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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** May 1 2007  
**FILE NO.:** A07-0007  
**TO:** City Manager  
**FROM:** Planning & Development Services Department  
**PURPOSE:** To obtain approval from the Agricultural Land Commission under Section 30(1) of the *Agricultural Land Commission Act* for exclusion.  
**OWNERS** 703941 BC LTD. **APPLICANT:** Robert Bennett  
**AT:** 3665 McCulloch Road  
**EXISTING ZONE:** A1 – Agriculture 1 & RR3 – Rural Residential 3  
**REPORT PREPARED BY:** Danielle Noble

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**1.0 RECOMMENDATION**

THAT Agricultural Land Reserve Appeal No. A07-0007 for Lot 85, Section 3, Twp 26, ODYD, Plan 1247, located on McCulloch Road, Kelowna, B.C. for exclusion from the Agricultural Land Reserve pursuant to Section 30(1) of the *Agricultural Land Commission Act*, be supported by Municipal Council for the northern portion, in accordance with the OCP future land use boundaries.

**2.0 SUMMARY**

The applicant is requesting permission from the Agricultural Land Commission (ALC) to allow an exclusion of the 4.8 ha (11.88 acres) parcel. The proposed exclusion would facilitate a proposed 4 lot rural residential subdivision of approximately 1-1.25 hectare parcels.

The Applicant recently provided a copy of an agrologist's report prepared by Wayne Blashill (see attached report). The conclusion of that report is that "*the acreage has moderate nutritional (soil) status and low agricultural capability. Class 5P and 6P soils are generally considered non-arable.*"

Notably, as not accounted in the Agrologist report but identified within the BC Land Capability rating, the subject property has an improved land capability rating of Class 3, having limitations that require moderate management practices.

**3.0 AGRICULTURAL ADVISORY COMMISSION**

At a meeting held on April 12, 2007, the Agricultural Advisory Committee made the following recommendation:

THAT the Agricultural Advisory Committee NOT support Application No. A07-0007 for 3665 McCulloch Road, Lot 85, Plan 1247, ODYD by R. Bennett to obtain approval from the Agricultural Land Commission for exclusion of the subject property.

**4.0 SITE CONTEXT**

The 4.8 ha (11.88 ac) parent parcel is located on McCulloch Road, immediately east of the Mobile City Mobile Home Park (although within the ALR boundaries). The property is bound on the east,

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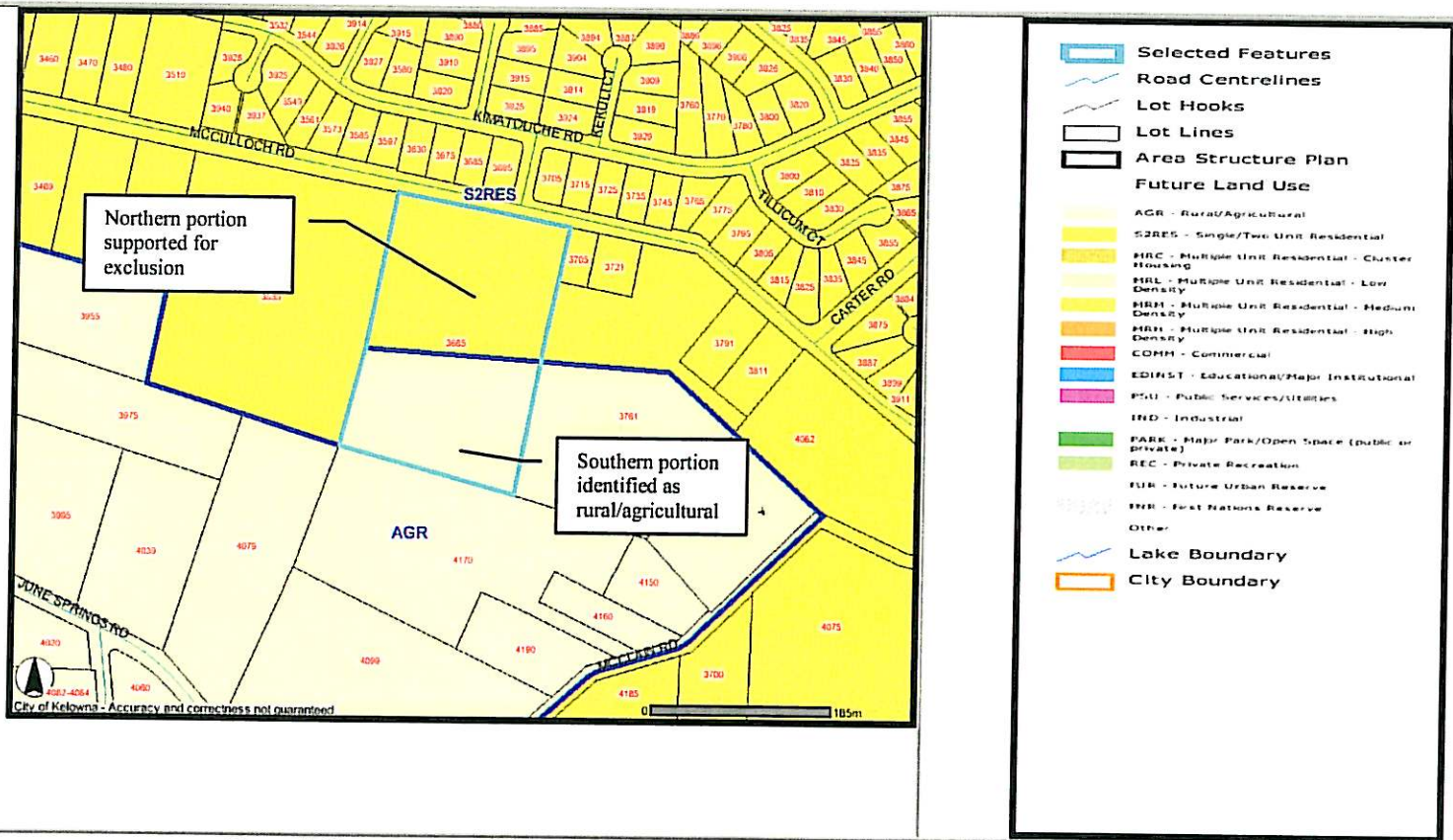
south, and west by all properties having ALR status. This parcel slopes moderately upwards from north to south. The existing parcel is entirely vacant, and vegetation consists of random tree siting. The immediate neighbourhood context is rural residential in nature, with McCulloch Road as the tangible barrier between more intensive rural residential uses and the larger tracts of farmland to the south. The well established mobile home park to the west is on a similar size tract of land. The configuration of the property is very uniform with a conventional rectangular shape.

