



CITY OF KELOWNA

MEMORANDUM

Date: February 9, 2021
File No.: Z21-0010
To: Community Planning (DS)
From: Development Engineering Manager (JK)
Subject: 1870 Mantle Ct & 2903 Walburn Rd
2975 Gallagher Rd

P3 to A1
A1 to P3

The Development Engineering Branch has the following comments and requirements associated with this Rezoning application.

1. General

- a. The following requirements are valid for two (2) years from the reference date of this memo or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.
- b. The areas of 2975 Gallagher Rd and 2903 Walburn Rd which are within the ALR are subject to review and requirements from the Agricultural Land Commission.
- c. Should the Owner(s) consider developing the subject lot(s) at a future date, the Development Engineering Branch will need to provide additional comments and requirements at the time of official development application circulation.

2. Storm Drainage

- a. Any existing easements, covenants, or SRWs registered for storm drainage purposes are to be maintained.

3. Power and Telecommunication Services

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands and private lands.

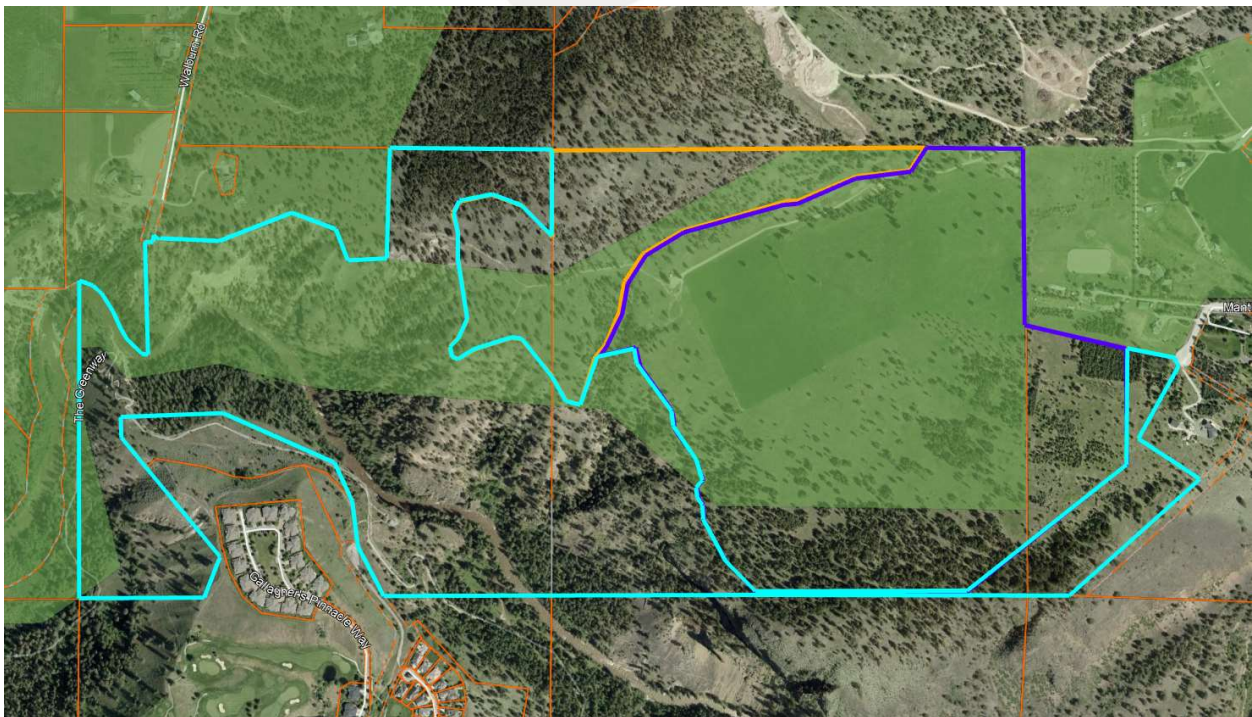
A handwritten signature in cursive script that reads "James Kay".

James Kay, P. Eng.
Development Engineering Manager

SK

RDCO & Jealous Fruits
2903 Walburn Road, 2975 Gallagher Road &
1870 Mantle Court, Kelowna, BC
OCP Amendment, Rezoning
& Technical Subdivision Application

PREPARED FOR:
City of Kelowna



Kent Macpherson

COVER LETTER





January 14, 2021

Current Planning Department
City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: Ryan Smith, Approving Officer

**Re: Technical Subdivision Application
2903 Walburn Road, 2975 Gallagher Road & 1870 Mantle Court, Kelowna
South West ¼ of Section 12 Township 26 ODYD except Plans 1380 B6800 and
20506, Lot A Section 12 Township 26 ODYD Plan EPP71625 & Parcel A
Section 7 Township 27 ODYD Plan KAP79441 1350 & 1370 KLO Road,
Kelowna – Lot 15, Plan 10710, except Plan KAP79079,**

Applicant: Regional District of Central Okanagan and Jealous Fruits

Please accept this letter as our formal request to realign the property lines between three properties at: 2903 Walburn Road, 2975 Gallagher Road, and 1870 Mantle Court. This subdivision will allow for the enhancement of the owner's (Jealous Fruits) overall farm, while simultaneously enhancing Scenic Canyon Regional Park by increasing accessibility and size of the park owned by the Regional District.

Concurrently with the subdivision, we are requesting OCP Amendments and Rezoning's as follows:

2903 Walburn Road:

- OCP Amendment from Major Park & Open Space to Resource Protection Area (3.76 Hectares)
- Rezoning from P3 to A1 (3.76 Hectares)

2975 Gallagher Road:

- OCP Amendment from Resource Protection Area to Major Park & Open Space (4.81 Hectares)
- Rezoning from A1 to P3 (10.03 Hectares)

1870 Mantle Court:

- OCP Amendment from Major Park & Open Space to Resource Protection Area (4.91 Hectares)
- Rezoning from P3 to A1 (4.91 Hectares)

This application follows Policy #12, Section 10 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

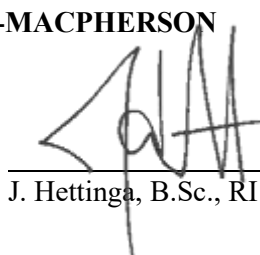
Finally, as part of this application, we would like to identify home sites on each parcel that will remain under private ownership. The homesites have been located in areas with limited agricultural capability, while remaining in strategic locations to oversee the farming opportunity. Both homesites are also located outside of the Agricultural Land Reserve.

If you have any questions pertaining to this application, please do not hesitate to contact me.

