



Provincial Agricultural Land Commission - Staff Report

Application: 52122

Applicants: Woodsdale Estates Ltd., Nancy McFarlane, Oyama Springs Ltd, Macdonnell Farms Ltd, Country Down Estates Ltd, Cloverdale Holdings Ltd
Agent: Milagro Advisory Services
Local Government: City of Kelowna

Proposal: To subdivide the 16.8 ha property into three lots of; 10.2 ha, 4.1 ha, and 1.1 ha, and to exclude the 1.1 ha parcel from the ALR for industrial uses.

BACKGROUND INFORMATION

No previous applications have been considered on the subject property.

PROPERTY INFORMATION

PID: 025-241-583
Legal Description: Lot A Sections 2 and 11 Township 23 Osoyoos Division Yale District Plan KAP70553 Except Plan KAP81470
Property Area: 16.8 ha
ALR Area: 16.8 ha
Purchase Date: July 21, 2006
Location:
Owners: Cloverdale Holdings Ltd, Country Down Estates Ltd, Macdonnell Farms Ltd, Oyama Springs Ltd, Woodsdale Estates Ltd.

LAND USE

Current Land Use:
 Cultivated farmland, no structures. Mill Creek bisects the property from north to south.

Surrounding Land Uses:
 North: Turf farm, forage, single family residential (owners are Macdonnell family members)
 East: Turf farm, forage, single family dwellings (owners are Macdonnell family members)
 South: Hereron Road, non ALR Industrial Park subdivision
 West: Bulman Road, unimproved vacant land and Highway 97 N

PROPOSAL DETAILS

Subdivision - ALR Area: 16.8 ha

Number of Lots	ALR Area of Lot (ha)
1	10.2
1	1.1
1	4.1

Agricultural Capability:
 The majority of the area under application is rated as: Prime
Source: BCLI
Mapsheet: 82 E.094

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: City of Kelowna OCP
Designation: Rural/Agricultural
OCP Compliance: No

Zoning:

Zoning Bylaw Name: City of Kelowna zoning bylaw
Zoning Designation: Agriculture 1 A! zone
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

City of Kelowna AAC recommended that the application be refused as proposed.

Board/Council

City of Kelowna council did not support the proposed subdivision/exclusion. However, Council supported an alternate two lot subdivision of the property as divided by Mill Creek.

Planning Staff

City of Kelowna planning staff recommended that the application be refused as proposed.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The land proposed for exclusion has good capability for agriculture and is used for agriculture. The BCLI ratings are 7:O4W 3:O5W, improvable to (7:O02W 3:O03W). The limiting subclass is excessive wetness.
- 2) City planning staff and the AAC did not support any exclusion or subdivision of the property.
- 3) The City of Kelowna did not support the exclusion/ three lot subdivision proposal, but does support a two lot subdivision of the parcel as divided by Mill Creek.
- 4) The extension of Acland Road north through the property has never been approved by the Commission.
- 5) The purpose of the application is for estate purposes. In general the Commission does not believe that the division of property for estate purposes offers any substantive benefits for agriculture. Generally subdivision results in the reduced agricultural activity, and raises expectations of land use change, increasing residential impacts on farm operations.

ATTACHMENTS

52122_ContextMap10k.pdf
52122_AirphotoMap5k.pdf
52122 sketch.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011