The subject property has a dual zoning designation of A1 – Agriculture 1 and RR3 – Rural Residential 3. Accordingly, there are dual assignments of future land use designation, with the northern half designated as single/two family residential and the southern portion designated as rural/agricultural. This reflects the projected land uses that were assigned when the Southeast Kelowna Sector Plan approved the future rural/urban land uses. This Sector Plan guided the land use allocations for the current Official Community Plan.

The Southeast Kelowna Sector Plan was drafted in 1994 as a policy document with multiple objectives: i) to provide the planning framework for the guidance of future urban and rural activities in Southeast Kelowna; ii) to establish land use objectives and guidelines to designate the nature, scope, timing and location of land use changes; and iii) to establish an urban-rural land use interface. Accordingly, at the time of the Sector Plan, it was noted to ensure compatibility of agriculture with development. Notably, to achieve:

*"The creation of a rational urban-rural boundary that provides some separation between these uses could be achieved by using roads or topographic features or by creating larger lot rural transition areas between agricultural and urban uses. The exclusion of some lands from the ALR for development of this nature should be supported to create a more rational boundary that fully supports urban, rural and agricultural uses."*

The Southeast Kelowna Sector Plan heavily influenced the current OCP future land use designations, and accordingly have designated the subject property as dual future land uses.



### BCLI Land Capability

The subject property has a predominant rating regarding Land Capability of Class 5. Soil moisture deficiency is identified as the primary limiting factor. Consequently, through management improvements, the land rating improves mostly to Class 3, noting soil moisture deficiency and stoniness as continual limitations.

### Soil Classification

The soil classification for the southern portion of the subject property includes the following:

%	Soil Type	Description
40%	PE - Paradise	Land: moderately level to very steeply sloping fluvioglacial deposits. Texture: 25 to 60 cm of loam or sandy loam veneer over gravely sandy loam or gravely loam. Drainage: rapid.
40%	PR - Parkill	Land: very gently to strongly sloping fluvioglacial deposits. Texture: 100 cm or more of loamy sand or sand. Drainage: rapid.
20%	GM - Gammil	Land: very gently to strongly sloping fluvioglacial deposits. Texture: 10 to 25 cm of sandy loam or loamy sand over gravely loamy sand or very gravely sand. Drainage: rapid.



The soil classification for the northern portion of the subject property includes the following:

%	Soil Type	Description
70%	GM - Gammill	Land: very gently to strongly sloping fluvioglacial deposits. Texture: 10 to 25 cm of sandy loam or loamy sand over gravelly loamy sand or very gravelly sand. Drainage: rapid.
30%	PE - Paradise	Land: moderately level to very steeply sloping fluvioglacial deposits. Texture: 25 to 60 cm of loam or sandy loam veneer over gravelly sandy loam or gravelly loam. Drainage: rapid.

### Zoning of Adjacent Properties

North	RR3 – Rural Residential 3
East	A1 – Agriculture 1
South	A1 – Agriculture 1
West	RM7 – Mobile Home Park



## 5.0 POLICY AND REGULATION

### 5.1.1 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.

### 5.1.2 Kelowna 2020 – Official Community Plan

**Subdivision** – Discourage the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated.

### 5.1.3 City of Kelowna Agriculture Plan

**Farmland Preservation** – Direct urban uses to land within the urban portion of the defined urban – rural / agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands and discourage further extension of existing urban areas into agricultural lands.