Sincerely,

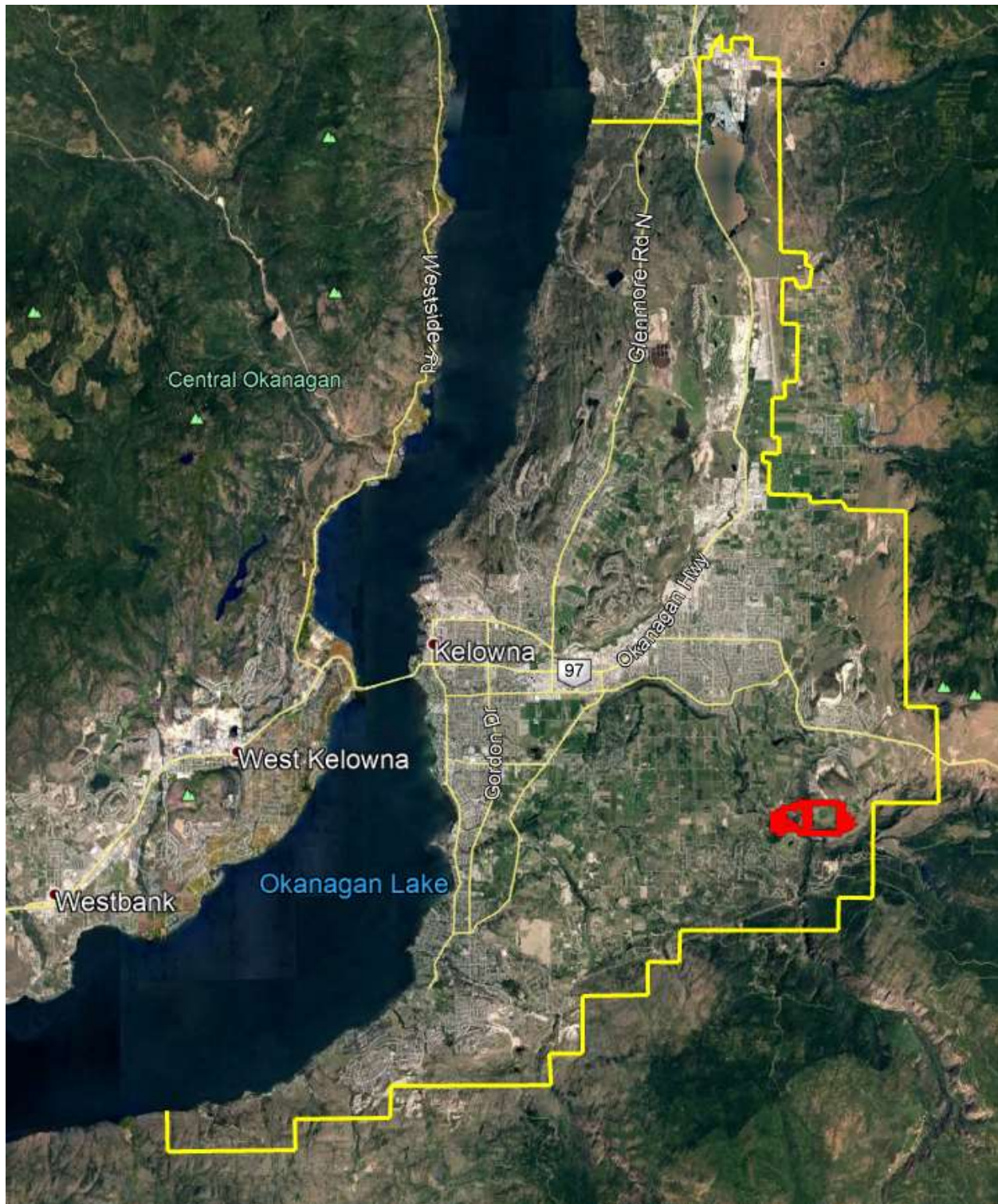
KENT-MACPHERSON

Per:


J. Hettinga, B.Sc., RI

PROPERTY LOCATION




 SUBJECT PROPERTIES

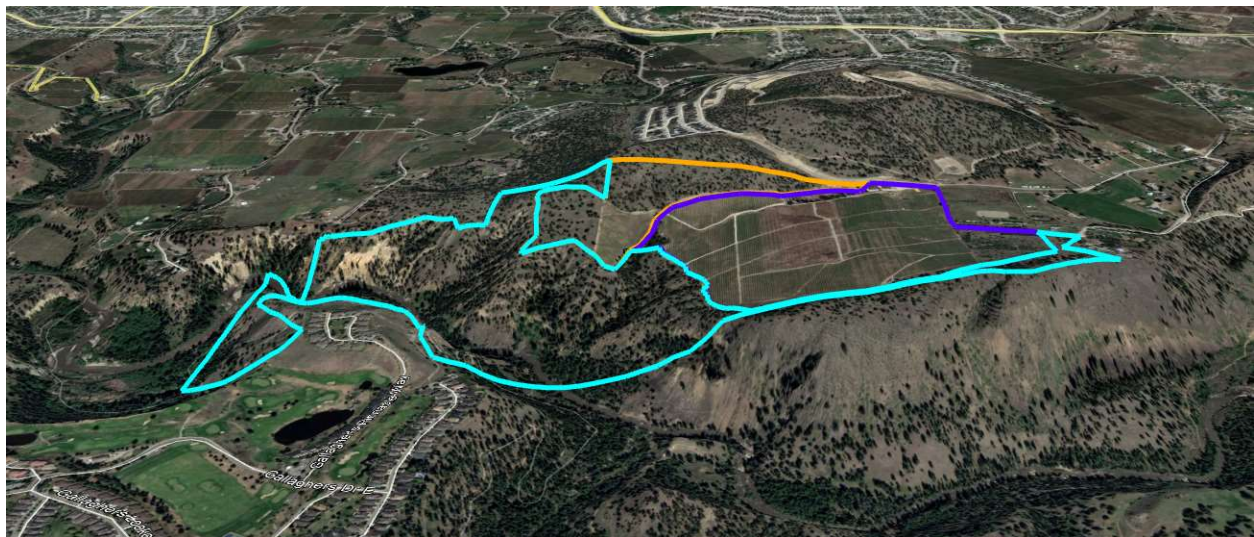
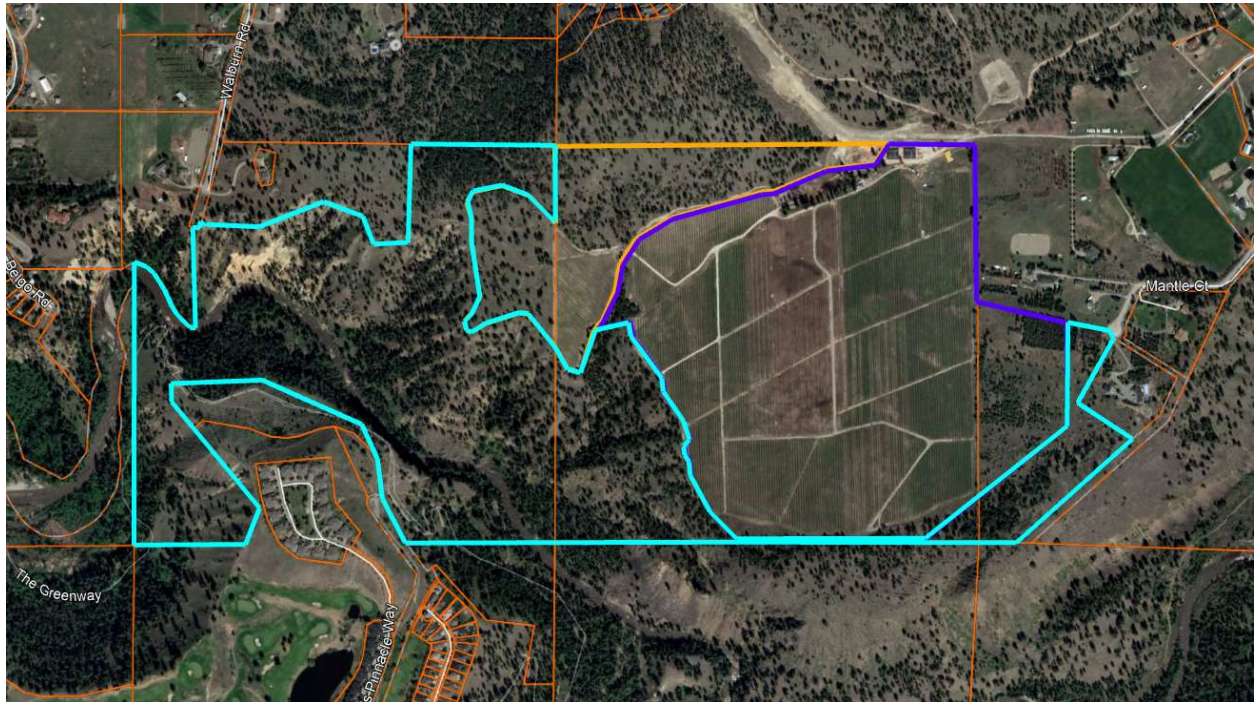


