

COMMITTEE REPORT



Date: October 12, 2017

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (KB)

Application: A17-0009 **Owner:** Tom Stanbrook (Aspen Grove Golf Ltd.)

Address: 1085 Lexington Drive **Applicant:** Dale Pilling (D.E. Pilling & Assoc.)

Subject: Application to the AAC for the Development of an Recreational Vehicle Campsite

Existing OCP Designation: REC – Private Recreation

Existing Zone: P3 – Parks and Open Space

1.0 Purpose

The applicant is requesting permission from the Agricultural Advisory Committee (AAC) to allow for Non-Farm Use on 1.4 ha (3.4 ac) area of a larger 21.46 ha (53.03 ac) parcel of land (Michaelbrook Ranch Golf Course). The land is within the Agricultural Land Reserve (ALR). The non-farm use is to allow a Recreational Vehicle (RV) Campsite on the property, proposed to contain 30-40 sites. The subject property is adjacent to Mission Recreation Park and Thomson Marsh Park.

2.0 Community Planning

The Official Community Plan (OCP) recommends general non-support for non-farm uses in the ALR, unless there is a direct and significant benefit to agriculture. In addition, Council has taken the step of prohibiting the use of agri-tourist accommodation in the A1 – Agriculture 1 zone.

The OCP states the objective to 'Protect and enhance local agriculture'^[1]. To this end, it lays out multiple policies, including Policy 5.33.6 regarding non-farm uses, whereby it states:

that there should be support of non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- *are consistent with the Zoning Bylaw and OCP;*
- *provide significant benefits to local agriculture;*
- *can be accommodated using existing municipal infrastructure;*
- *minimize impacts on productive agricultural lands;*
- *will not preclude future use of the lands for agriculture;*

^[1] City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

- *will not harm adjacent farm operations.*

Community Planning Staff are requesting for the AAC to provide a recommendation for Council (or either support or non-support) for the application for the development of a RV Campsite at Michaelbrook Ranch Golf Course.

3.0 Proposal

3.1 Background

The Michaelbrook Ranch Golf Course is an 18 hole golf course which has been an allowable Non-Farm use since 1990. The 21.3 ha (52.73 ac) parcel incorporates a clubhouse/restaurant, operations building, owners residence, parking area and a former 'pitch and putt' area. The 1.4 ha (3.4 ac) former putting course is the proposed location of the RV Campsite. The site currently sits idle.

Michaelbrook Ranch Golf Course is accessed by Lexington Drive through the adjacent Mission Recreation Park. The Park is home to numerous facilities including community gardens, softball and soccer fields, a playground, dog park and trails. At the nearby H2O Adventure & Fitness Centre and Capital News Centre, the associated swimming pools, arenas and indoor and outdoor fields host numerous tournaments and camps for various sports including hockey, soccer, track, lacrosse, rugby, figure skating and speed skating. It is proposed that the RV campsites would offer an alternate accommodation choice that is not currently available within the immediate area.

Under the ALC regulation, agri-tourist accommodation may be regulated or prohibited by local government bylaw. In 2010, the City of Kelowna adopted Bylaw 10269, regulated the siting and number of units permitted on a property based on size of property. In 2016, City Council approved Bylaw 11265, which prohibited any further agri-tourism accommodation operations in the City. If approved, the subject property would require either a text amendment, or a rezoning to a zone which allows for tourist campsites, in which a registered covenant restricting use on the property would be required.

A brief history of agri-tourism accommodation in the ALR within the City follows in Table 1, below.