**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.

## 6.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

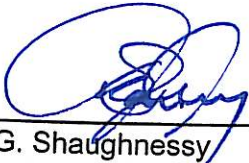
The designation of this property and other properties on the south side of McCulloch Road was initially allocated at the time of the Southeast Kelowna Sector Plan (1994) which was approved by the ALC. Access to the rear of these properties would need to be via any new development. Adoption of the 1995 OCP was heavily influenced by sector plans such as the Southeast Sector Plan as referenced above, with no objections from the ALC. Accordingly, the current OCP delineates the northern portion of the subject property as potential residential development, in addition to select other properties along McCulloch Road.

The Agriculture Plan also identifies a portion of the subject property adjacent to McCulloch Road as potential ALR lands for non-farm use. Accordingly, the Agriculture Plan and OCP would require buffers from any adjoining agricultural parcels, with the buffer created on the urban side of the interface. Therefore, Staff are supportive for exclusion of solely the northern portion of the subject property, in accordance with the future land use boundaries.

Should Council wish to support the entire application, an alternate recommendation is provided below:

## 7.0 ALTERNATE RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A07-0007 for Lot 85, Section 3, Twp 26, ODYD, Plan 1247, located on McCulloch Road, Kelowna, B.C. for exclusion from the Agricultural Land Reserve pursuant to Section 30(1) of the *Agricultural Land Commission Act* be supported by Municipal Council.