PROPOSED SUBDIVISION

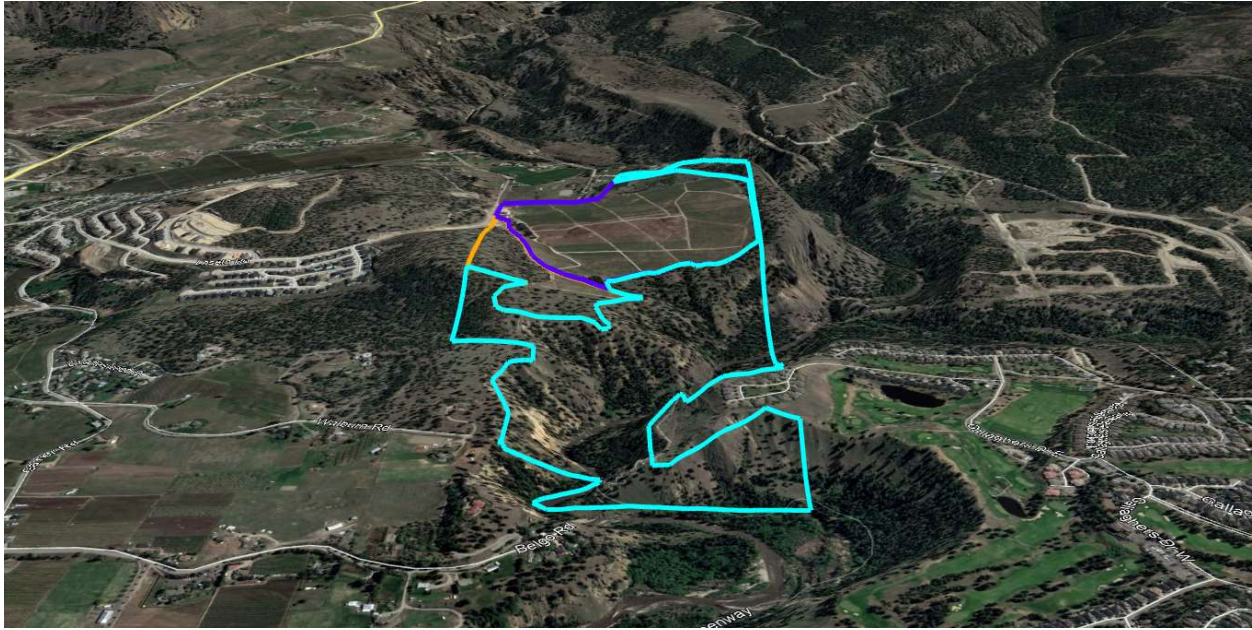


SUBDIVISION

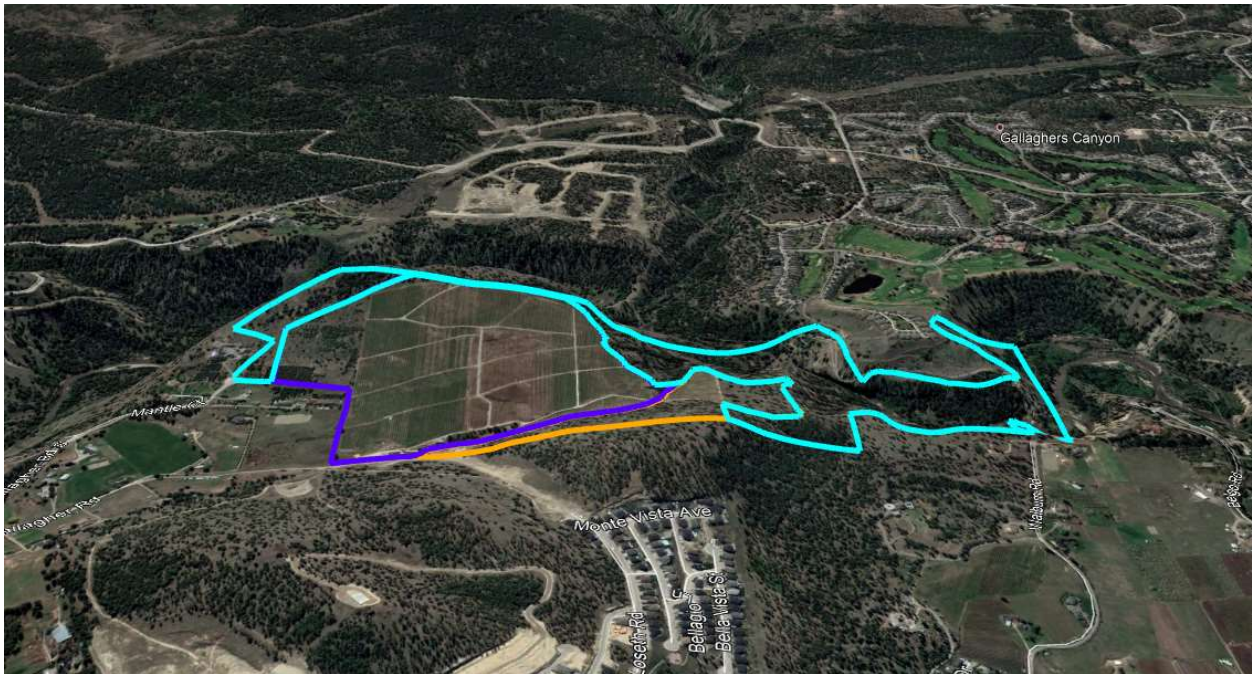
-  *Jealous Fruits – Parcel 1*
-  *Jealous Fruits – Parcel 2*
-  *RDCO – Parcel 3*



