



# Agricultural Land Commission Staff Report

**DATE:** August 27, 2010  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Martin Collins  
**RE:** Application # 51809  
**PROPOSAL:** To exclude the 4.1 ha property from the ALR and develop the land for single family residential lots

## PROPOSAL INFORMATION

**Background:** No previous applications have been considered on the property. However, the Commission, in a 1993 fine tuning review of the ALR in Glenrosa resolved, by Resolution # 1243/1993, to support the exclusion of all remaining ALR lands west of Powers Creek, north of D.L.3482.  
**Received Date:** July 13, 2010  
**Applicant:** Harriet & Rodney Webber  
**Agent:** Protech Consultants Ltd  
**Local Government:** District of West Kelowna

## DESCRIPTION OF LAND

**PID:** 011-697-229  
**Legal Description:** Lot 13 District Lot 3189 Osoyoos Division Yale District Plan 1256 Except Plan 20022  
**Civic Address:** 3590 Webber Road  
**Area:** 4.1 ha  
**ALR Area:** 4.1 ha  
**Purchase Date:** August 24, 2006  
**Owner:** Harriet & Rodney Webber

**Total Land Area:** 4.1 ha  
**Total ALR Area:** 4.1 ha  
**Current Land Use:** Rural residence, with ~2 ha cleared pasture area. The remainder of the property is natural forest or disturbed yard area.

## PROPOSAL DETAILS

### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
4.1	Mixed Prime and Secondary	On-Site

**Surrounding Land Uses:**

North Non ALR, single family residential subdivision  
East Road, non ALR single family residential subdivision  
South 1 ha ALR lot, and a single family subdivision  
West non ALR school property

**Official Community Plan**

**Bylaw Name:** Westside OCP bylaw # 1050  
**Designation:** Low Density/Single Detached Residential  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Zoning Bylaw #871

**Zoning Designation:** A-1 Agricultural

**Minimum Lot Size:**

**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 38734

**Applicant:** Aldia, A & J / Urbani, A

**Proposal:** To exclude the 4.2 ha lot from the ALR

**Decisions:**

**Resolution  
Number**

**Decision Date**

**Decision Description**

**Note:** The Commission excluded the 4.2 ha lot from the ALR (in 1991) on the grounds of poor agricultural capability and suitability.

**Committee Recommendations**

**Type**

**Recommendation**

**Description**

Planning Staff

Approve

District of West Kelowna planning staff recommended that the application be allowed on the grounds it is consistent with direction provided in the Westside OCP.

Board/Council

Approve

The District of West Kelowna Council forwarded the application for exclusion with a recommendation of support.

**STAFF COMMENTS**

Staff suggest that the Commission consider the following:

- 1) The 4.1 ha parcel has limited potential for soil bound agriculture, due to topographic limitations and poor soils.
- 2) The Commission has previously indicated that ALR land in Glenrosa has limited agricultural suitability. As such it has excluded most of the former ALR land in this area. The subject property is one of two remaining large ALR parcels in the neighbourhood.

3) The Commission endorsed the current Westside OCP which identified this property and others in the Glenrosa area as having potential for exclusion.

4) Exclusion and development of this area takes pressure off the other ALR lands in the District of West Kelowna.

**ATTACHMENTS**

51809\_ContextMap10k.pdf

51809\_AirphotoMap5k.pdf

51809 Agricultural Capability Assessment.pdf

**END OF REPORT**

**Signature**

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**Date**

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