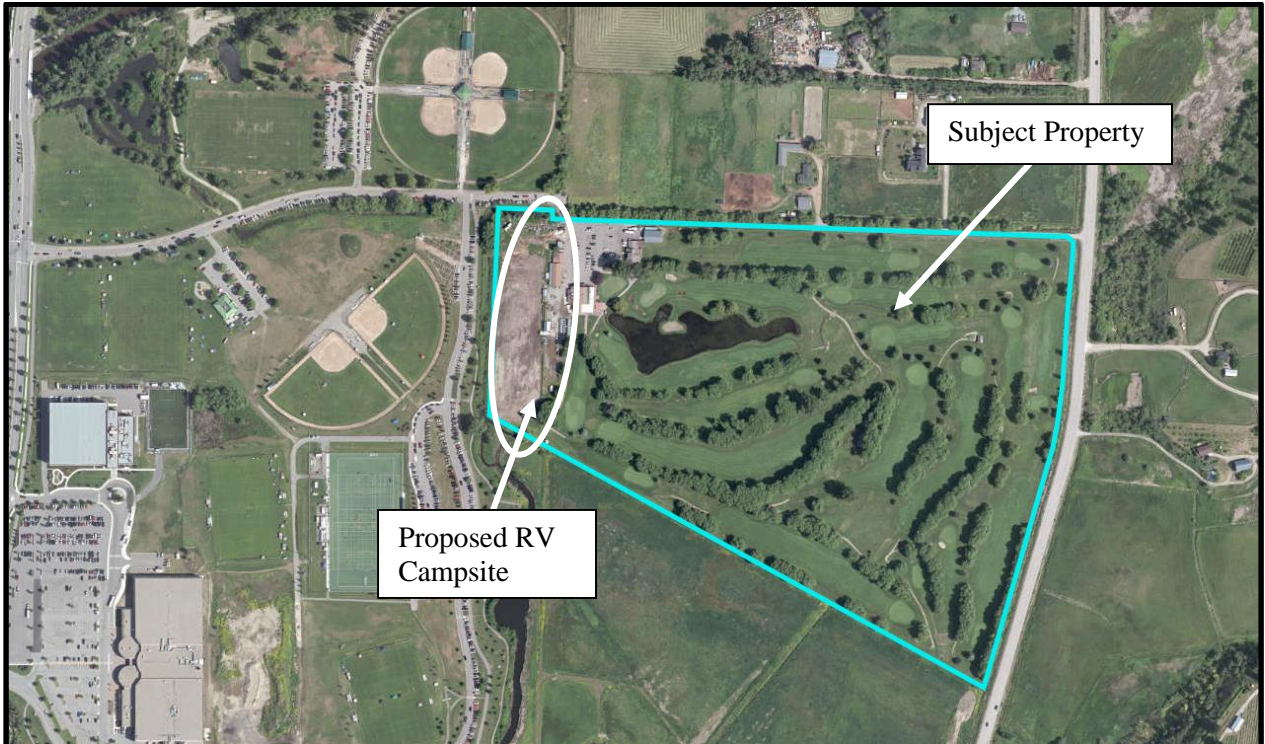
Table 1: History of Agri-tourism Accommodation in the ALR

Year	Agency	Action	Result
2003	Province of BC	Included agri-tourist accommodation as a permitted non-farm use in the ALC Regulation, one that can be regulated or prohibited by local government.	13 Agri-tourist Accommodation operations built through this regulation.
2010	City of Kelowna	Approved the A1t – Agriculture 1 with Agri-tourist Accommodation zone, which outlined specific regulations for agri-tourist operations in the City .	2 properties received the A1t zone between 2010 and 2016.
2016	City of Kelowna	Removed the A1-t – Agriculture 1 with Agri-tourist Accommodation zone as a permitted use in the A1 zone.	No additional agri-tourist operations since 2017.