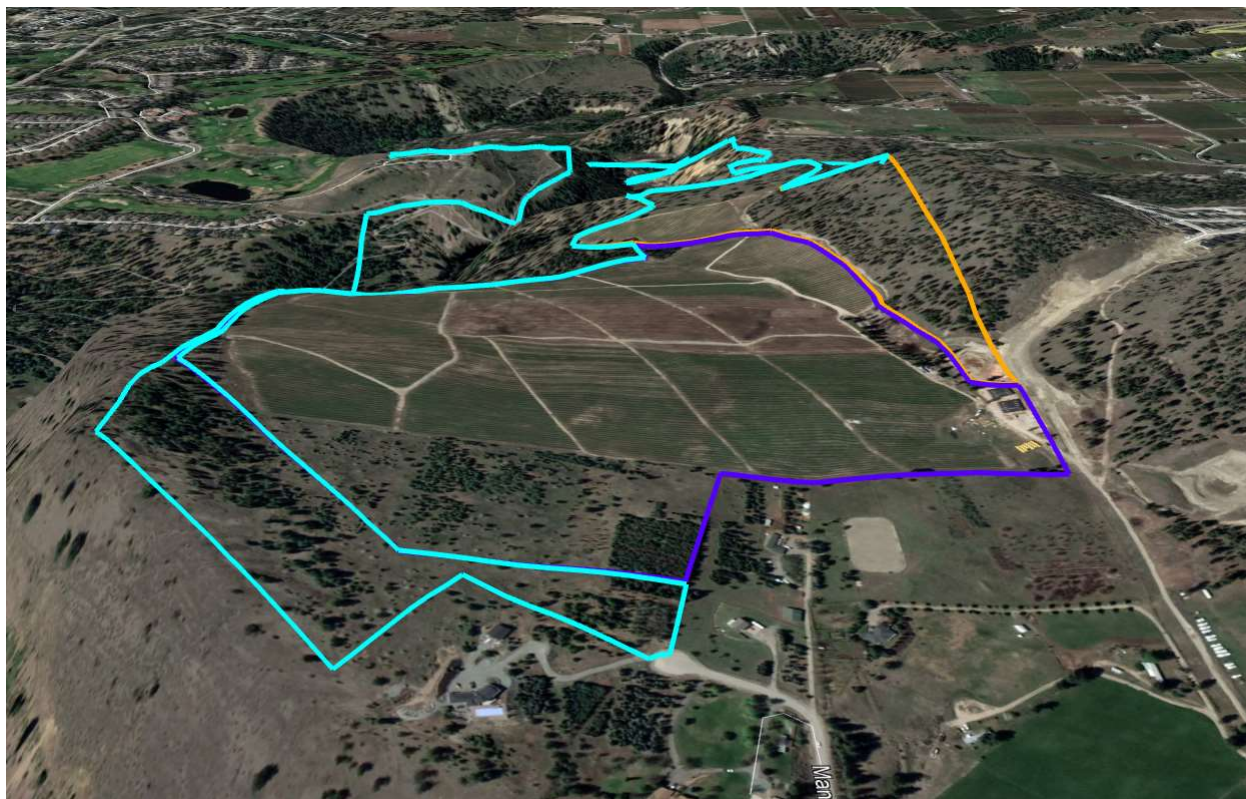
Looking North



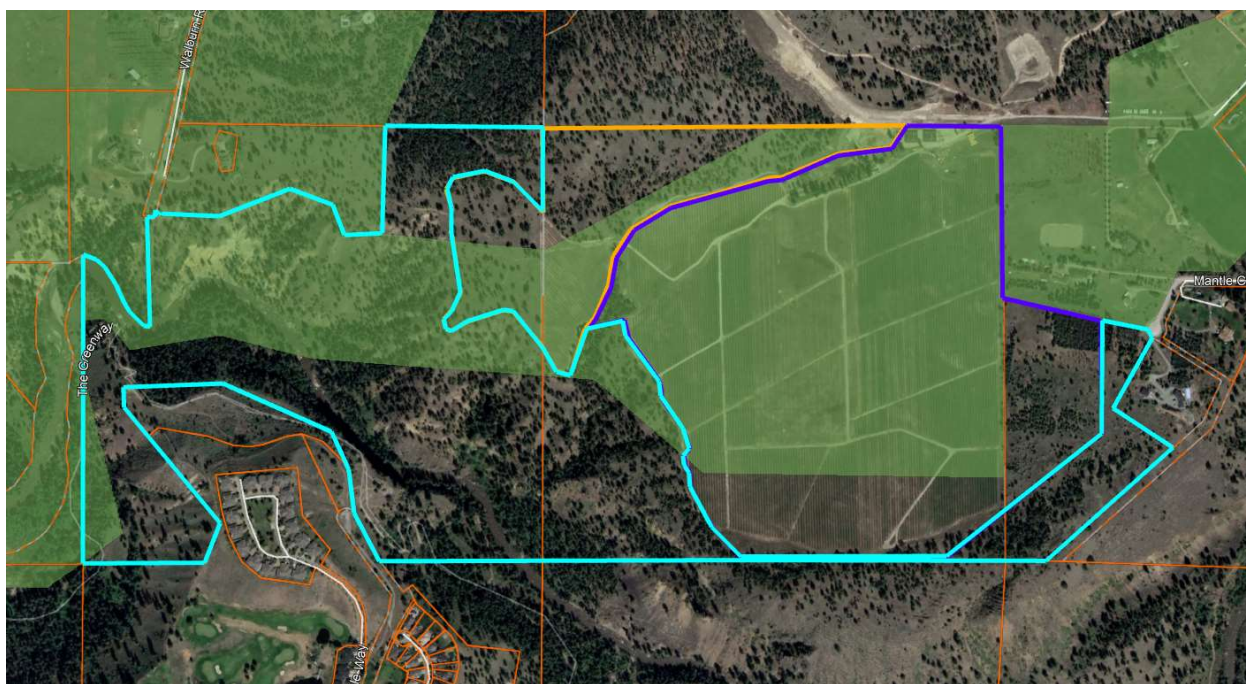
Looking East



Looking South



Looking West



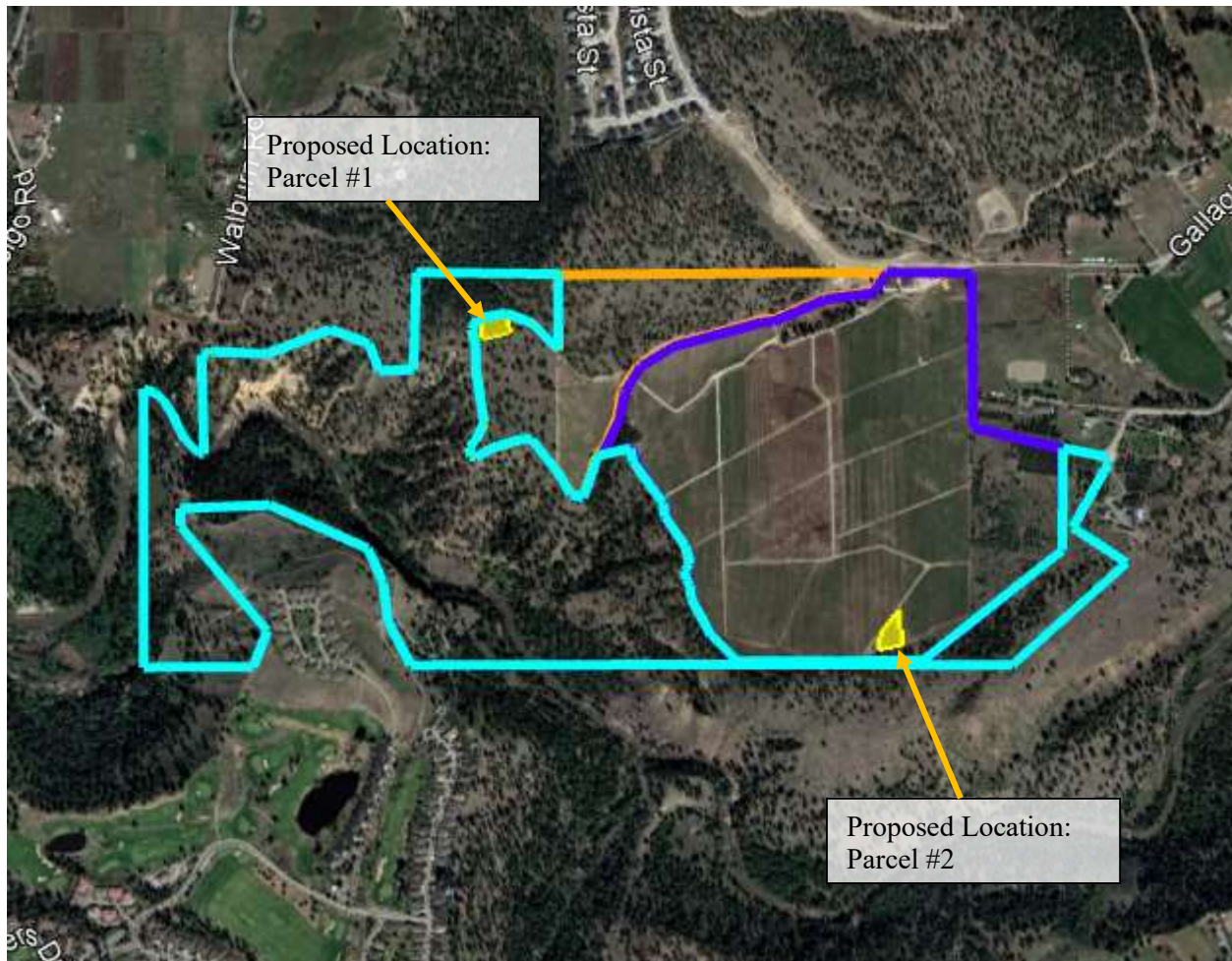
Subdivision with ALR shown in Green

PROPOSED HOMSITE LOCATIONS



PROPOSED HOMESITES

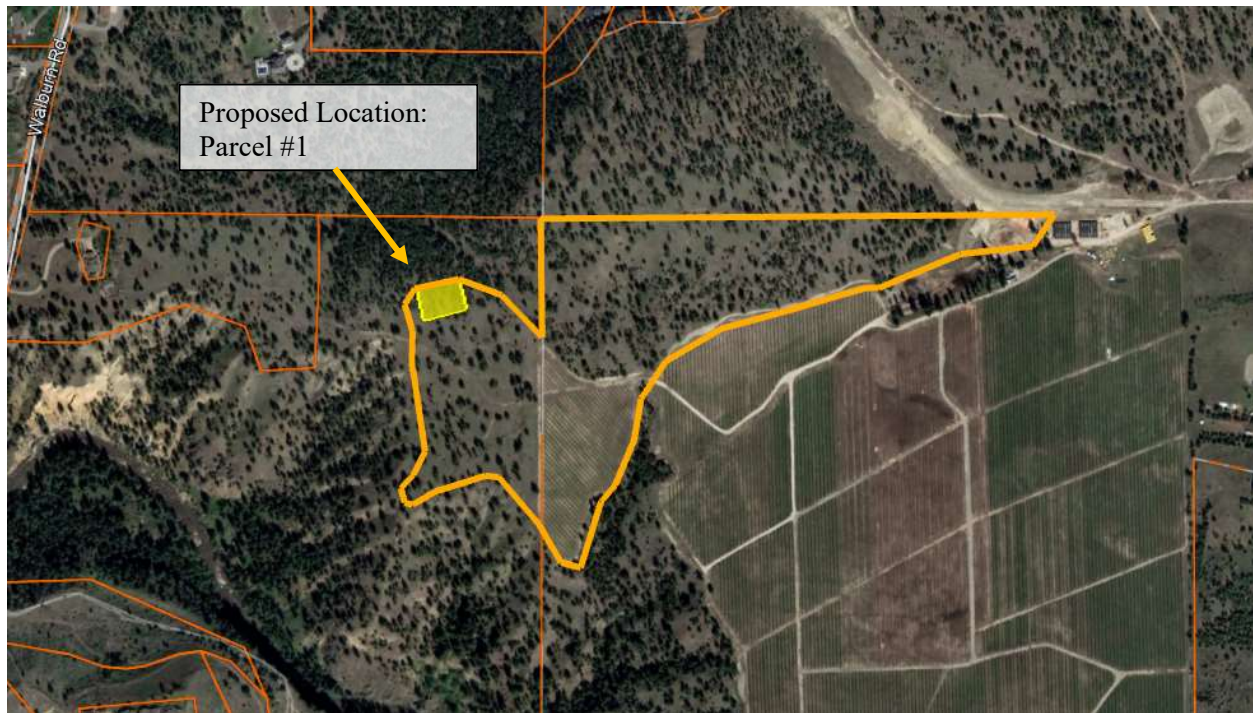
 **PROPOSED LOCATIONS**



PROPOSED HOMESITE PARCEL #1



