

ALC Referral Application A-22-05

Regional District of Central Okanagan Board Meeting

April 20, 2023

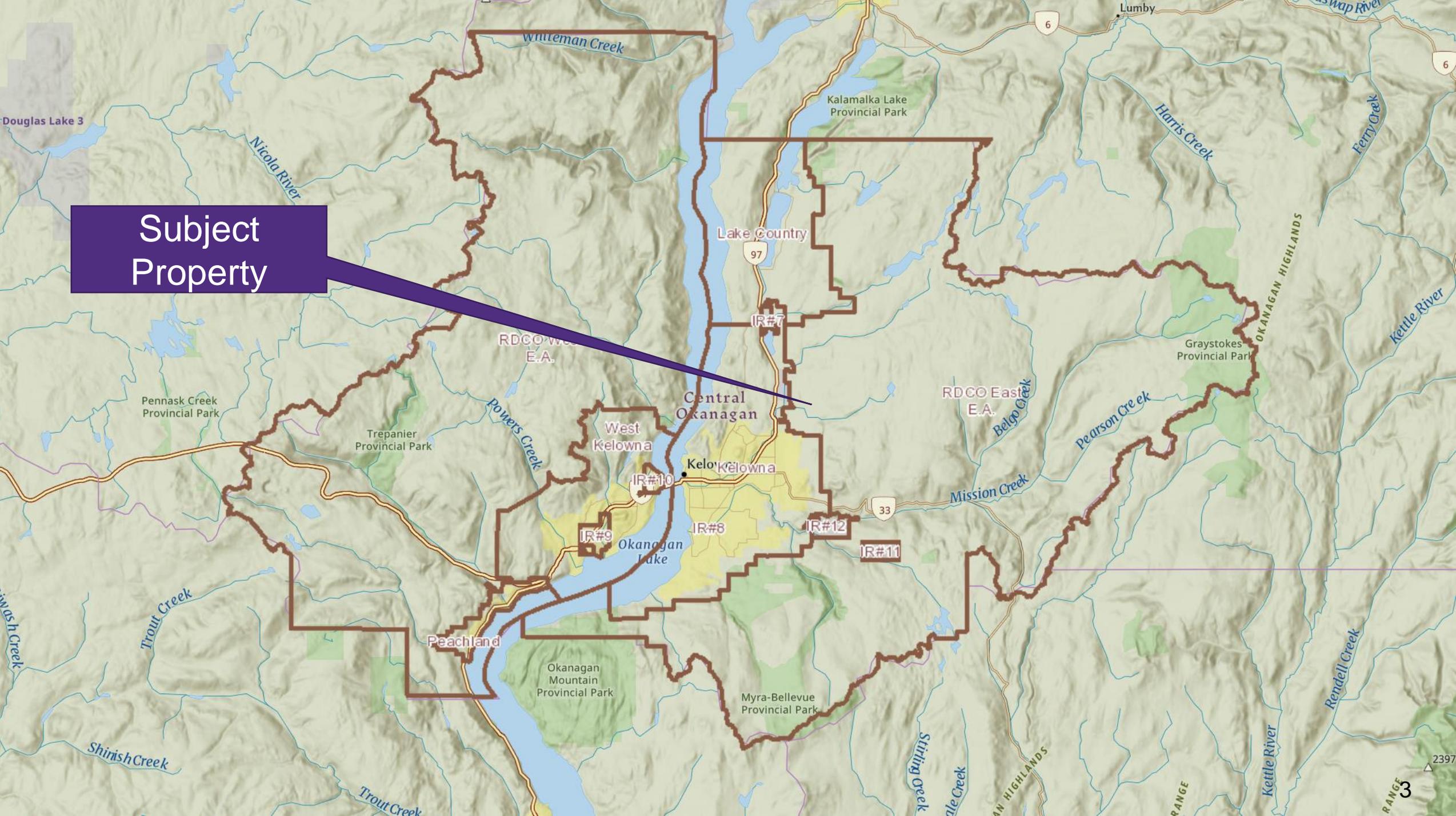
1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