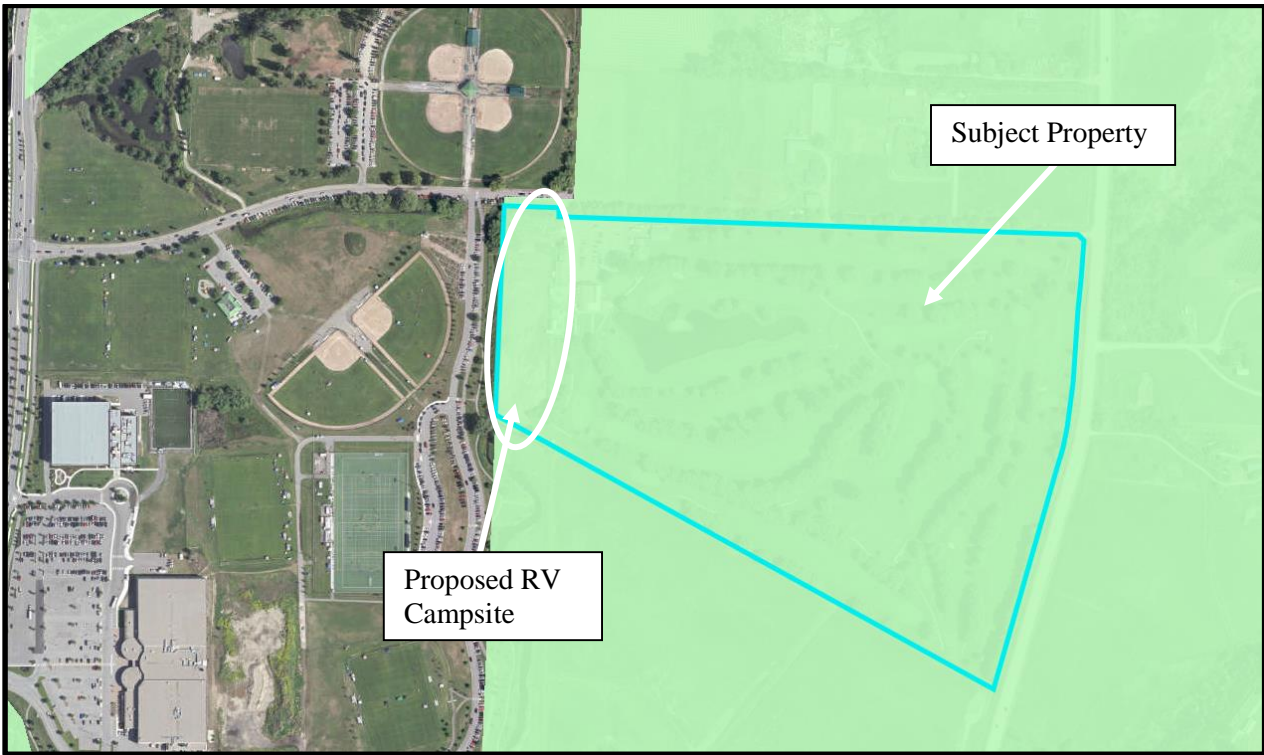
3.2 Site Context

The location of the area to be redeveloped is the most westerly portion of the Michaelbrook Ranch Golf Course parcel and adjacent to both Mission Recreation Park and Thomson Marsh Park. The golf course was permitted as a Non-Farm Use in 1990. The subject area was developed as putting greens, which is no longer in use, and is separated from the 18 hole golf course by the clubhouse and parking lot.