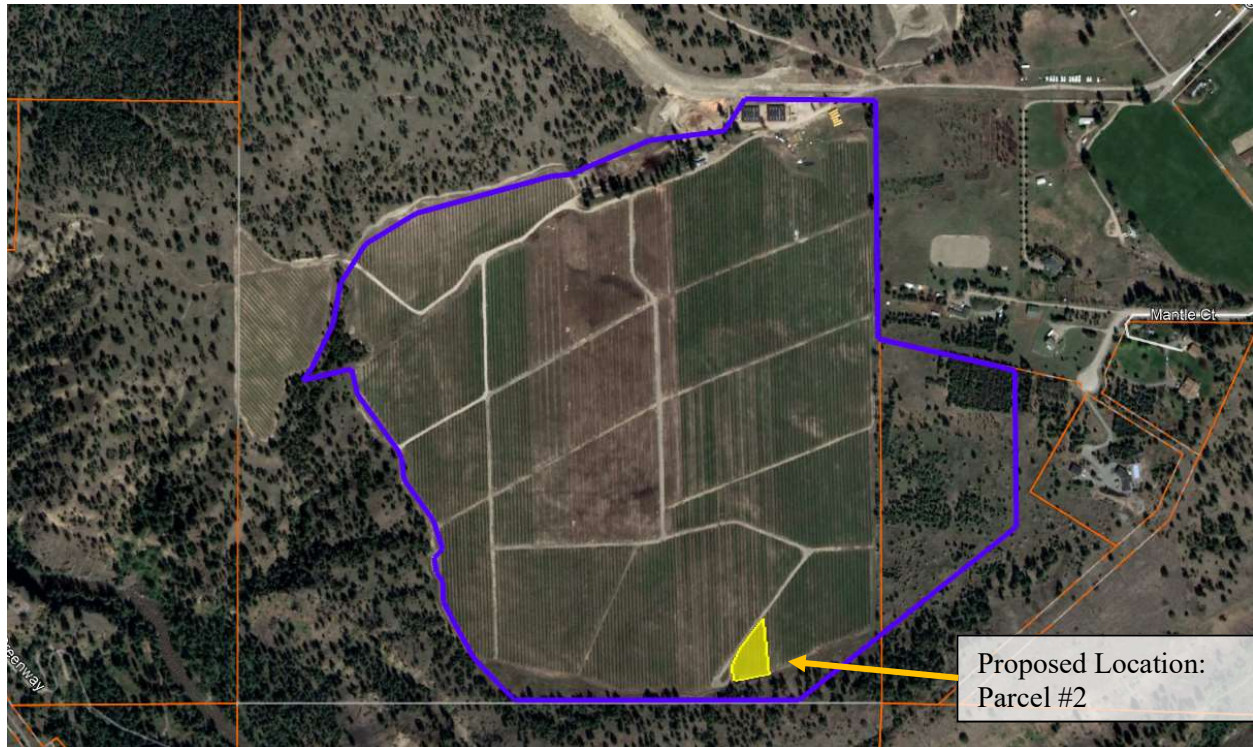
PROPOSED LOCATION



PROPOSED HOMESITE PARCEL #2



PROPOSED LOCATION



Proposed Location:
Parcel #2



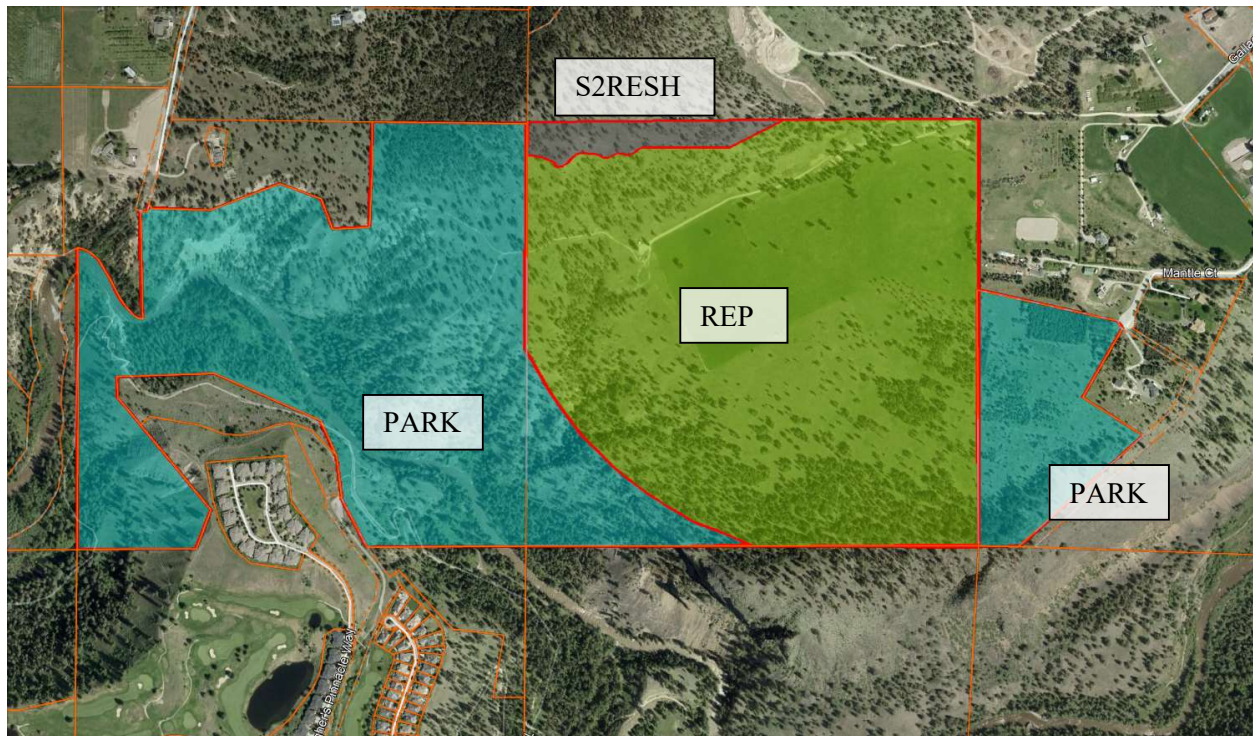
ALR in Green



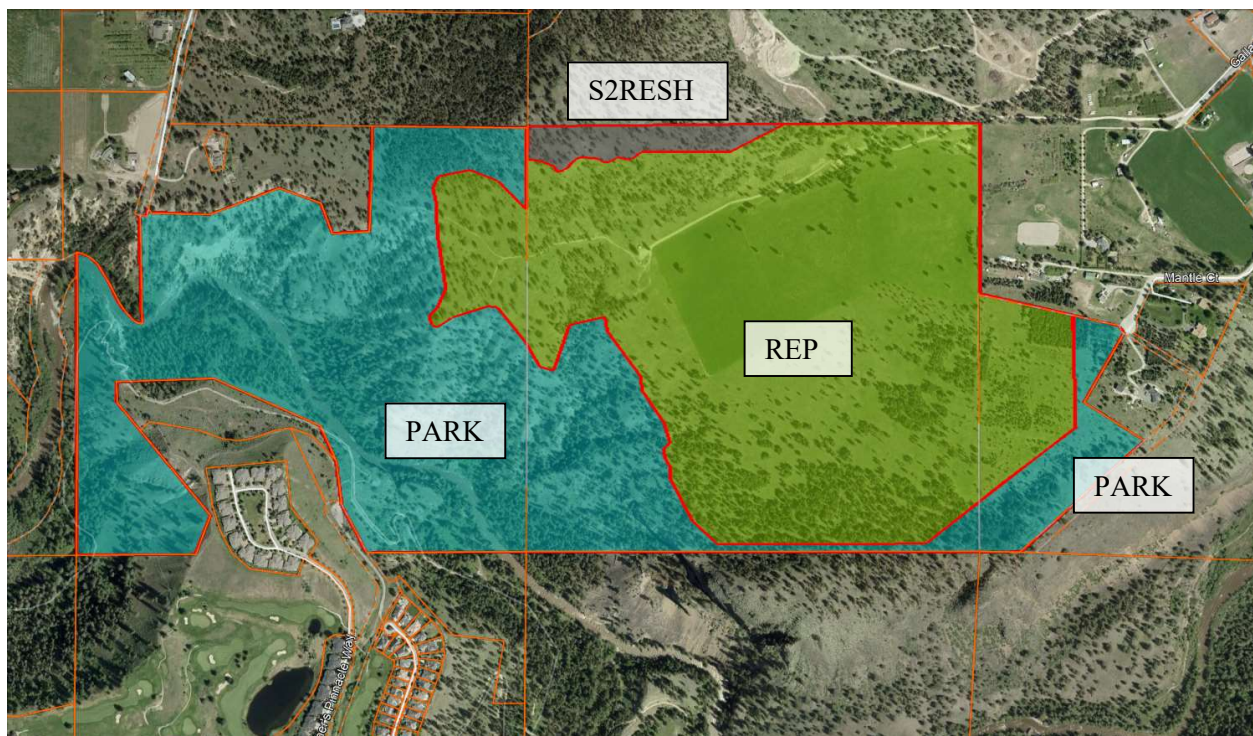
PROPOSED OCP AMENDMENT



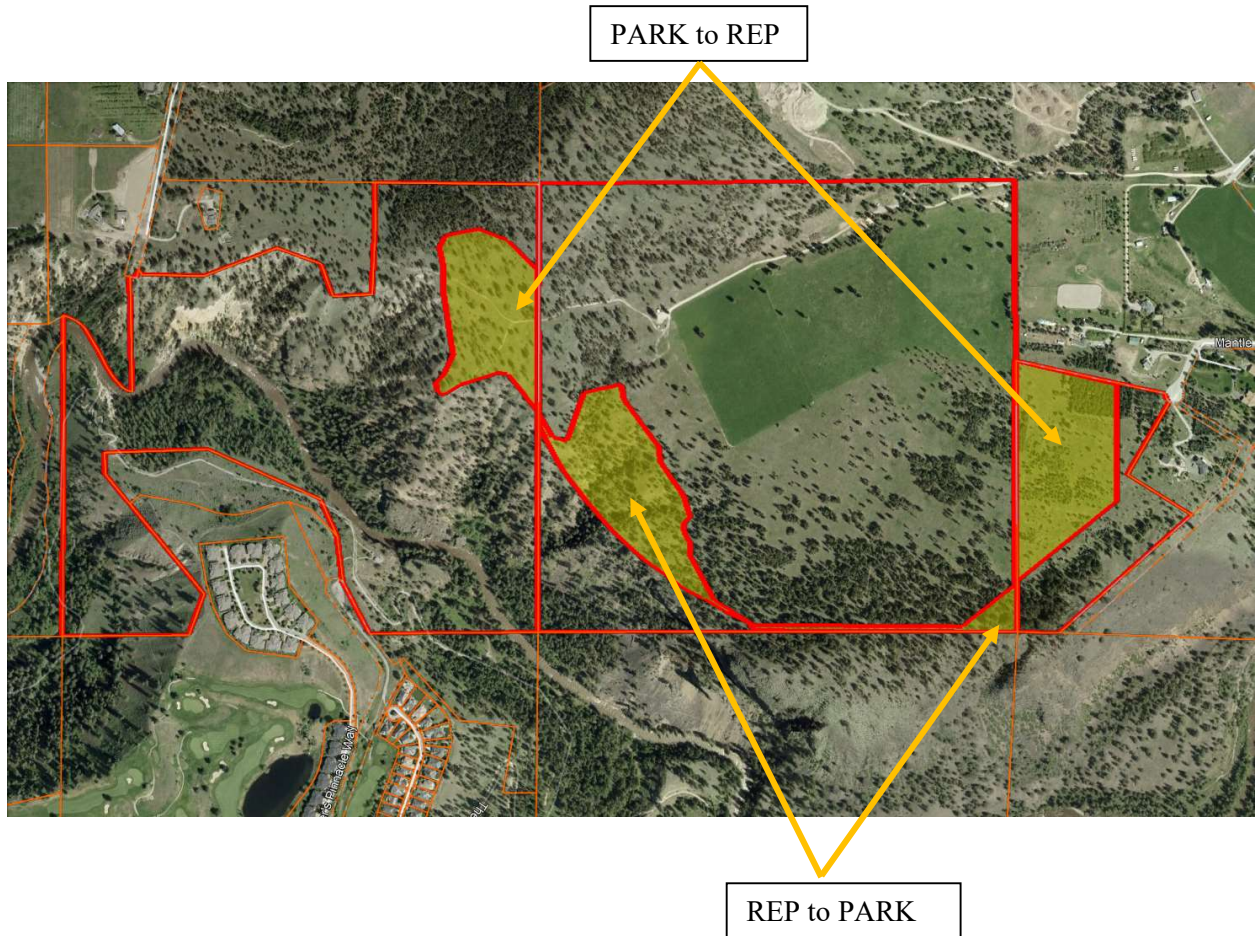
CURRENT OCP