R. G. Shaughnessy  
Subdivision Approving Officer

Approved for inclusion



Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services

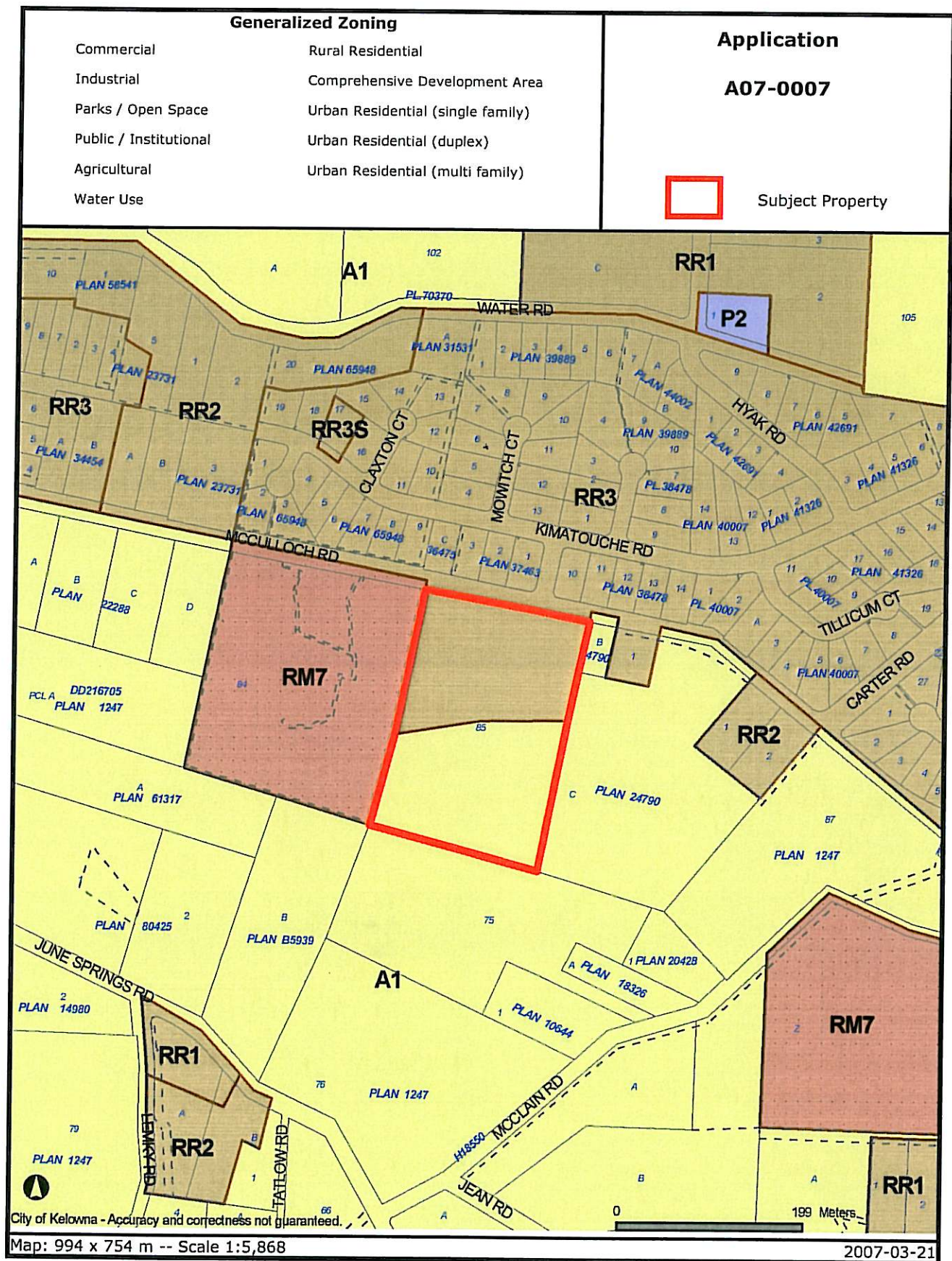
RGS/DN

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**ATTACHMENTS**

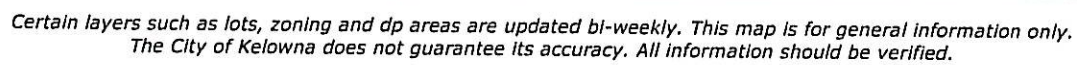
Subject Property Map  
ALR Map  
Agrologist Report  
Land Capability Map  
Soil Classification Map  
ALR Application with Appendices A-D





Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.







**3665 MCCULLOCH ROAD PROPERTY**

**AGROLOGIST'S REPORT**

**By: Wayne A. Blashill, PAg**  
**5311 Bradbury Street**  
**Peachland, B.C. V0H 1X8**  
**(250) 767 9002**  
**e-mail: wayne\_blashill@telus.net**  
**November 23, 2006**

**Signature:**

Wayne Blashill, PAg

## INTRODUCTION

This Agrologist's Report has been compiled to determine the agricultural capability of a property in Kelowna, B.C. owned by 703941 B.C. Ltd. The legal description and address of the property is:

Parcel Identifier: 011-702-524  
Lot 85 District Lot 1100  
Osoyoos Division  
Yale District Plan 1247

3665 McCulloch Road  
Kelowna, B.C.

The owners full name and mailing address is:

703941 B.C. Ltd.  
101 – 33119 South Fraser Way  
Abbotsford, B.C. V0S 2B1

## METHODS

The site was field inspected on July 31, 2006. Five soil pits were excavated by backhoe on the 11.75 acre parcel. Appendix A contains the site and soil description data collected at the soil pits. The B.C. Ministry of Forests FS882 field form was used to record the data. The landforms on the property were mapped according to Howes & Kenk (1988). The soil pit locations and landforms are depicted in Figure 1. Two soil pits were sampled for soil chemistry analysis.

## RESULTS

Table 1 contains the soil description from soil pit WB1. Soil samples were taken from the upper soil horizons. This was the Bm1(0-17) horizon at pit WB1 and the Ah(0-19) horizon at pit WB2. Table 2 shows the results of the soil chemistry analysis done by Cantest Ltd. Kelowna, B.C.

**Table 1. Soil description for soil pit WB1 on the McCulloch Road acreage.**

HORIZON	DEPTH	COLOUR	TEXTURE	COARSE	FRAGMENT	CONTENT	
	(cm)			Gravel	Cobble	Stone	TOTAL
L	1-0			(%)	(%)	(%)	(%)
Bm1	0-17	10YR5/3	sandy loam	25	0	0	25
Bm2	17-43	10YR5.5/3	sand	25	20	20	65
BC	43-61	10YR5/4	sand	30	20	25	75
C	61-87	10YR4/4	sand	30	20	25	75





**Figure 2. Soil pit excavated at the McCulloch Road acreage showing the adverse content of gravel, cobbles and stones.**

**Table 2. Soil chemistry data from soil pits WB1 and WB2.**

SAMPLE	pH	%OM	%N	P (ug/g)	K (ug/g)	Ca (ug/g)	Mg (ug/g)	SO <sub>4</sub> (ug/g)	Conductivity (uS/cm)
WB1(Bm1)	6.6	3	0.079	33	474	1180	180	0.8	30
WB2(Ah)	6.6	3	0.077	28	649	1380	188	0.7	16

The agricultural capability is rated using Kenk (1983). Table 3 depicts the rating for each of the five soil pits. Figure 2 shows an excavated soil pit on the acreage with the adverse soil coarse fragment content typical of the surficial sediment on the property.

**Table 3. Agricultural capability ratings for the soil pits.**

SOIL PIT	AGRICULTURAL CAPABILITY
WB1	$5^P_A(5^A_P)$
WB2	$5^P_A(5^A_P)$
WB3	$6^P_A$
WB4	$6^P_A$
WB5	$6^P_A$

## DISCUSSION

Arable land is generally defined as having an agricultural capability of Class 1 to 4. Soils with Class 5P or greater coarse fragment content are impractical to rock pick and difficult to cultivate. The capability of the McCulloch Road acreage can be expressed as the complex symbol:

$$6^P_A - 5^P_A \\ (5^A_P)$$

The climate for agriculture in this area is rated as: 5A(1aF). The acreage is forested and supports some natural forage production. Forage grasses can be seen in Figure 2. The landform on the acreage is: sgF<sup>Gj</sup> (sandy gravely glacio-fluvial sediment on a gentle slope).

