



property, however, as of 2019, this part was flooded and remains a wetland. The eastern and southern portions of the property are steep and creates topographical issues. The property is vacant and there are no accessory structures or dwellings on the property.

Parcel Summary – 3755 Glenmore Drive

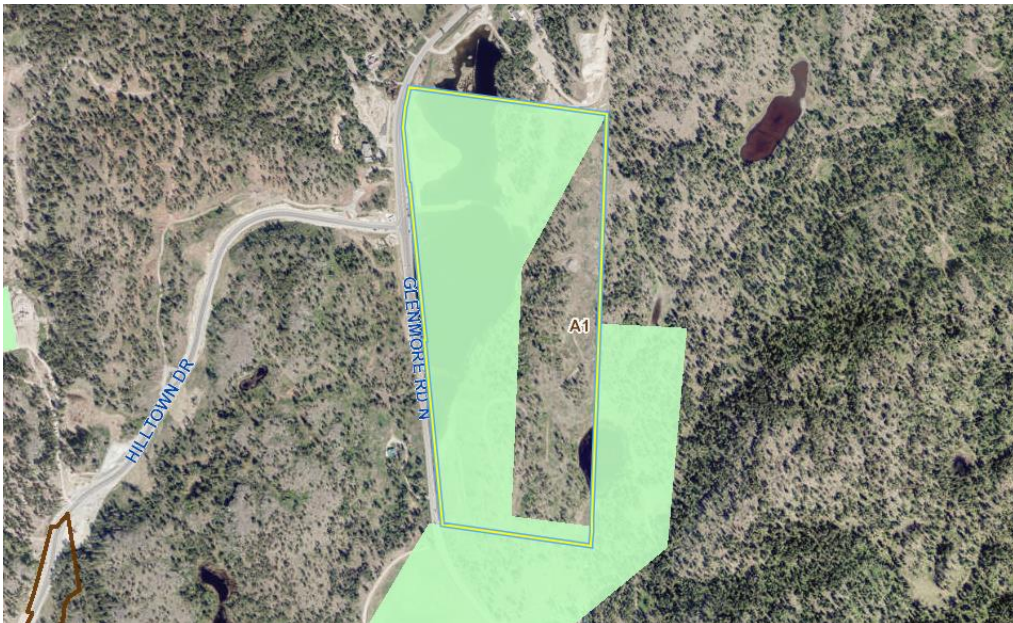
Parcel Size: 17.6 ha (43.49 acres)

Elevation: 510.0 to 552.0 metres above sea level (approx.)

Map 1 – Neighbourhood



Map 2 – Agricultural Land Reserve



### Map 3 – Future Land Use



#### Neighbourhood Context

The subject property is primarily near single-family homes and vacant wooded parcels. All the surrounding properties have the Future Land Use Designation of REP – Resource Protection and are zoned A1 – Agriculture. The subject property and the properties to the south and east, are all partially within the ALR.

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	No	Single-Family Home / Gravel Pit
South	A1 – Agriculture 1	Yes	Single-Family Home / Livestock
East	A1 – Agriculture 1	No / Yes	Vacant
West	A1 – Agriculture 1	No	Single-Family Home(s) / Vacant

#### 2.3 Agricultural Land Capability

The BC Government records (2018) show that the Agricultural Land Capability is a mix between Class 5 and Class 6. Class 5 is generally limited to the production of perennial forage crops and specially adapted crops (crops such as cranberries suited to unique soil conditions not amenable to a wide range of common crops). Class 6 provides sustainable natural grazing for domestic livestock (i.e. cattle and sheep) and is not arable in its present condition. The terrain is likely unsuitable for cultivation or use of farm machinery. Productivity of these suited crops may be high. These records show the improvability on these lands can be improved to Class 3 – Class 6, depending on the area.



The owner had an Agricultural Capability Assessment Report done in June 2015. Within the Report there were six test pits, which shows the unimproved agriculture capability to be Class 4 and Class 5, while the improved agricultural rating ranges from Class 1 – Class 7. Excess water and topography limit a lot of the property for agricultural capability; however, a portion of the property can be improved to a greater agricultural capability class. The report also showed that 35% of the ALR land can be improved to Class 1 -3, while 65% may not be improved. The area that can be improved is variable and fragmented. In addition, 27% of the ALR land is habitat protected by the Province of BC and the City of Kelowna. Since 2015, much of the wetland area has changed and several of the test pits are now underwater, so this report findings are not perfectly accurate.

### 1.1 Soil Capability

The Soil Management Handbook for the Okanagan and Similkameen Valley's published by the BC Ministry of Agriculture, which categorizes soils having similar agriculturally important characteristics into 'soil management groups' identifies this site to primarily be Parkill, Tanaka and Postill. Suited crops for Parkill soil on topography ranging between 9%-15% are alfalfa, annual crops (except root vegetables), asparagus, cereals, corn, ginseng, several berries and Christmas trees. On lands ranging from 15% - 25% are only suited for Christmas trees, grapes and tree fruits. When Tanaka soils are drained, the best suited crops are alfalfa, annual vegetable crops, blueberries, cereals, corn, forage crops, Christmas trees, pears, raspberries and strawberries. The best suited crops for Postill soil are grassland crops, however, Christmas trees, forage crops, grapes and tree fruits may be suited on sites where slopes are less 25%. The 2015 Agricultural Capability Assessment Report that was done shows the soil to be variable consisting of: Gammil, Inkameep, Parkill, Postill, Tanaka and Trout Creek soils.

### **3.0 Community Planning**

Both the City's Agriculture Plan and the OCP recommend protecting agricultural land by not supporting exclusion of land from the ALR. The OCP Policy 5.33.2 states that the City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

The primary objective of the AAC is to advise on sustainable agricultural land use from a bottom line (ie. cultural, economic, environmental and social) perspective. Staff are asking AAC to consider this application and to provide a recommendation to Council.

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**Reviewed by:** Dean Strachan, Community Planning & Development Manager

#### **Attachments:**

Attachment A – Site Plan

Attachment B – ALC Application

Attachment C – Letter from Ministry of Agriculture

Attachment D – Agricultural Capability Assessment Report