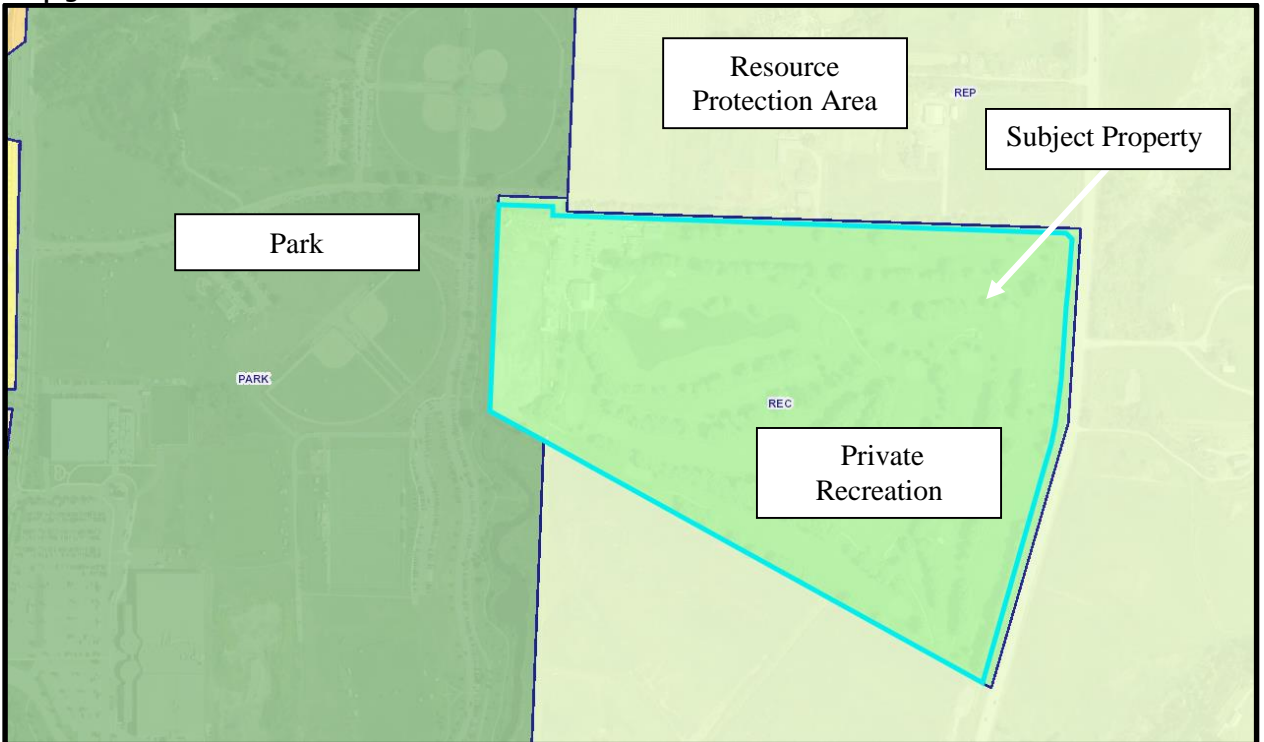
Map 1 – Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



3.3 Neighbourhood Context

The subject property lies within the Agricultural Land Reserve. It is zoned P₃ – Parks and Open Space and the Future Land Use is Private Recreation. It is located outside of the Permanent Growth Boundary.