The soil chemistry data in Table 2 shows that the fine soil fraction (<2mm) of the samples has a moderate nutritional status, although % nitrogen is very low. Total nutrient supply is limited however, by the volume of soil occupied by gravel, cobbles and stones.

## CONCLUSION

The McCulloch Road acreage has moderate nutritional status and low agricultural capability. Class 5P and 6P soils are generally considered non-arable. It is the Agrologist's opinion that the McCulloch Road acreage is non-arable.

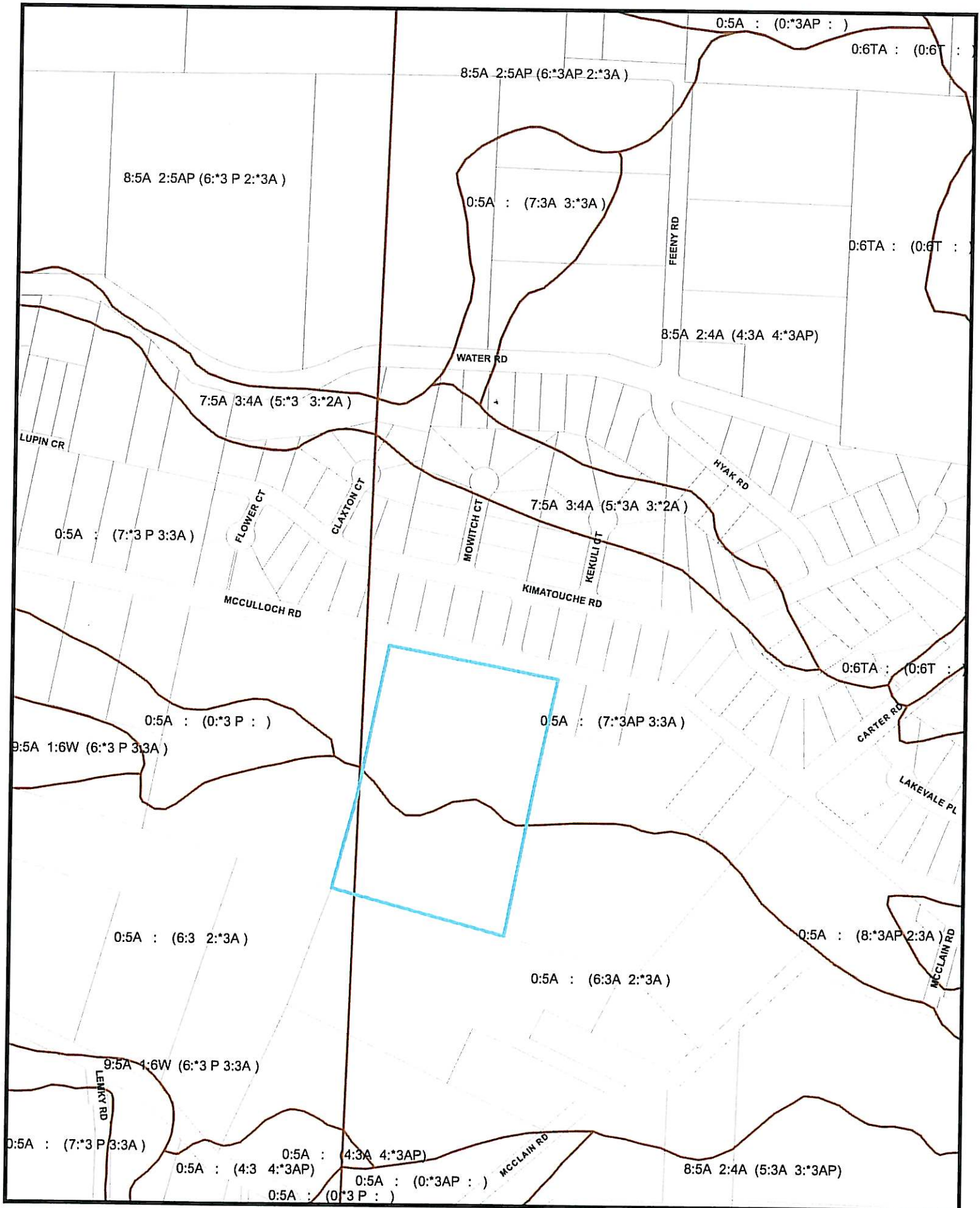
## REFERENCES

- Howes, D.E. and E. Kenk. 1988. Terrain Classification System for British Columbia. MOE Manual 10. Province of B. C. Victoria. B.C.
- Kenk, E. 1983. Land Capability Classification for Agriculture in B.C. MOE Manual 1. B.C. Ministry of Environment & Ministry of Agriculture. Victoria. B.C.
- NRC. 1998. The Canadian System of Soil Classification. National Research Council of Canada. Agriculture Canada. Research Branch. Ottawa.





