

# ALC Referral Application

## A-22-04

Regional District of Central Okanagan Board Meeting

March 30, 2023

---

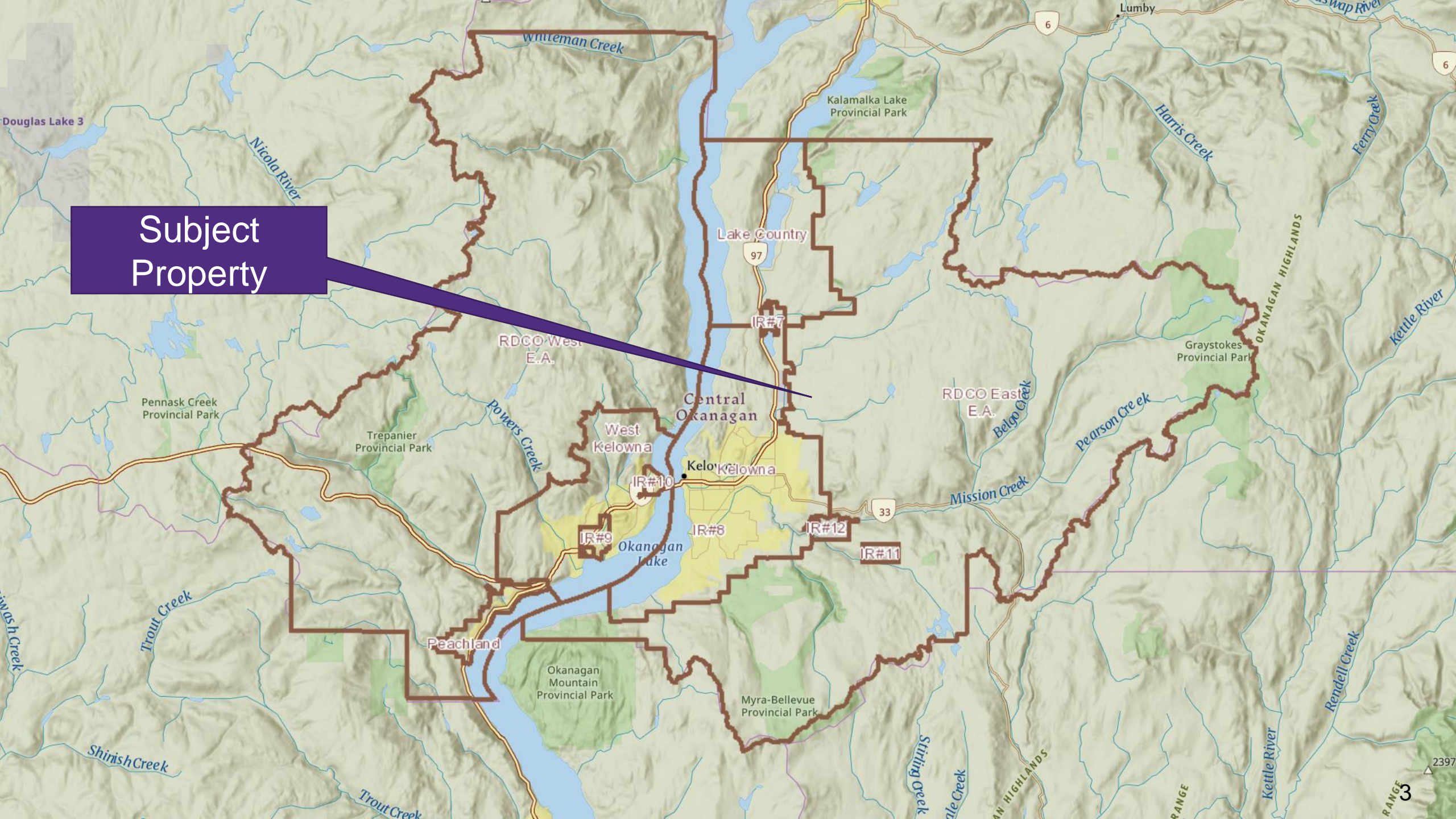
1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
[rdco.com](http://rdco.com)