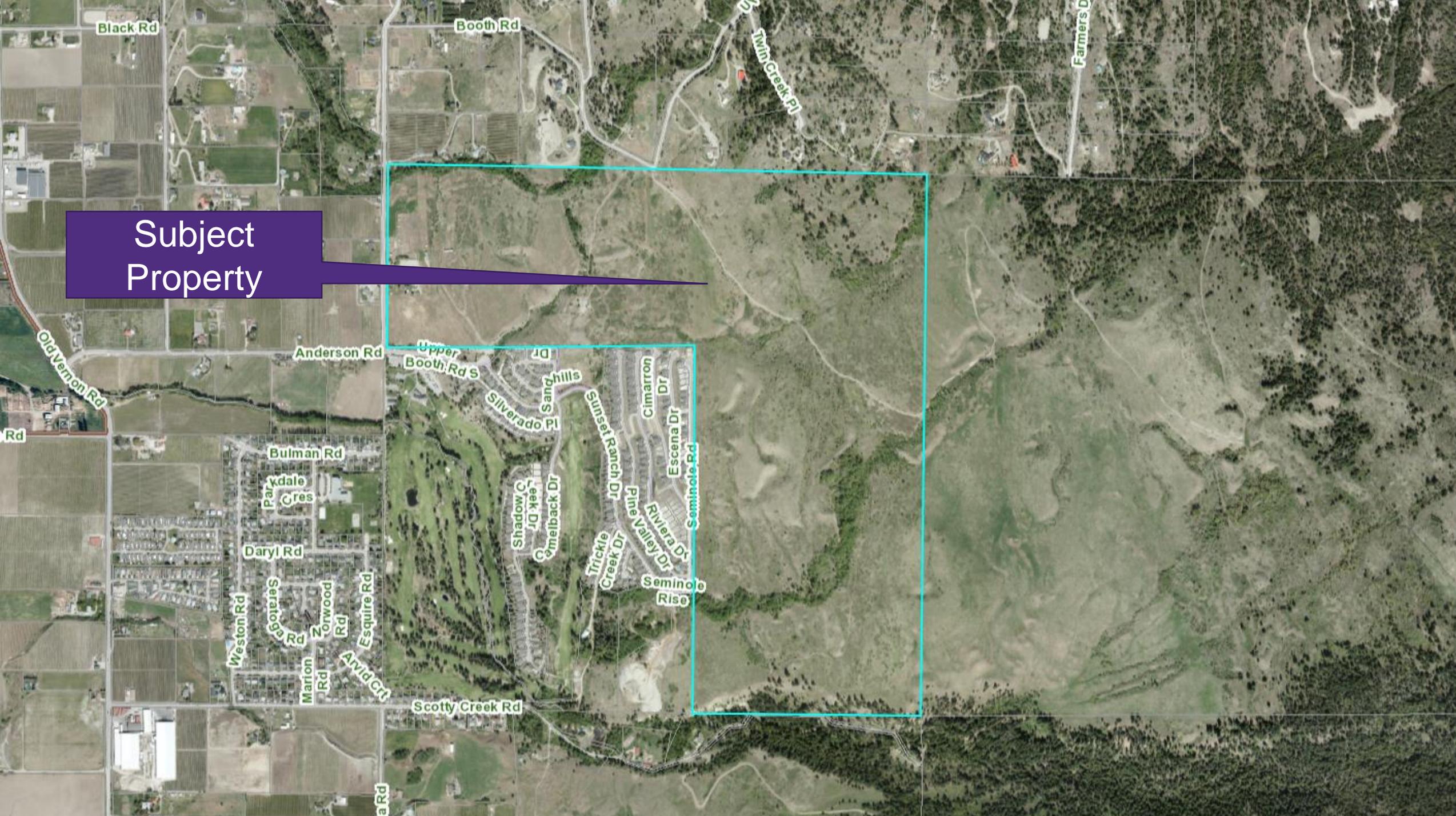
For the Regional Board to consider an Agricultural Land Commission referral application for a subdivision to divide the property into nine lots.