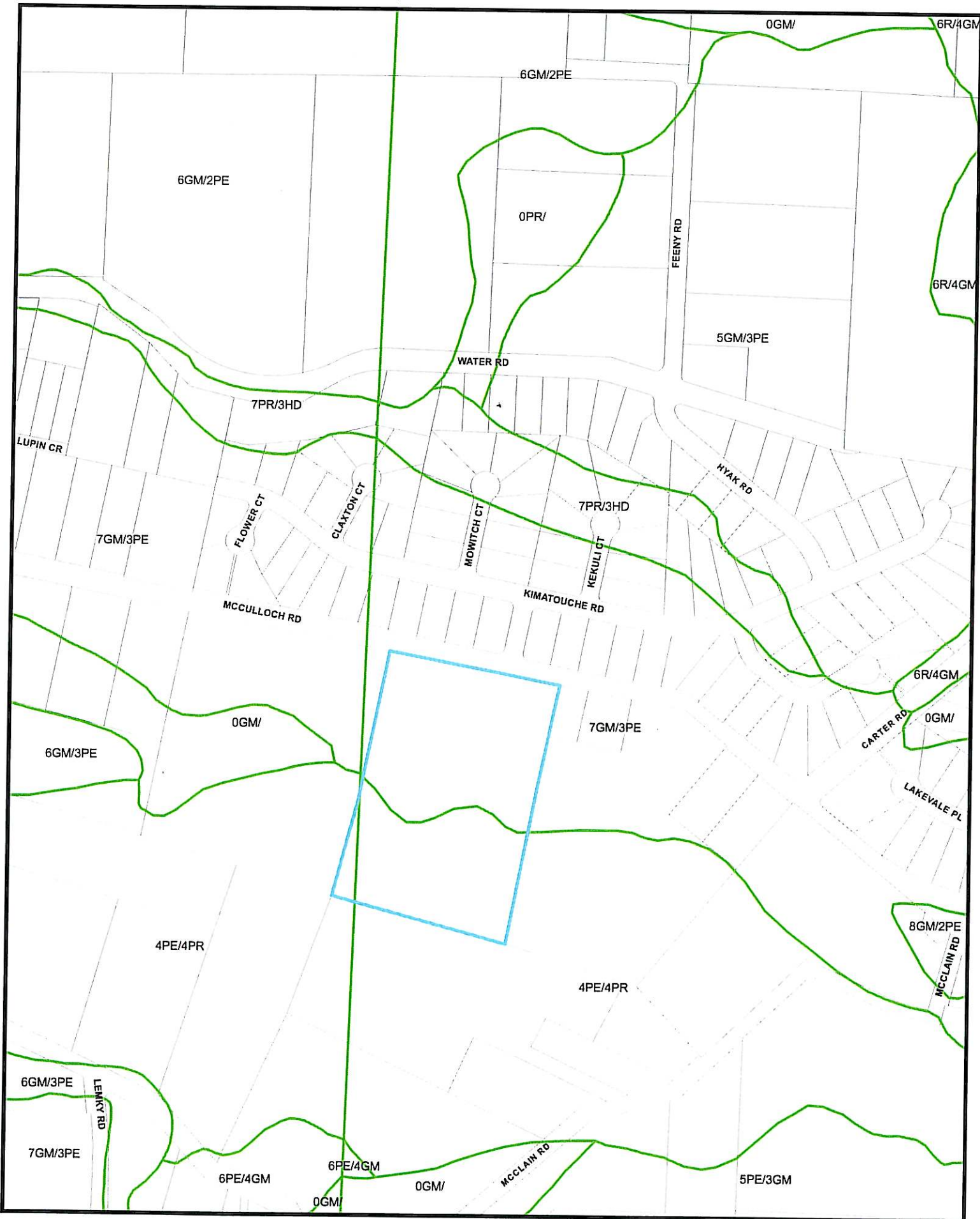
**Land Capability = Brown/ Soil Class = Green**