PROPOSED OCP



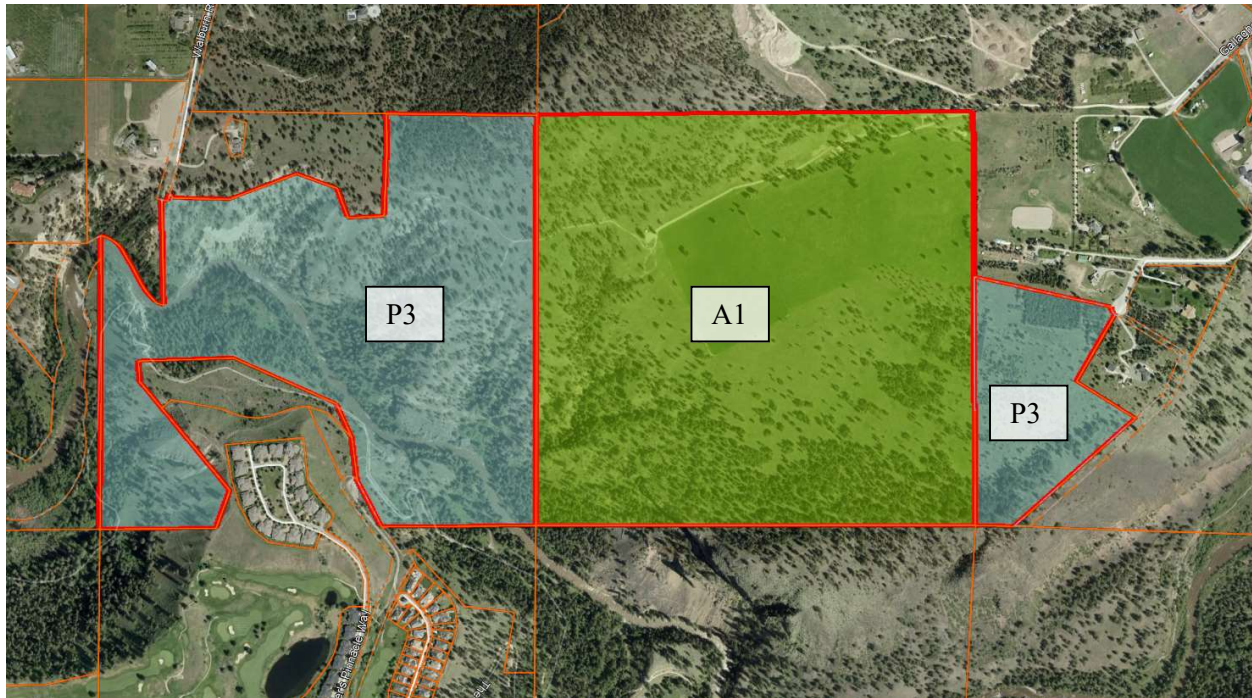
OCP AMENDMENT AREAS



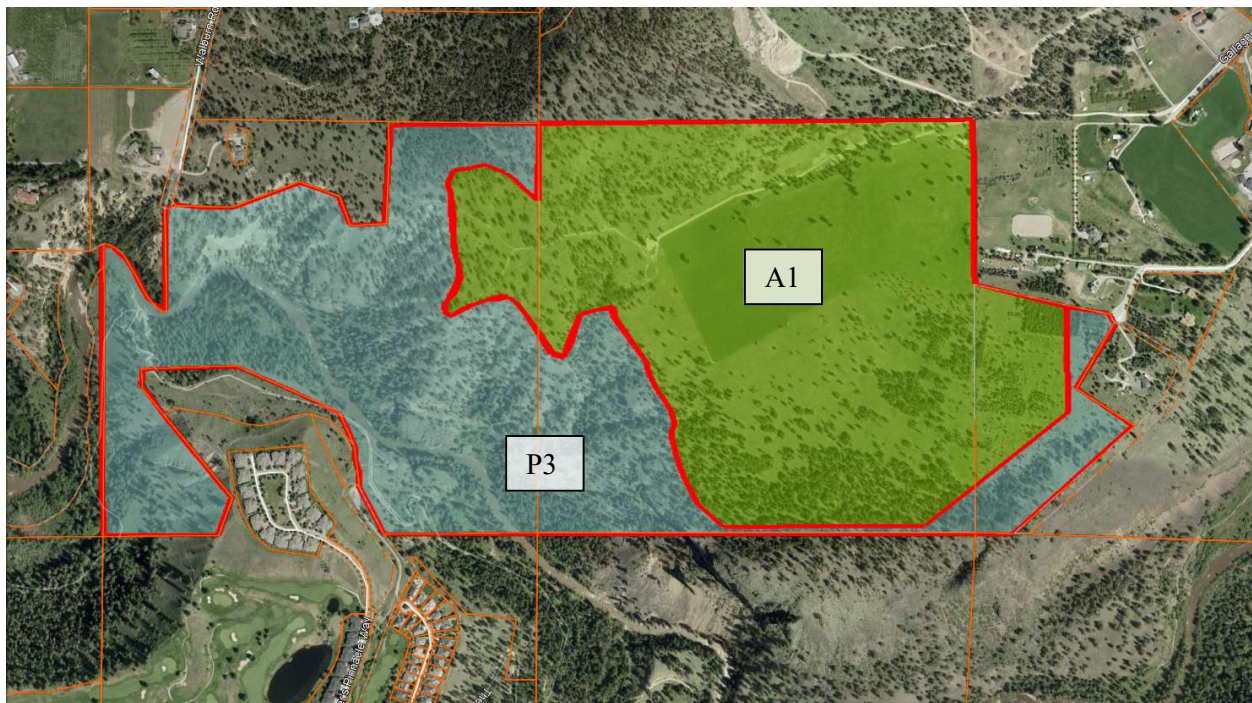
PROPOSED REZONING



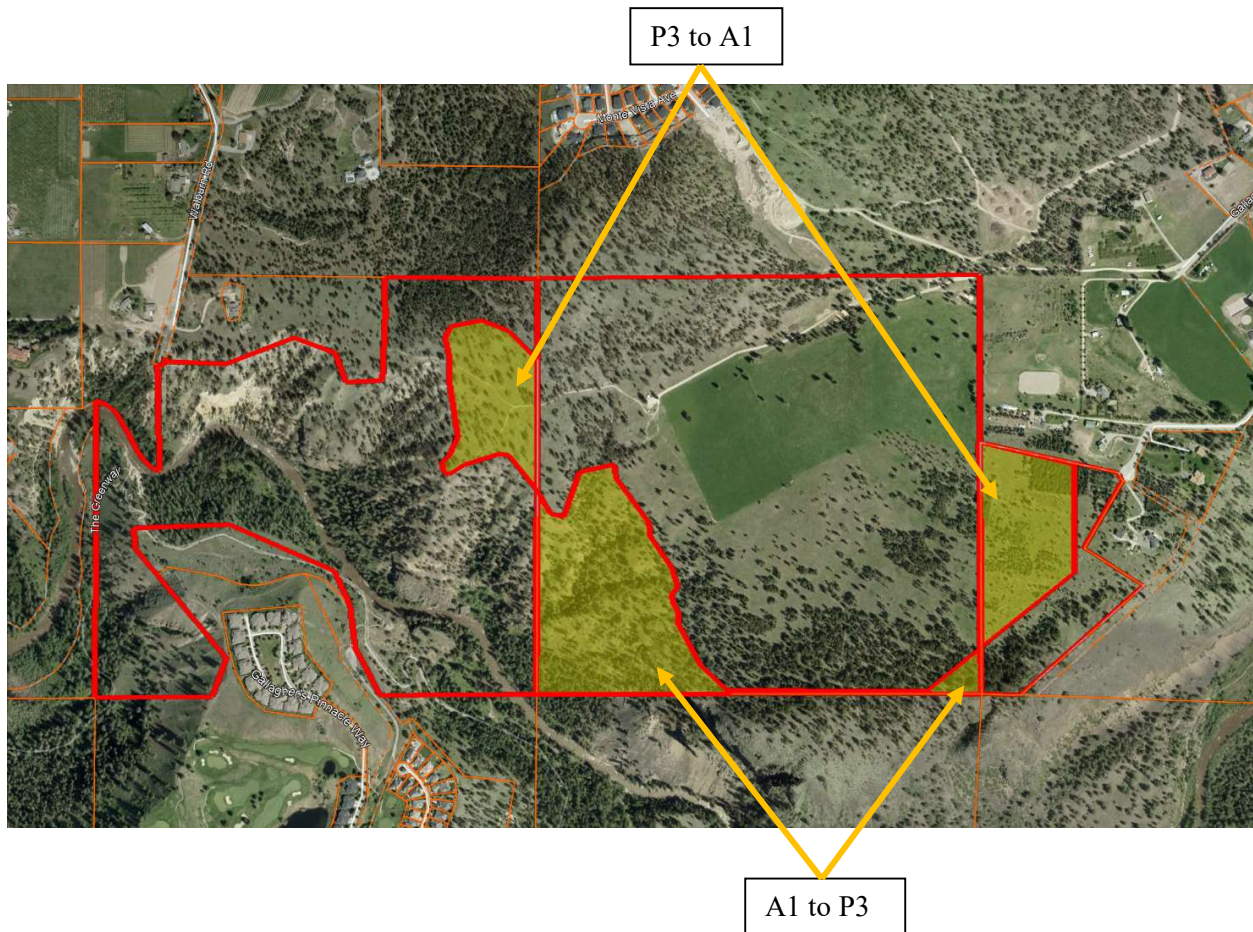
CURRENT ZONING



PROPOSED ZONING



REZONING AREAS

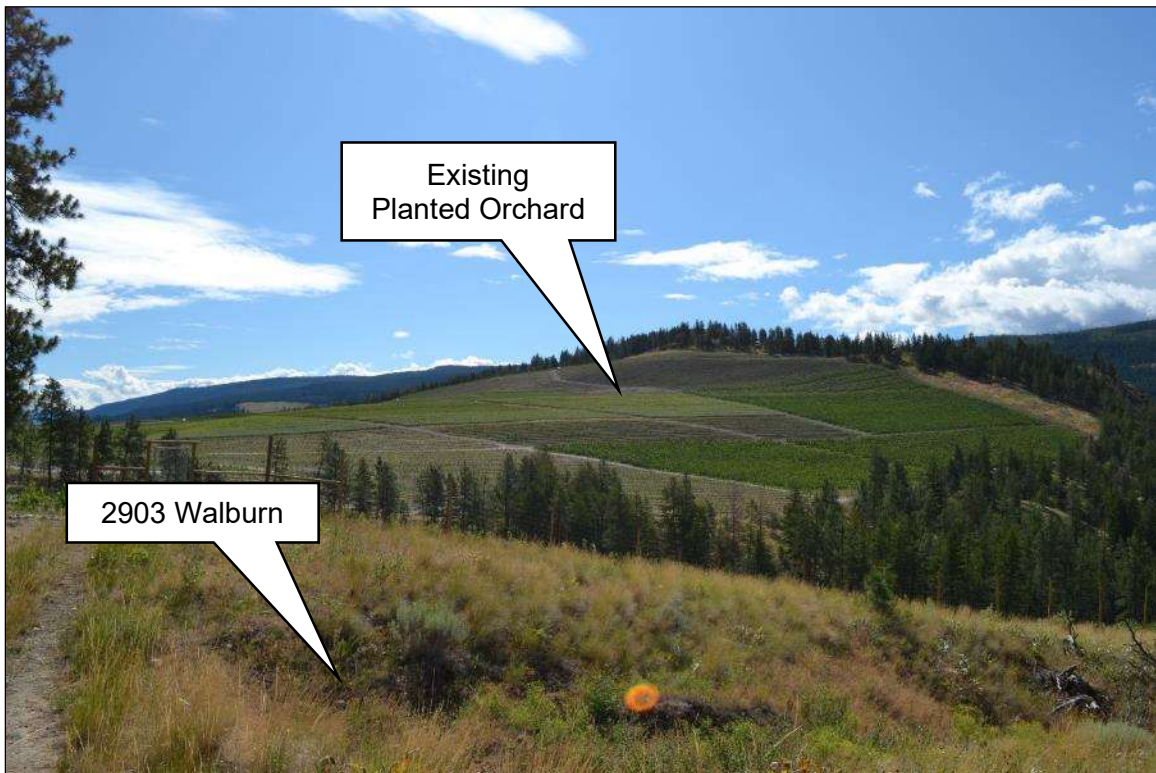


SITE PHOTOGRAPHS





Typical view of future farm land on 2903 Walburn Road.



Typical view of future farm land on 2903 Walburn Road and 2975 Gallagher Road.



Typical views of 2903 Walburn Road to remain as park.





Typical view of planted orchard on 2975 Gallagher Road (photograph taken April 2020).



Typical views of planted orchard on 2975 Gallagher Road (photographs taken April 2020).



Typical photographs of future park portion of 2975 Gallagher Road (photographs taken April 2020).



Typical photographs of future park area on 2975 Gallagher Road (photographs taken April 2020).





Typical views of future farm on 1870 Mantle Court.





Photograph looking North over 2975 Gallagher Road, toward current easement and future road over adjoining property