Subject Property



Subject
Property





Subject
Property

Black Rd

Booth Rd

Twih Creek Pl

Farmers D

Old Vernon Rd

Anderson Rd

Upper Booth Rd S

JD

Silverado Pl

Sand hills

Sunset Ranch Dr

Cimarron Dr

Escena Dr

Seminole Rd

Bulman Rd

Parxdale Cres

Daryl Rd

Weston Rd

Saratoga Rd

Marion Rd

Zorwood Rd

Esquire Rd

Avid Cr

Shadow Creek Dr

Camelback Dr

Trickle Creek Dr

Pulte Valley Dr

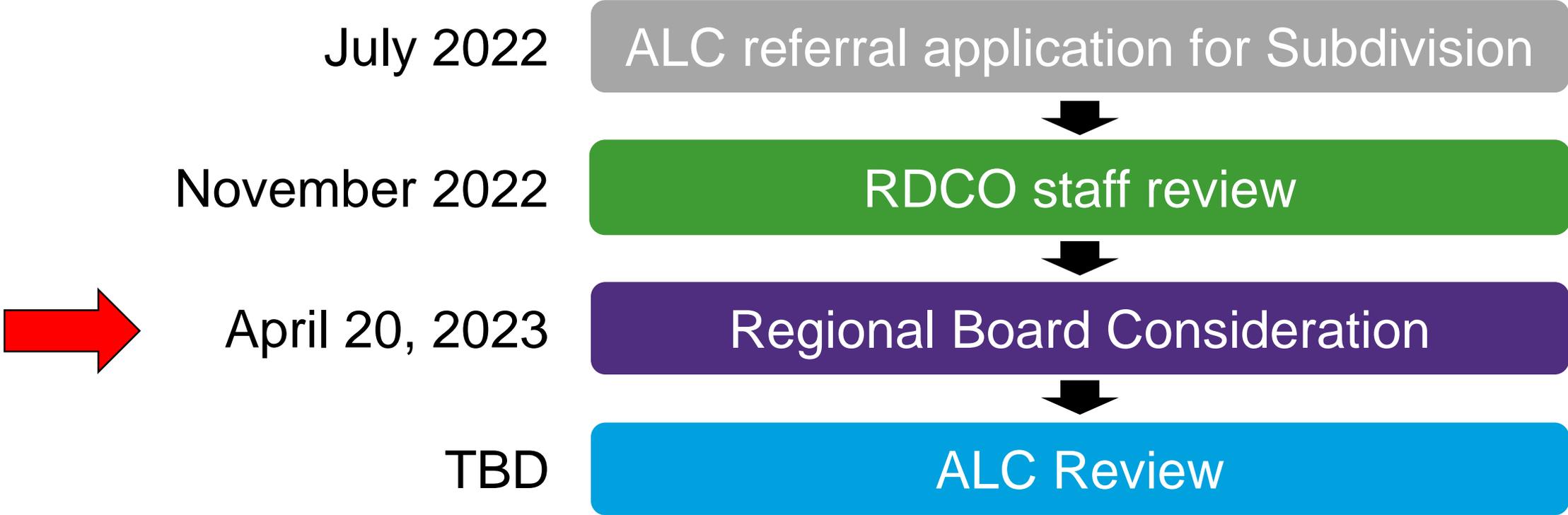
Riviera Dr

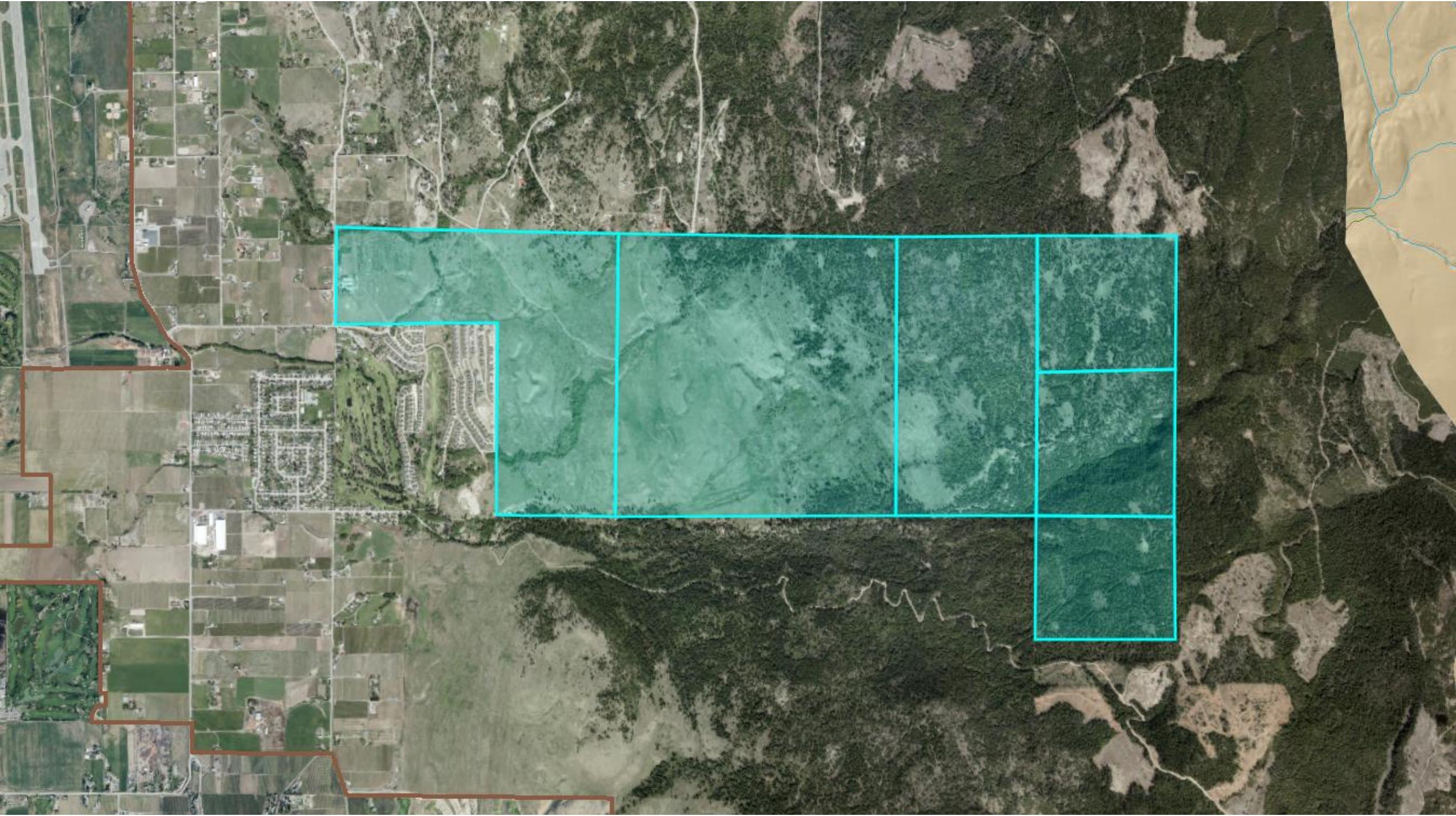
Seminole Rise

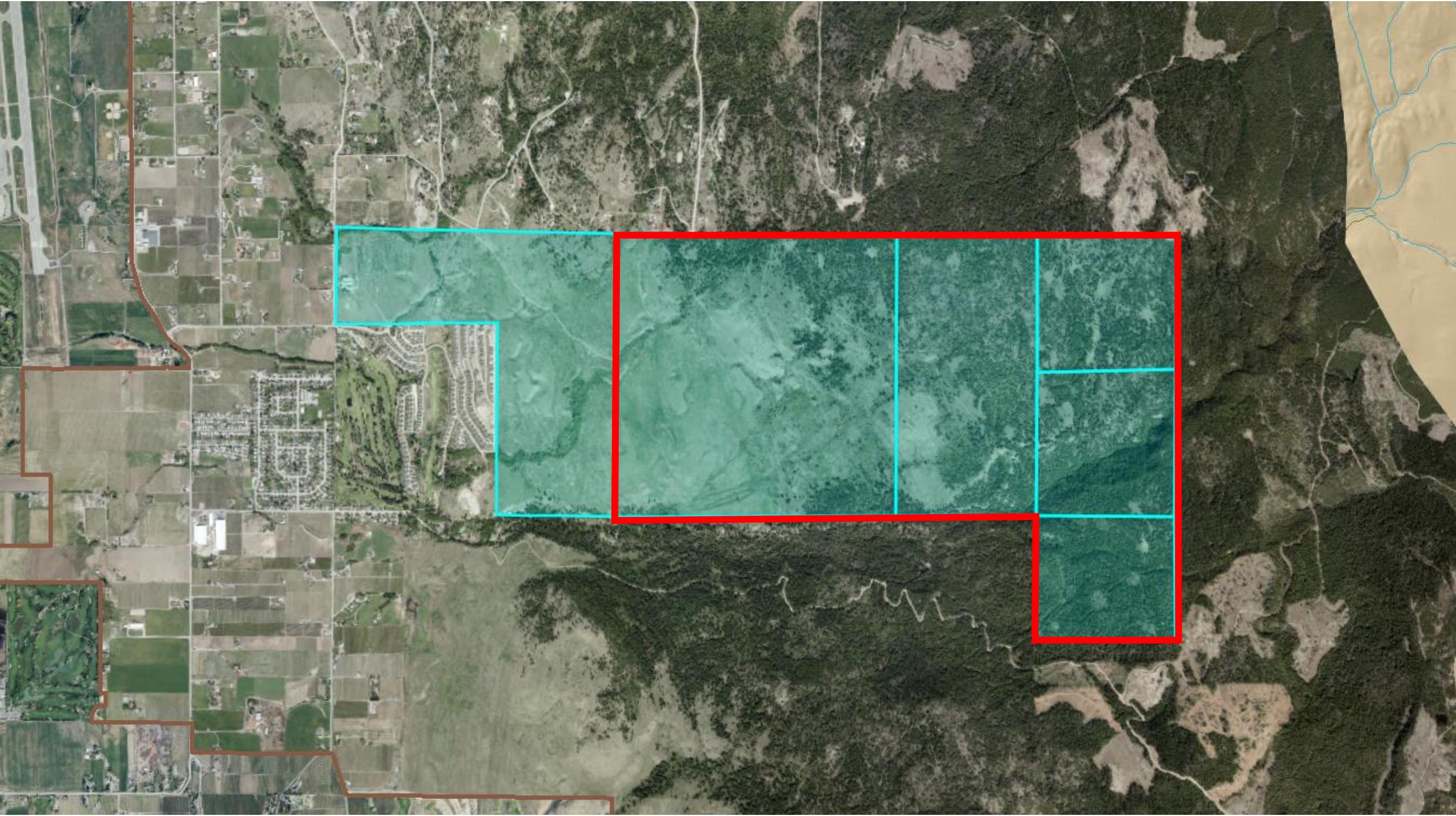
Scotty Creek Rd

a Rd

Process Overview



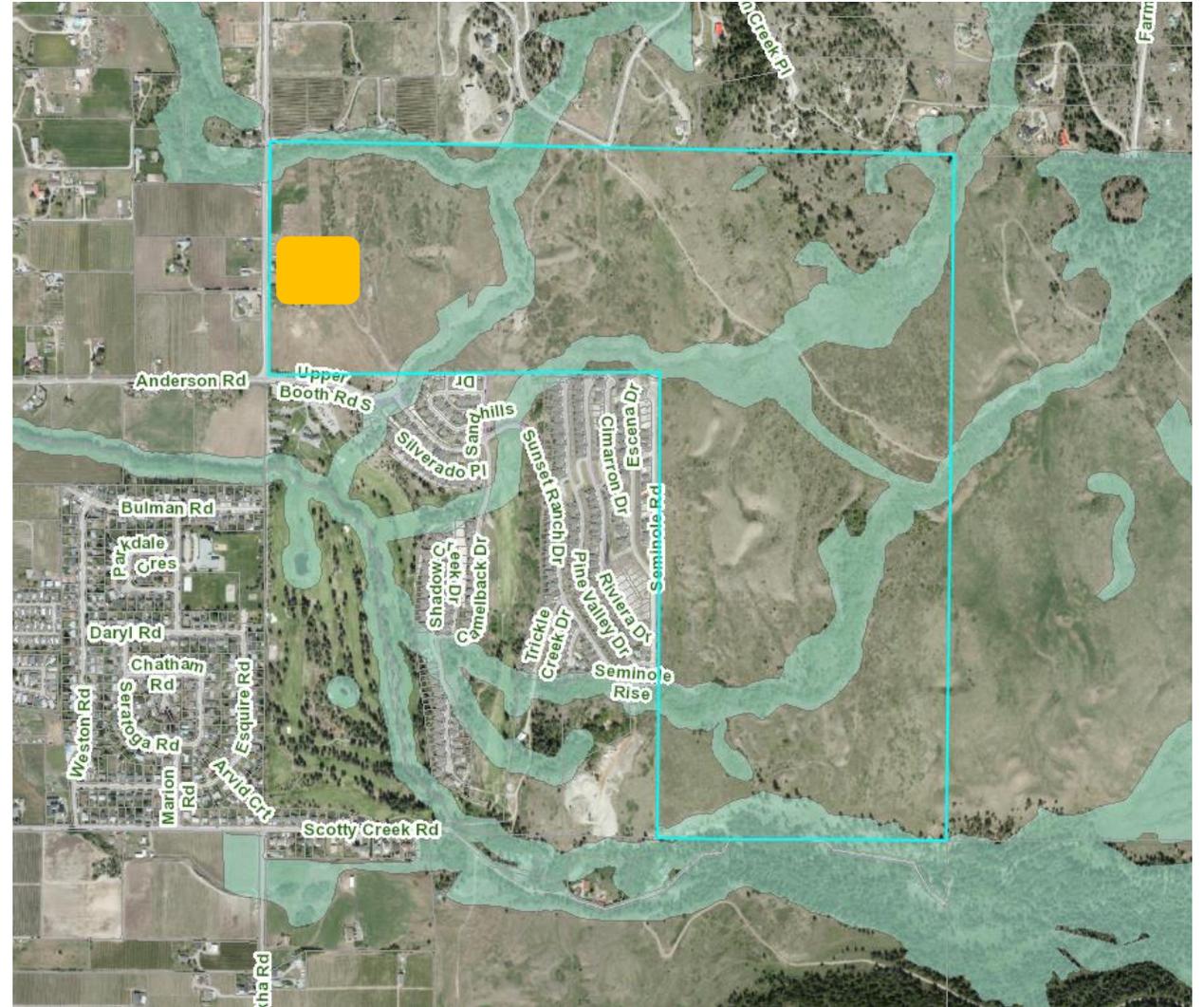




Background

Property contains:

