

COMMITTEE REPORT



Date: August 8, 2019
RIM No. 1210-21
To: Agricultural Advisory Committee (AAC)
From: Development Planning
Application: A19-0004
Owner: Donna Nicholas
Address: 4145 June Springs Road
Applicant: Peter Klimuk
Subject: Application to the ALC for "Subdivision of Agricultural Land Reserve"

1.0 Purpose

The applicant is requesting permission from the Agricultural Land Commission for a "Subdivision of Agricultural Land Reserve" under Section 21(2) of the Agricultural Land Commission Act.

2.0 Proposal

2.1 Site Context

The application is to subdivide the property into two lots, 2.0 ha in size including the existing single family dwelling and a vacant 1.0 ha lot. The property has been owned by the family since 2009 and there is currently no agricultural activity or improvements on the subject property. The property is located in the City's Southeast Kelowna Sector. The Future Land Use is REP – Resource Protection and it is within the Agricultural Land Reserve. It is located outside of the Permanent Growth Boundary.

Parcel Summary – 4145 June Springs Road:

Parcel Size: 3.0 ha (7.41 acres)
Elevation: 546.0 to 549.0 metres above sea level (masl) (approx.)

Zoning and land use adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

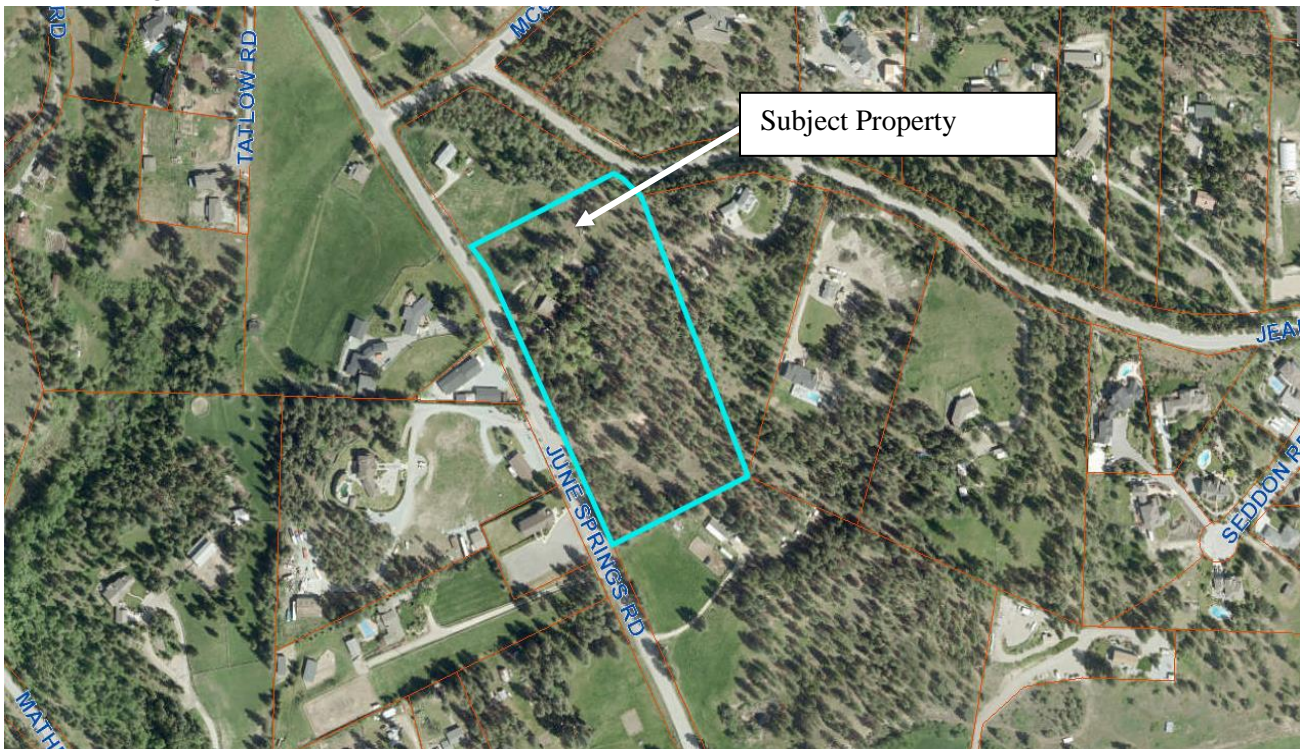
Direction	Zoning	ALR	Land Use
North	RR1 – Rural Residential 1	Yes	Agriculture / Residential
South	A1 – Agriculture 1	Yes	Agriculture / Residential
East	RR1 – Rural Residential 1	No	Residential
West	A1 – Agriculture 1	Yes	Agriculture / Residential