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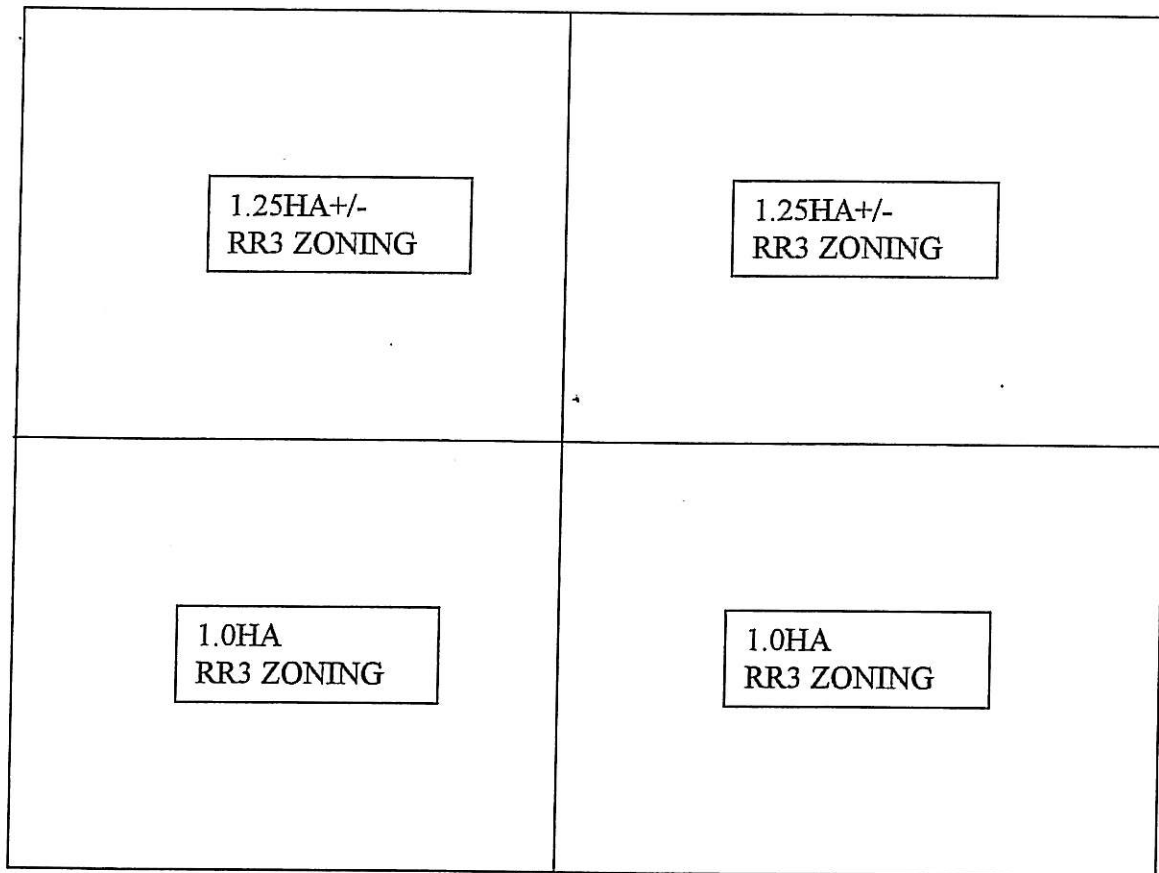


**Land Capability = Brown/ Soil Class = Green**



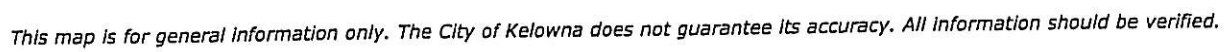
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**APPENDIX A**  
**DIAGRAM OF PROPOSED USE FOR LOT 83 SECTION 3 TOWNSHIP 26**  
**ODYD PLAN 1247**