# Purpose

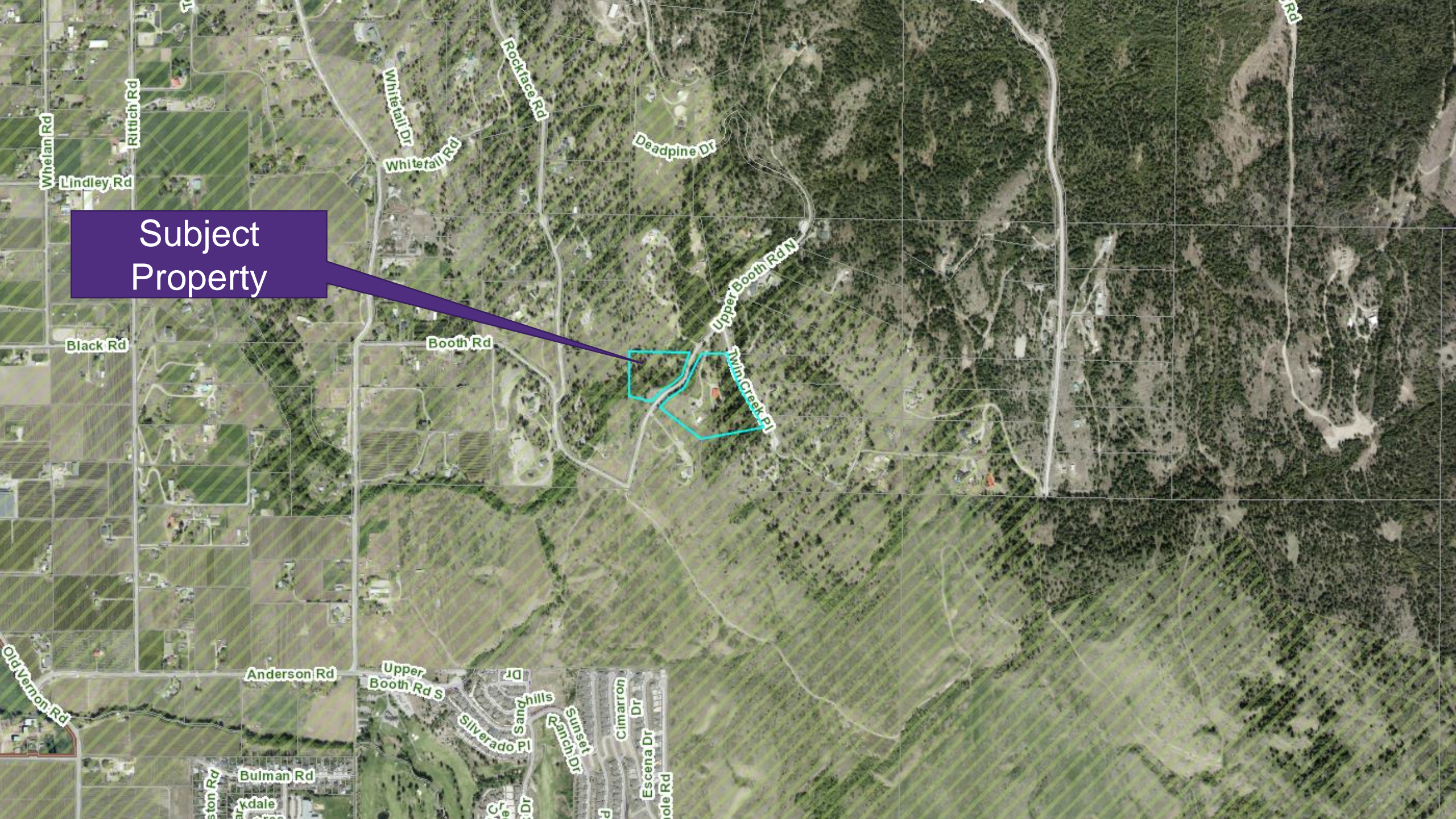
To obtain Agricultural Land Commission approval for a subdivision to divide the property into two lots.

