

SCHEDULE A - Policies



Subject: 4145 June Springs Road – Application for Subdivision in the ALR

1.1 City of Kelowna Agriculture Plan (2017)

Action 1.3e - Update zoning bylaw subdivision regulations to increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha in order to create a consistent minimum lot size of 4.0 ha for all of the A1 zone.

1.2 Kelowna Official Community Plan (OCP)

Chapter 4: Future Land Use

Resource Protection Area

Generally, land areas within this designation (whether they are within the permanent growth boundary or not) 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 park/recreation uses.

Permanent Growth Boundary

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .7 Subdivision. Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.

1.3 Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

1.4 Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALR Regulation)

Permitted uses for land in an agricultural land reserve – Section 3 of the ALR Regulation

- (f) biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, if
 - (i) the area occupied by any associated buildings and structures does not exceed 100 m² for each parcel, and
 - (ii) the purpose does not include the creation of a wetland intended to manage urban runoff or waste;
- (g) use of an open land park established by a local government or treaty first nation government for any of the purposes specified in paragraph (f);

SCHEDULE B – Technical Comments



Subject: 4145 June Springs – Application for Subdivision in the ALR

1.1 Interior Health

No comments provided at time of writing.

1.2 South East Kelowna Irrigation District

No comments provided at time of writing.

1.3 Ministry of Agriculture

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the proposed subdivision application for 4145 June Springs Road. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- Ministry of Agriculture staff have concerns with this proposal. Subdivision and the creation of smaller lots can erode the long term agricultural and economic potential of a parcel, increase land cost per acre limiting farm businesses, and in some cases, have been shown to increase conflict between adjacent farm uses.
- The parcel is located within the Agricultural Land Reserve (ALR), a provincial zone in which agriculture is recognized as the priority use and where farming is encouraged, and non-agricultural uses are restricted.
- In reviewing the Agricultural Capability Classes and Soil Surveys of the parcels, they are sandy loam and classified as rapidly drained. The Agricultural Capability is Class 5A, indicating that there some restrictions as to what can be produced on these fields. Subclass A signifies a moisture deficiency, which is improvable through irrigation. The improved rating is 3A for this property.
- If any additional access points and structures are to be established on these parcels, they should be sited in a way that minimizes impact on most arable/productive areas.
- If subdivision were to take place it is highly recommended that appropriate, lawful fences are established for both resulting parcels. This is an important step in agricultural areas and can be a key step in protecting both parcels and any owners/future owners from issues such as livestock being at large as well as reducing the potential for complaints and conflict.
- Further, if subdivision were to take place and unless indicated by the ALC approval decision, the resulting parcels would remain on the ALR and continue to be subject to all pertinent regulations and policies.

1.4 Regional District of Central Okanagan

Thank you for the opportunity to respond to the above noted referral. RDCO provides non-support and the following comments:

Regional Growth Strategy Bylaw No. 1336

- Section 3.2.1 Our Land, Policy No. 8 "Support the protection of ALR lands and land uses which are supportive and/or complementary to agricultural use"
- Section 3.2.5 Our Food, Policy No. 7 "Protect the supply of agricultural land and promote agricultural viability"

It is noted that the Ministry of Agriculture's Agricultural Land Use Inventory (May 2016) states the following:

- Parcel Size & Farming
 - o "Parcel size must be considered when determining the agricultural potential of a parcel. Larger parcels usually allow farmers greater flexibility to expand or change their type of operation as the economy and markets change."
 - o "Smaller parcels are generally more costly per hectare than larger parcels and can easily be disassembled from larger farm units and sold."

SCHEDULE C

This forms part of application

A19-0004



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **WM**

- APPENDIX #2 -

Proposed Plan of Subdivision
4145 June Springs Road, Kelowna
LOT 2, PLAN KAP 88080