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

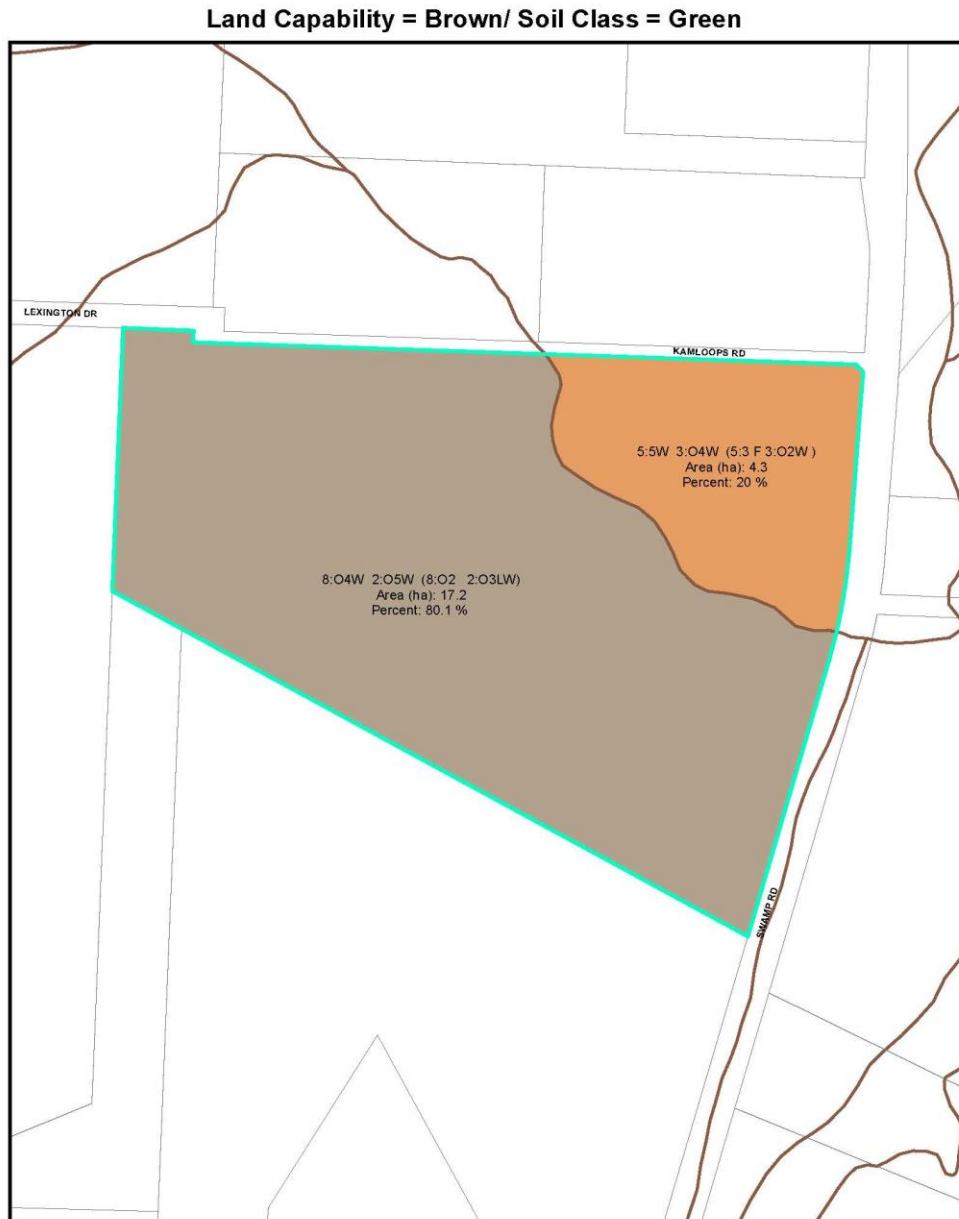
Table 2: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A ₁ – Agriculture 1	Yes	Agriculture
South	A ₁ – Agriculture 1	Yes	Agriculture
East	A ₁ – Agriculture 1	Yes	Agriculture
West	P ₅ LP – Municipal District Park (Liquor Primary)	No	Park / Natural Area / Recreation

3.4 Agricultural Land Capability

The Agricultural Land Capability of the subject property is primarily Class 4 with some Class 5 occurring. It has a high organic content with limitations due to wetness (high water table). With improvements (e.g. drainage works such as ditching), the capability can be improved to Class 2 with some Class 3 occurring. Class 1 – 3 are considered to be the best land for most crops and are relatively rare in the Okanagan.

Map 4 – Land Capabilities Map



2.5 Soil Capability

The soils on the property are primarily (80%) Rumohr soils, which have 20 – 60 cm of decomposed organics overlaying up to 50 cm of marl. These typically have a high water table but, with drainage improvements, are typically used for vegetable or hay production.

A minor portion (20%) of the soils is Kendall soils. These soils are comprised with a well decomposed organic layer that is 40-160 cm thick, underlain by sand or loamy sand. These soils are usually cleared for hay production.

Map 5 – Soil Capabilities Map



Report prepared by: Kimberly Brunet, Planner

Approved for Inclusion: Todd Cashin, Suburban and Rural Planning Manager

Attachments:
Schedule A – Policies
Proposed Site Map