Subject  
Property





Subject  
Property





Subject  
Property





# Process Overview

May 2022

ALC referral application for Subdivision



December 2022

RDCO staff review



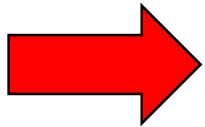
February 23, 2023

Board Support – MISC-23-08



March 30, 2023

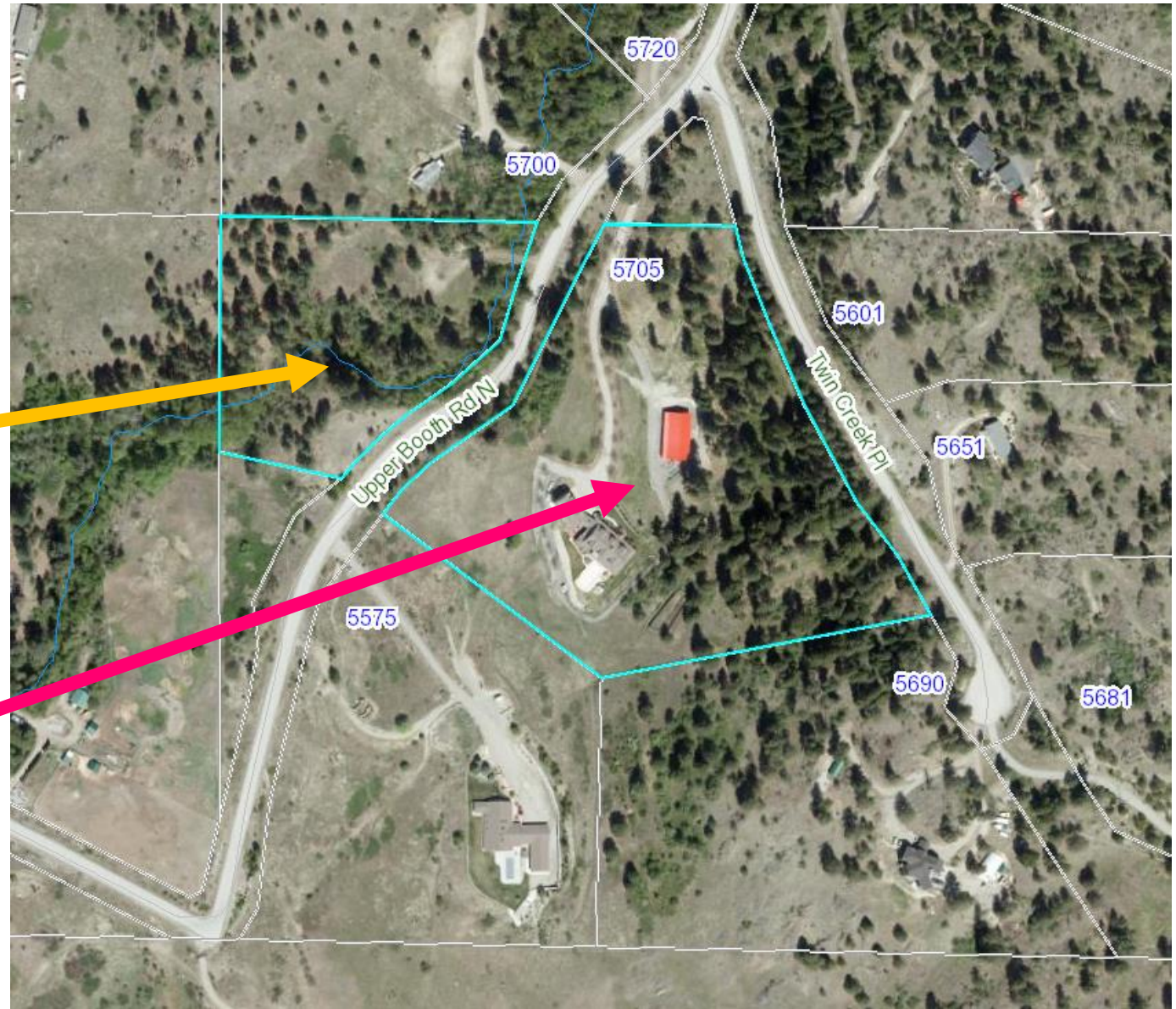
Board Consideration – A-22-04



# Background

## Property contains:

- Whelan Creek
- Dwelling
- Barn
- Home-based business



# Covenants

- Potable water covenant
- Flood covenant
- Wildfire covenant
- No disturb covenant around Whelan Creek
- **No Build covenant**



# Proposal

To consider subdivision  
of the subject property  
into two lots along  
Upper Booth Road  
North.





