

distribution mains. The subject property has been identified as the location of the Dall Road reservoir and pump station. The reservoir would be designed to meet City of Kelowna bylaw standards, with two reservoir cells and a pump station initially and future capacity to add another two reservoir cells. The cells would be 5 m to 7 m in height, with a footprint of 277 m² to 387 m² for the two cells.

For administrative and operations purposes, the City is proposing subdivision of the property to create a separate lot for the reservoir area. The proposed lot is 0.5 ha in area to allow sufficient space for maintenance and reservoir expansion, with the remaining 3.6 ha for the existing farming operations.

2.2 Site Context

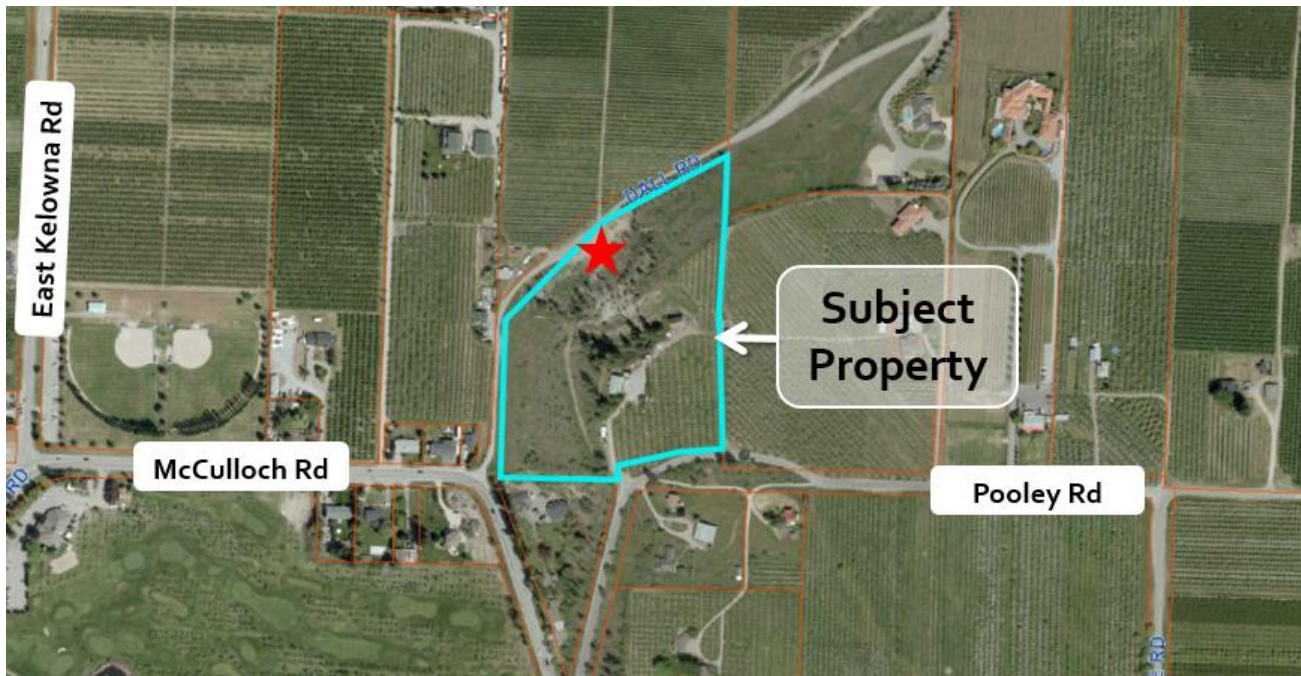
The subject property is zoned A₁ – Agriculture 1, has a Future Land Use designation of REP – Resource Protection Area and is within the Agricultural Land Reserve. The property lies outside of the Permanent Growth Boundary.

The site has a significant slope across the north and western portions, which is identified in the Agricultural Land Use Inventory as having limited potential for farming due to site limitations. The reservoir is proposed in the northern portion of the property at the bottom of the steep slope in an area previously used as a gravel pit. The site was not reclaimed or improved since operations ended in the 1980s. The plateau in the southeast area is currently planted with an orchard, and a single family dwelling is at the top of the slope, adjacent to the orchard.

Parcel Summary:

Parcel Size: 4.1 ha (10.1 acres)
Elevation: 434.5 to 465.75 metres above sea level (masl) (approx.)