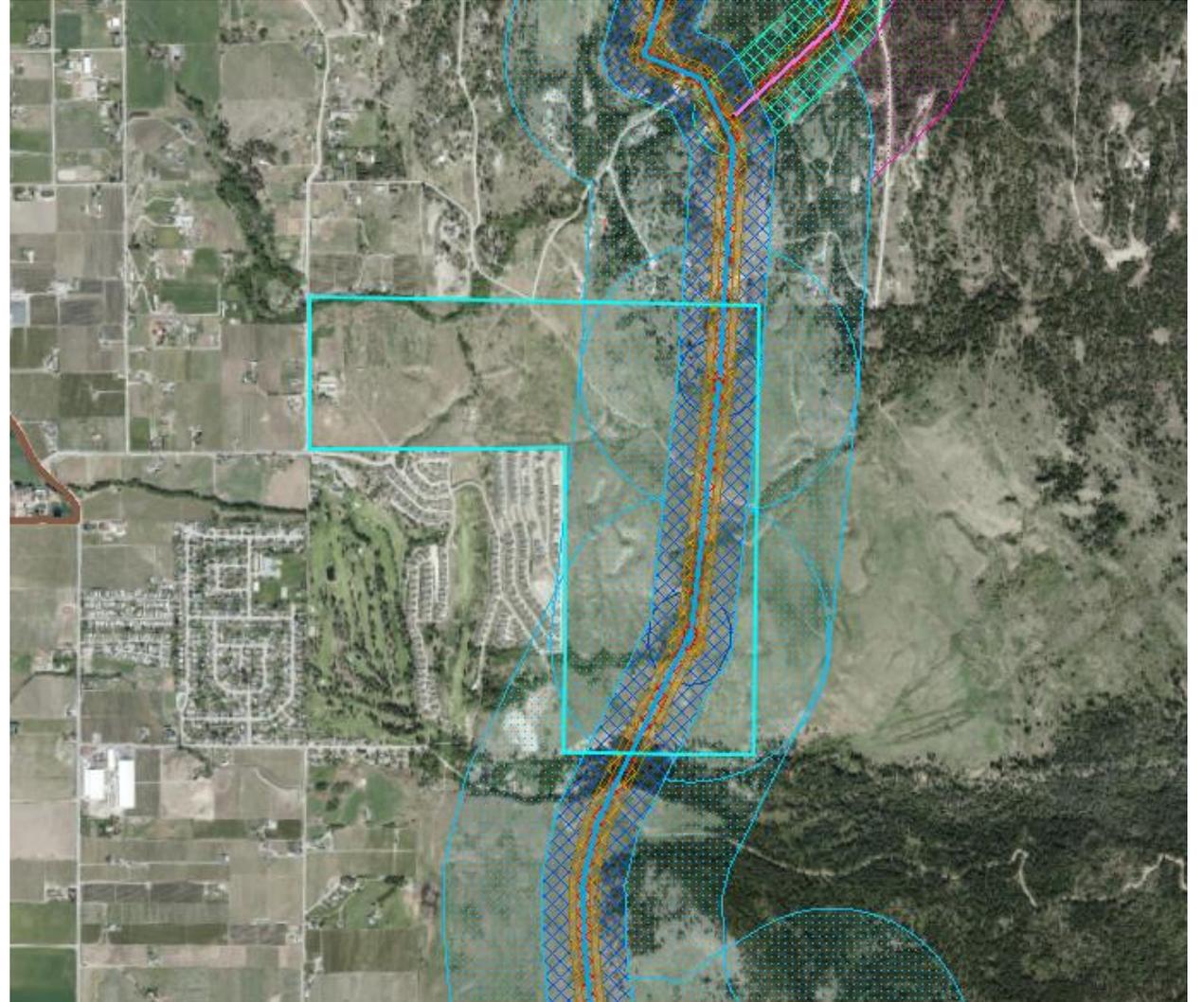
- Several streams
- Dwelling
- Mobile home
- Accessory buildings



Background

Property contains:

- Okanagan Wildlife Connectivity Corridor



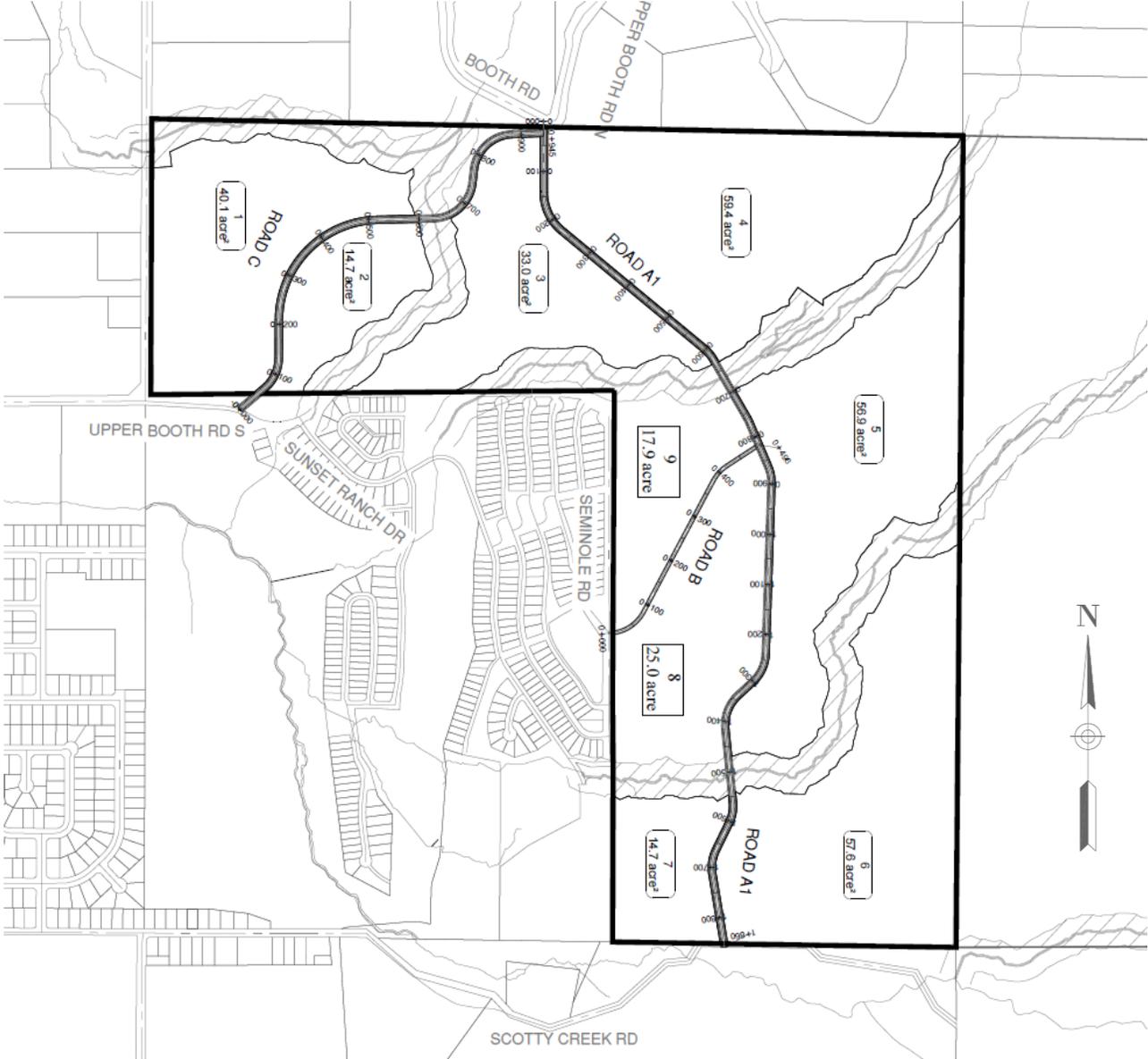
Background

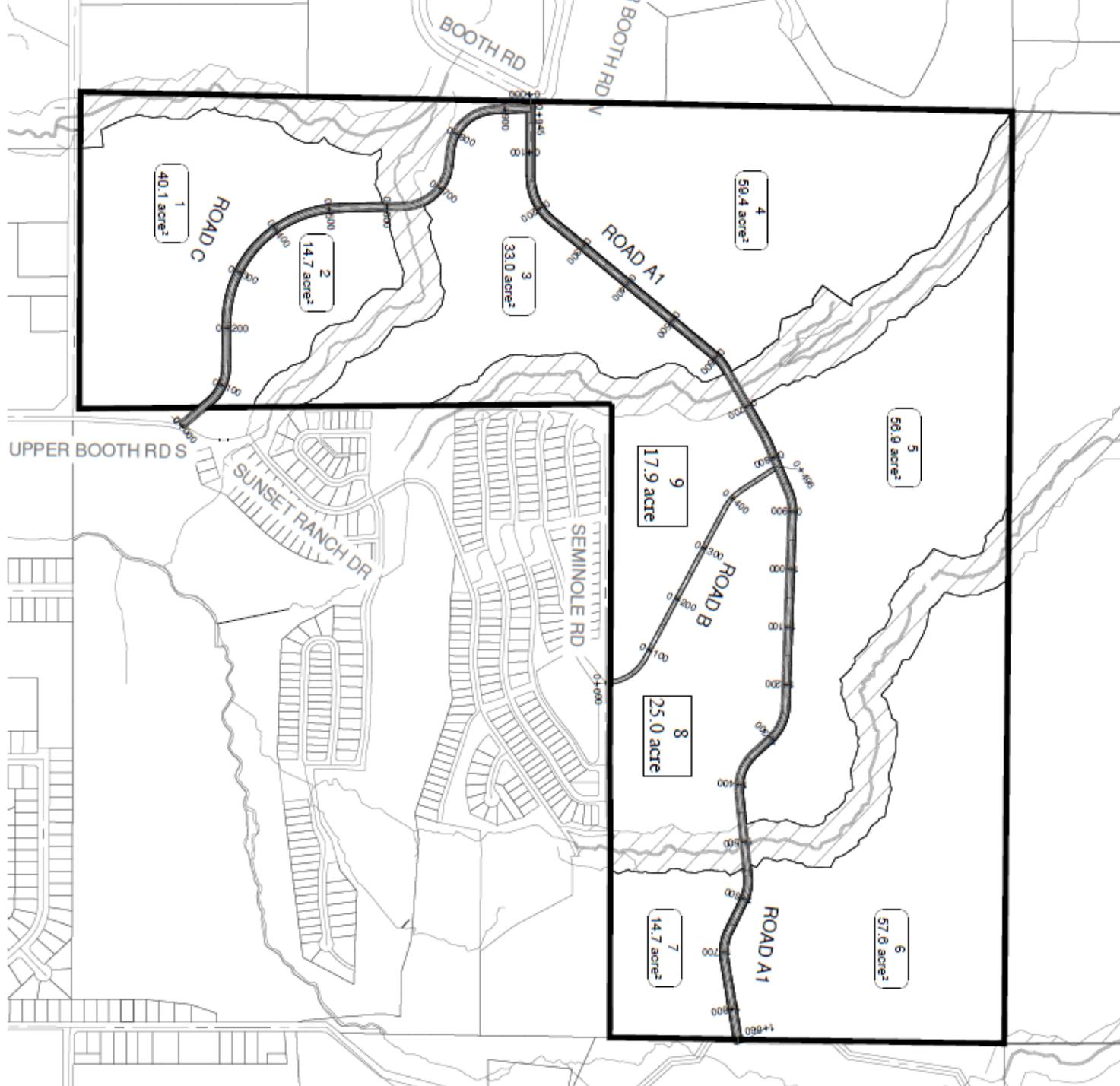
Additional applications:

- Transportation, Utility and Recreation
- Notice of Intent
- Soil or Fill Use (Placement)

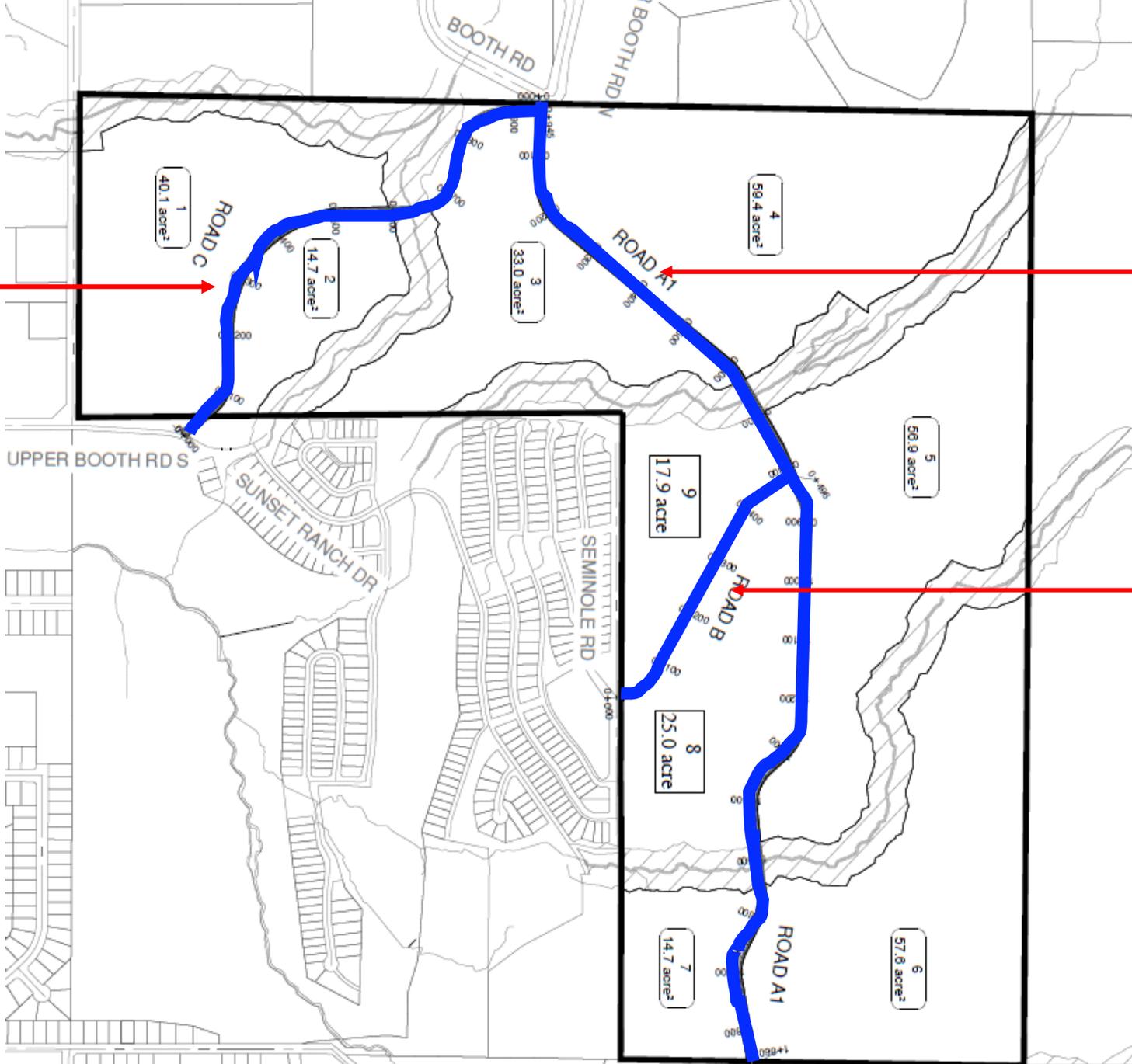
Proposal

To consider subdivision of the subject property into nine lots.