# Servicing



Private water source



Onsite wastewater disposal



Ellison Fire Protection Area

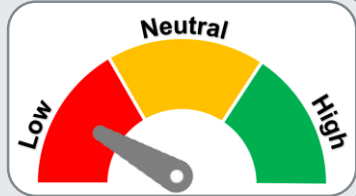


# Regional Growth Strategy

- Support the protection of ALR lands
- Support uses which are complimentary to agricultural use
- Promote the use of agriculture and ALR lands for food production
- Protect the supply of agricultural land and promote agricultural viability.

## Alignment with key policies

Regional Growth Strategy



Official Community Plan

Agricultural Plan

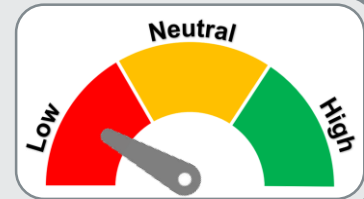


# Ellison OCP

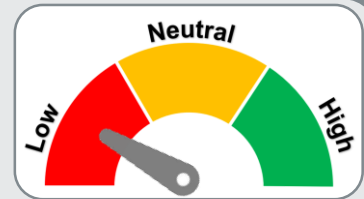
- Rural 4 Hectare future land use designation
- Preserve the agricultural land base and to support the development, improvement, and expansion of agricultural activities

## Alignment with key policies

Regional Growth Strategy



Official Community Plan



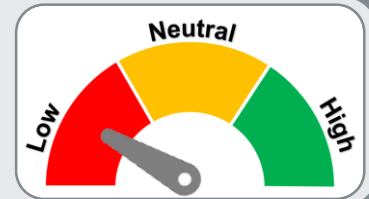
Agricultural Plan

# Agricultural Plan (2005)

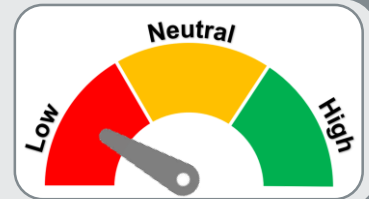
- Enhance the viability of the agricultural sector
- Supports the protection of farmland and agricultural uses

## Alignment with key policies

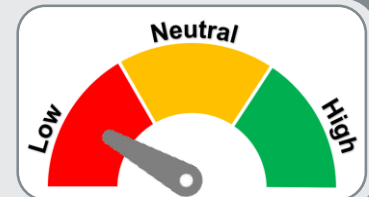
Regional Growth Strategy



Official Community Plan



Agricultural Plan





# Agricultural Land Use Inventory

- Main challenges to agricultural success of farmers is land fragmentation, small lots and road corridors
- Fragmentation of agricultural land decreases future agricultural potential

# Zoning Bylaw

- Agricultural (A1) Zoning permits:
  - Accessory home on either side of the property\
- Subdivision would permit:
  - A single detached house on the western lot
  - A accessory home on the eastern lot



# Referral Comments

## Engineering Services

- Does not align with the OCP future land use designation

# Referral Comments

## Ministry of Agriculture and Food

- Does not support agriculture as it fragments agricultural land and increases residential uses
- The applicant may be able to build a second residence under current ALR Use Regulations



# Summary

- Applicant is proposing to subdivide the subject property
- Proposal shows weak alignment with RDCO policies
- Additional residential density could be achieved while complying with RDCO and ALC regulations

# Recommendations

*Custom Vote – Electoral Area East & Kelowna Fringe Area – Electoral Area Directors,  
Kelowna - 1 Director, 1 Vote*

**THAT** the Regional Board receive the report from the Director of Community Services, dated March 30, 2023, with respect to RDCO File: A-22-04 (ALC Application #65674) for the property located at 5705 Upper Booth Road legally described as Lot 1, Section 18, Township 24, ODYD, Plan KAP66788 (“the Subject Property”);

**AND THAT** the Regional Board not support application A-22-04, to allow the subdivision of the Subject Property;

**AND FURTHER THAT** the Regional Board direct staff to not forward the application to the Agricultural Land Commission.





Rockface Rd

Upper Booth Rd/N

Twin Creek Pl

5720

5700

5705

5601

5651

5575

5690

5681

5450

5445