Map 1 - Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.3 Neighbourhood Context

The subject property lies within the City's Southeast Kelowna Sector. Zoning and land uses adjacent to the property are as follows:

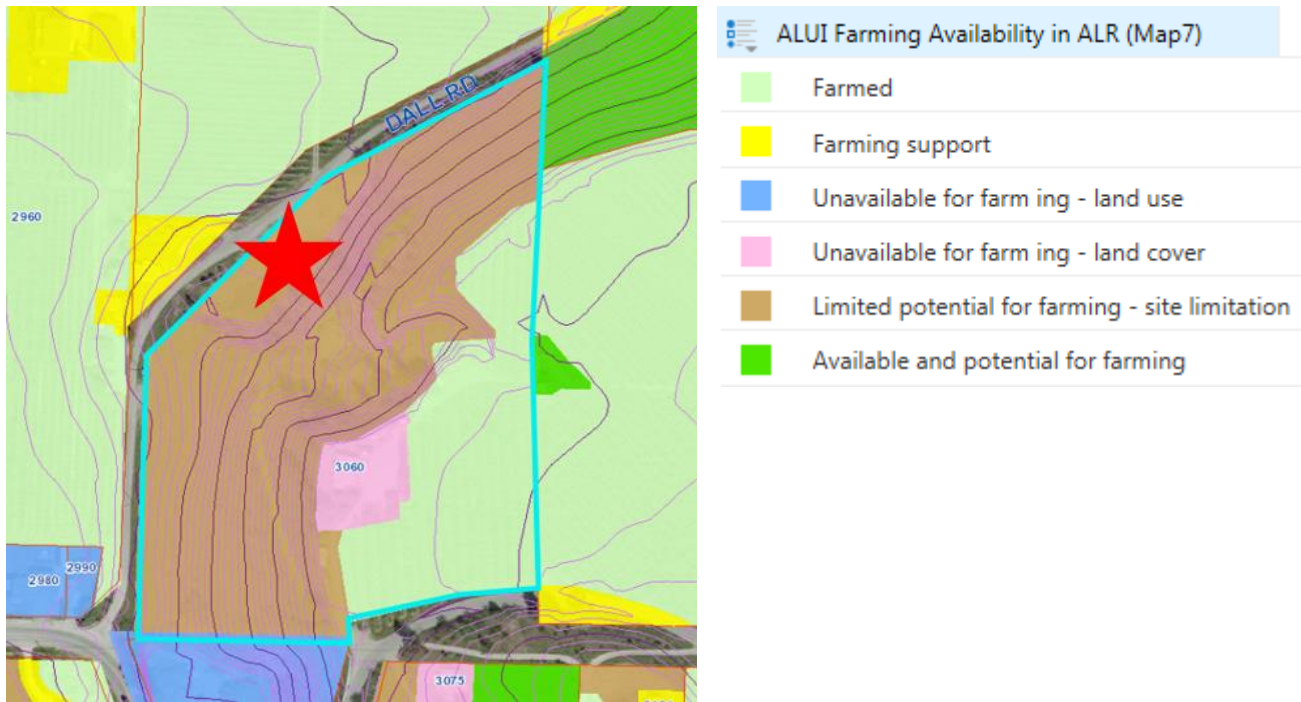
Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Agriculture
East	A1 – Agriculture 1	Yes	Agriculture / Rural Residential
South	A1 – Agriculture 1	Yes	Agriculture / Rural Residential
West	A1 – Agriculture 1	Yes	Agriculture

2.4 Agricultural Land Capability

The Agricultural Land Capability of the portion of the property proposed for the reservoir is limited primarily due to site constraints and topography.

Map 4 – Agricultural Land Use Inventory Farming Availability & Site Topography



3.0 Community Planning

Council and staff are seeking a recommendation from the AAC with respect to the proposed non-farm use of public utilities and the proposed subdivision of the property. The AAC should pay particular attention to City and ALC policies with respect to non-farm uses and subdivision of land within the ALR, as well as policies regarding public infrastructure.

Both the City’s Agriculture Plan and the Official Community Plan (OCP) recommend supporting non-farm use applications only where the proposed uses are consistent with the Zoning Bylaw and the OCP, minimize impacts on productive agricultural lands, and do not harm adjacent farm operations. OCP policies generally only support subdivision in the ALR where benefits to agriculture can be demonstrated. The OCP supports ensuring continued delivery of water for agriculture purposes and expanding the water supply to meet water quality standards and objectives.

Council and staff are looking for direction from the Agricultural Advisory Committee with respect to:

- Potential mitigation measures to agricultural impacts; and
- Potential mitigation measures to agricultural operations around the subject properties.

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Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A – Policies

Subject Property Map

Site Photos