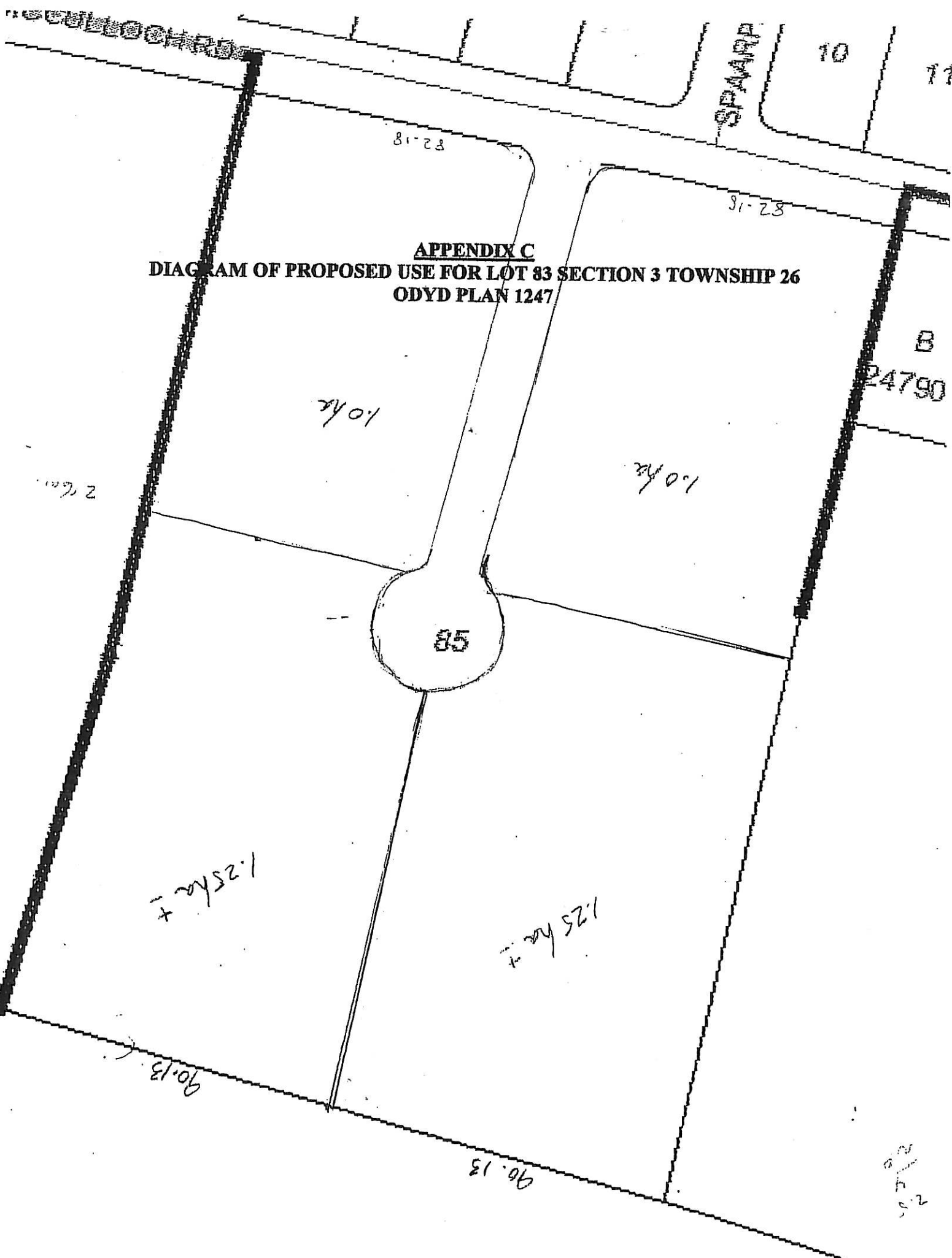
**FIGURE 1.0 SUBDIVISION OF PARCEL**

The applicant intends to Subdivide the 11.75 Acres into four parcels of approximately 1-1.25 hectares zoned RR-3 (Rural Residential). It is the intent of the applicant to subdivide this property while maintaining a country like setting. The applicant is sensitive to the needs of adjacent land owners who do not want to compromise the unique agricultural community in the East Kelowna area. With the RR-3 zoning this development would be in accordance to the Southeast Kelowna Sector Plan (1994) which “provides for the creation of a rural large-lot transition zone between urban and rural development” (OCP, 2020). *See Appendix C for detailed drawing.*



1 1 [www.esri.com/esri/esri/Fsrimap?ServiceName=iKelowna\\_Map\\_...](http://www.esri.com/esri/esri/Fsrimap?ServiceName=iKelowna_Map_...) 7/31/2006





**APPENDIX C**  
**DIAGRAM OF PROPOSED USE FOR LOT 83 SECTION 3 TOWNSHIP 26**  
**ODYD PLAN 1247**

1.0 ha

1.0 ha

1.25 ha

1.25 ha

85

B  
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10

11

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91.28

90.13

90.13

2/4/05

## **APPENDIX D**

### **MEASURES UNDERTAKEN TO PREVENT DISRUPTION OF NEIGHBOURING AGRICULTURAL LANDS**

**-AND-**

### **DISCUSSION ON PRESERVATION OF LANDS HISTORICAL USES**

#### **1.0 Dwelling Type and Size**

Restricting the dwelling on each parcel to a single family home will not provide any significant increases in traffic volume, pollution, noise or other external factors that may interfere with farm activity.

Homes will be constructed in such a way that their architectural components are consistent with those of adjoining parcels.

#### **1.1 Road Construction**

A single road in the middle of the parcels gives access to all parcels while minimizing presence of traffic near neighboring parcels. The orientation of the road in the center of the property leaves neighboring parcels unaffected by the presence of traffic going to and from these properties.

#### **1.2 Preservation of Lands Historical Use**

Lands in the South East Kelowna Regional have historically been used for Rural Residential hobby farms and larger scale commercial orchards as well as smaller orchards and farmers markets. The unique community of South East Kelowna has come to be known as the heart of fruit and agriculture in the Kelowna area. As Kelowna grows there has been a concern in regards to the encroachment of higher density residential developments into this community. In response to this concern there has been a recommendation in the Kelowna Official Community Plan that has recommended development of lands not exceed Rural Residential densities.

The compliance of this proposal with RR-3 zoning allows us to be consistent with the needs of this community in the following ways:

1. Creation of large single family parcels that facilitate hobby farming and recreational gardening that is consistent with the community history;
2. Use, development and beautification of a parcel that is otherwise untended and not suitable for agricultural use.