3.0 Community Planning

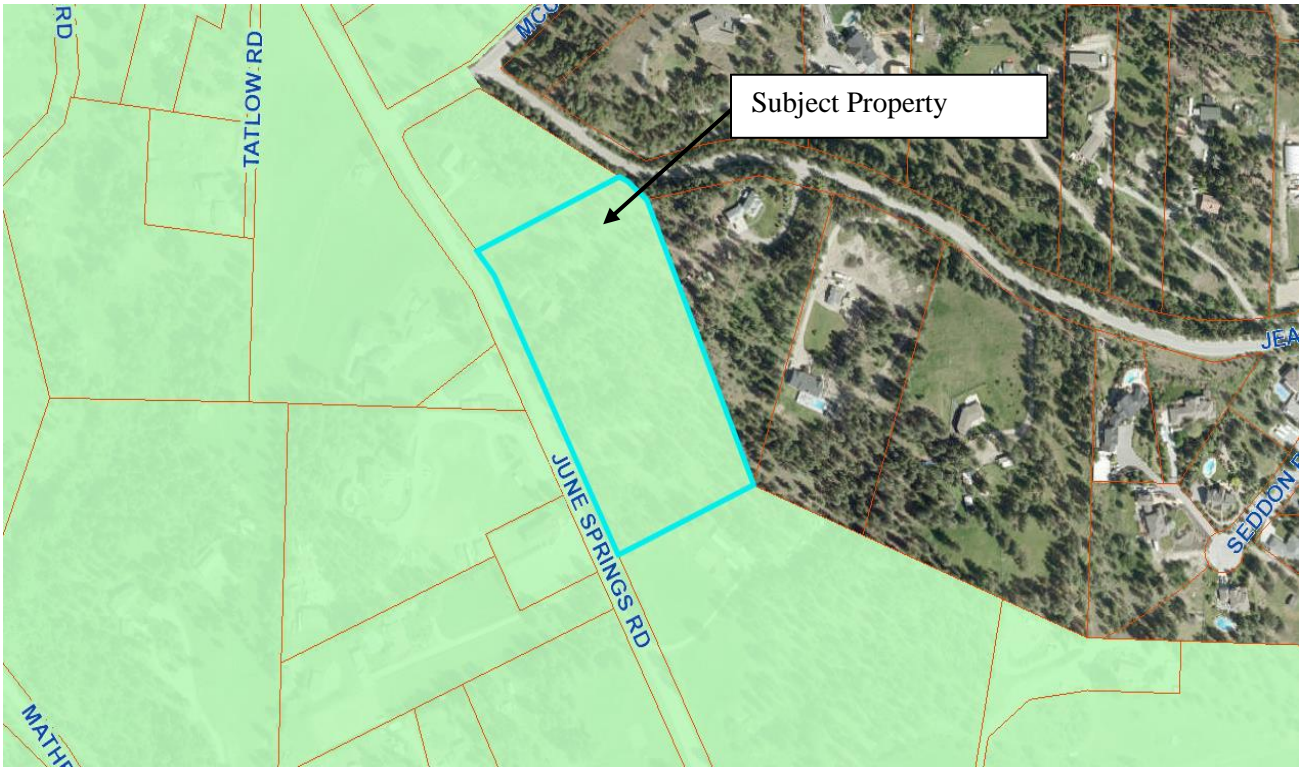
Community Planning Staff are requesting for the Agricultural Advisory Committee to provide a recommendation for Council (of either support or non-support) for the application to the ALC for a "Subdivision of Agricultural Land Reserve".

