depth to solid bedrock and/or rock outcrops which restrict rooting depth and cultivation.

Soil Classification:

The two principal soil classifications that are contained within the subject property are the Parkill and Postill soils. The Parkill soil is characterized by the very gently to strongly fluvioglacial deposits, and the Postill soil is characterized by colluvial veneer over moderately to extremely sloping bedrock.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1- Agriculture 1 : Agriculture (proposed Vintage Landing project)
East - A1- Agriculture 1 : Agriculture
South - A1- Agriculture 1 : Parkland (Stephens Coyote Ridge Park)
West - A1- Agriculture 1 : Agriculture

3.0 CURRENT DEVELOPMENT POLICY

3.1 City of Kelowna Strategic Plan (2004)

The City of Kelowna Strategic Plan 2004 describes a vision of what residents hope Kelowna will be like in the future as stated;

“Kelowna is a vibrant city where the **agricultural** and beautiful natural setting, community spirit, economic stability and stewardship of the environment enhance the quality of life for residents.”

The City of Kelowna Strategic Plan 2004 has also identified as one of the themes that overall, residents aspire to live in a community that:

- embraces the social, cultural and physical well-being of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.

The City of Kelowna Strategic Plan 2004 states as Goal #3 states;

- To foster the social and physical well being of residents and visitors

The City of Kelowna Strategic Plan 2004 also states as an Objective #7 for Goal #3;
Sensitively integrate new development with heritage resources and existing urban, **agricultural** and rural areas.

3.2 Kelowna Official Community Plan

The Official Community Plan designation of the subject property is “Rural/ Agricultural”, which is defined as:

“Land within the Agricultural Land Reserve and other rural farm and non-farm lands where natural physical constraints or lack of services and utilities limit land use intensification. Generally land areas within this designation will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of industrial or park/recreation uses. Non-ALR lands will generally not be supported for development to parcel sizes less than 4.0 ha (10 acres).”

3.3 City of Kelowna Agriculture Plan

The Agricultural plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve.

4.0 PLANNING COMMENTS

The Planning and Corporate Services Department does recognize that the applicant has requested this proposed exclusion from the Agricultural Land Reserve in order to satisfy the requirements outlined in a life lease estate. The previous property owners were granted permission by the Agricultural Land Commission to subdivide the subject property within the Agricultural Land Reserve in 1987. However, that subdivision was never finalized. The applicant now intends to exclude the entire 4.9 ac portion of the subject property from the ALR. The relevant planning documents, including the City of Kelowna; Strategic Plan , Official Community Plan, and Agriculture Plan do not support the proposed exclusion from the Agricultural Land Reserve.

5.0 ALTERNATE RECOMMENDATION

Should Council wish to support this application, staff provide the following alternate recommendation for consideration.

THAT Agricultural Land Reserve Appeal No. A04-0009, Fractional SW ¼ Sec. 21, Twp. 23, O.D.Y.D., Exc. Plans B3561, 18752, 19023, 17265, 36418, and KAP52156, located on McKinley Road, Kelowna, B.C., to exclude the subject property from the Agricultural Land Reserve be supported.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

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

PMcV/pmcv
Attach.

Attachments
(Not attached to the electronic copy of the report)

State of title
Subject Property Map
Soil Types Map
Land Capability Map
Cover letter and 4 page summary
Site plan indicating; proposed subdivision, building locations, driveway locations

Future Land Use Designation Map