The subject property is located outside of the City's Permanent Growth Boundary (PGB) and is designated Resource Protection Area (REP). Lands outside the PGB and within the REP designation are generally not supported for any further parcelization. Both the City's Agriculture Plan and the OCP recommend not supporting subdivision in the ALR unless it provides a significant positive benefit to agriculture. In this case there is no agricultural activity taking place on the property however smaller parcel size is considered not to be conducive to agricultural uses.

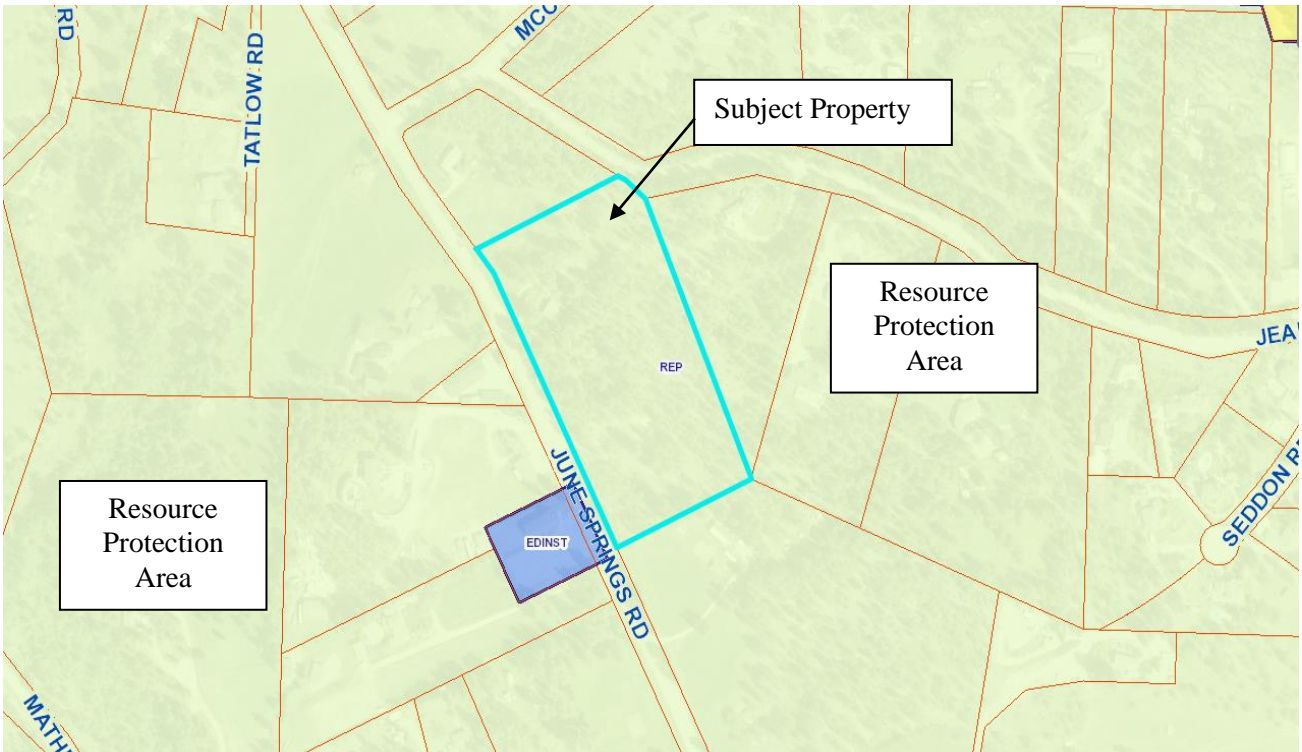
Map 1 – Subject Property



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



Report prepared by:

Wesley Miles, Planner Specialist

Approved for Inclusion:

Dean Strachan, Community Planning and Development Manager

Attachments:

Schedule A – Policies

Schedule B – Technical Comments

Schedule C – Proposed Plan of Subdivision