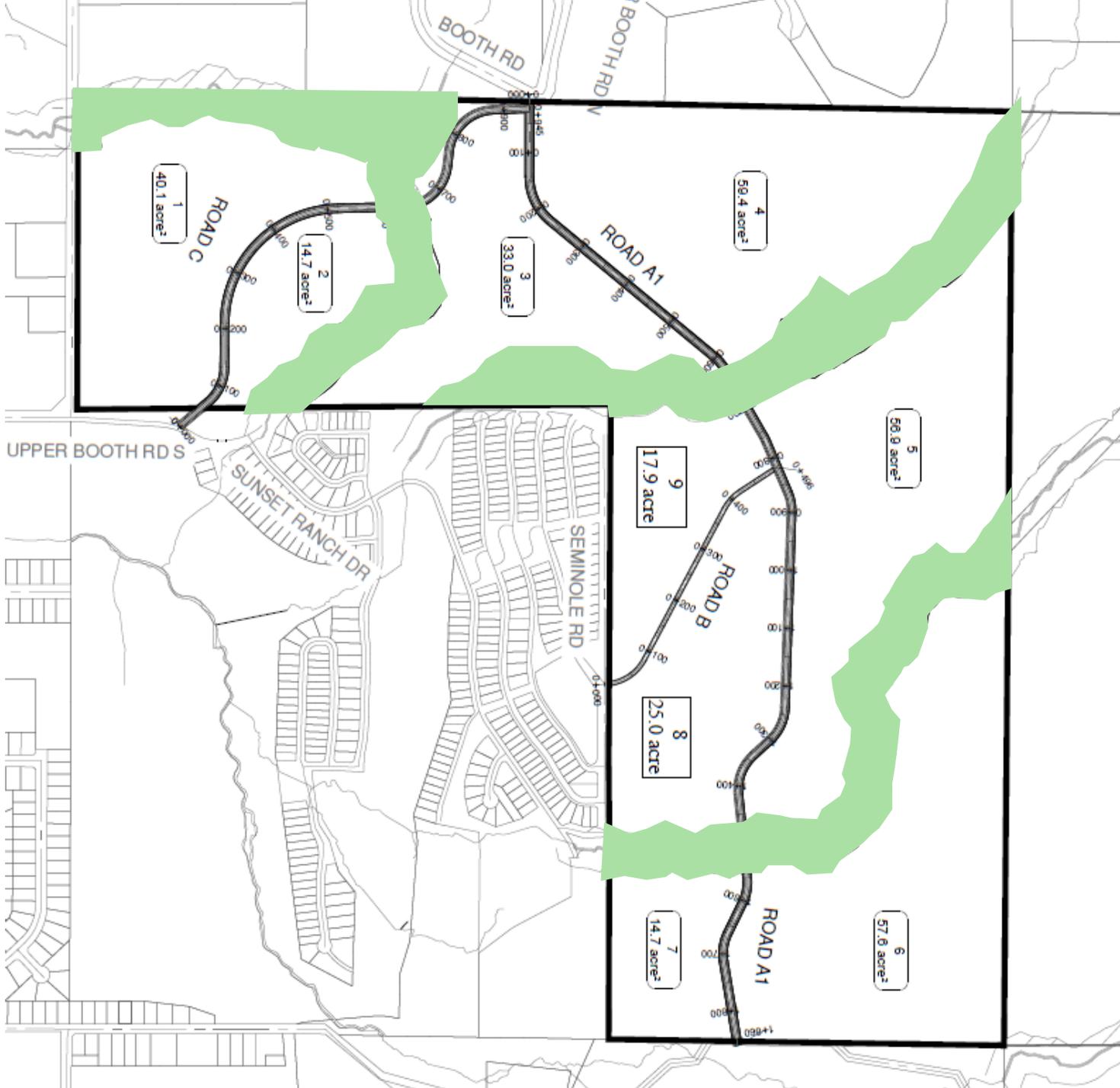


Road C



Road A1

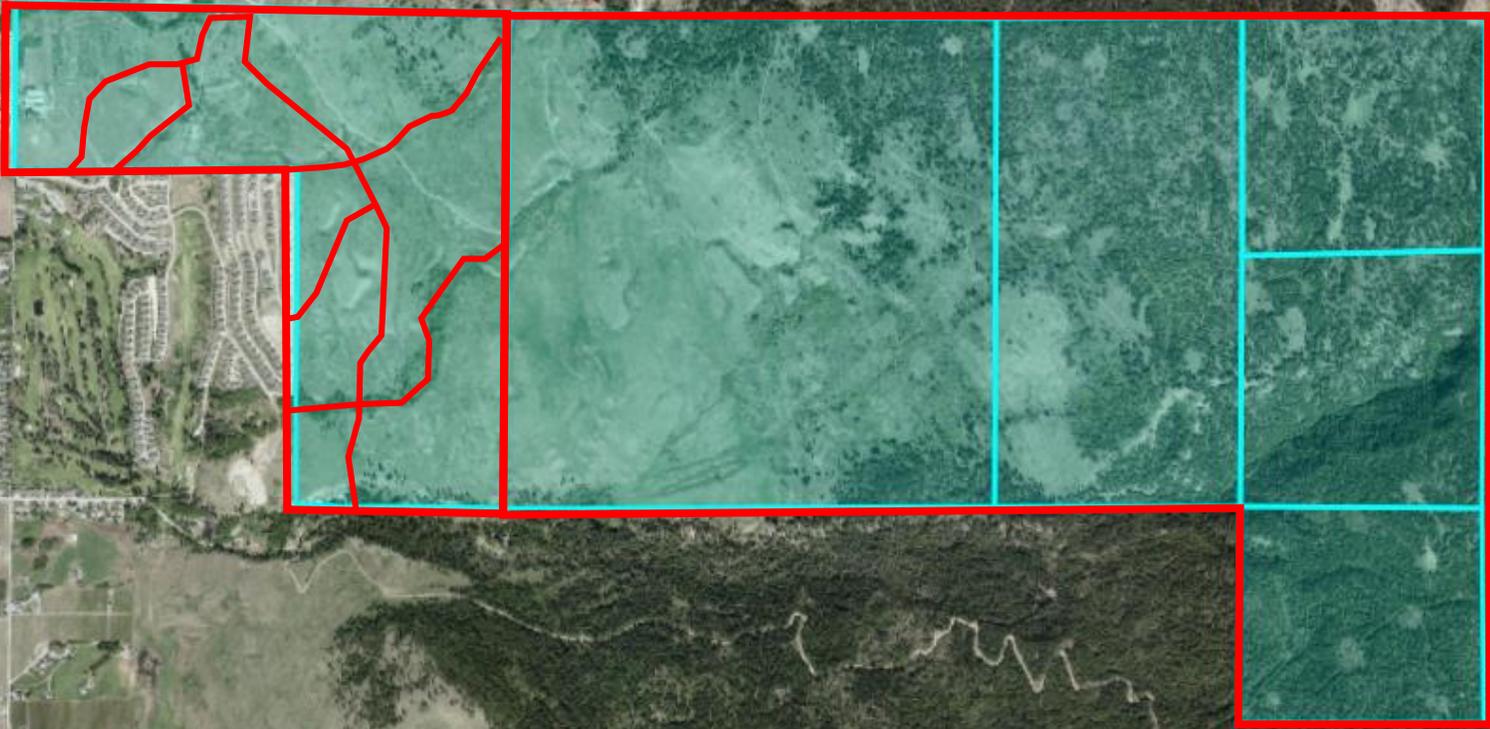
Road B



Existing 6 lots



Proposed 10 lots



Servicing



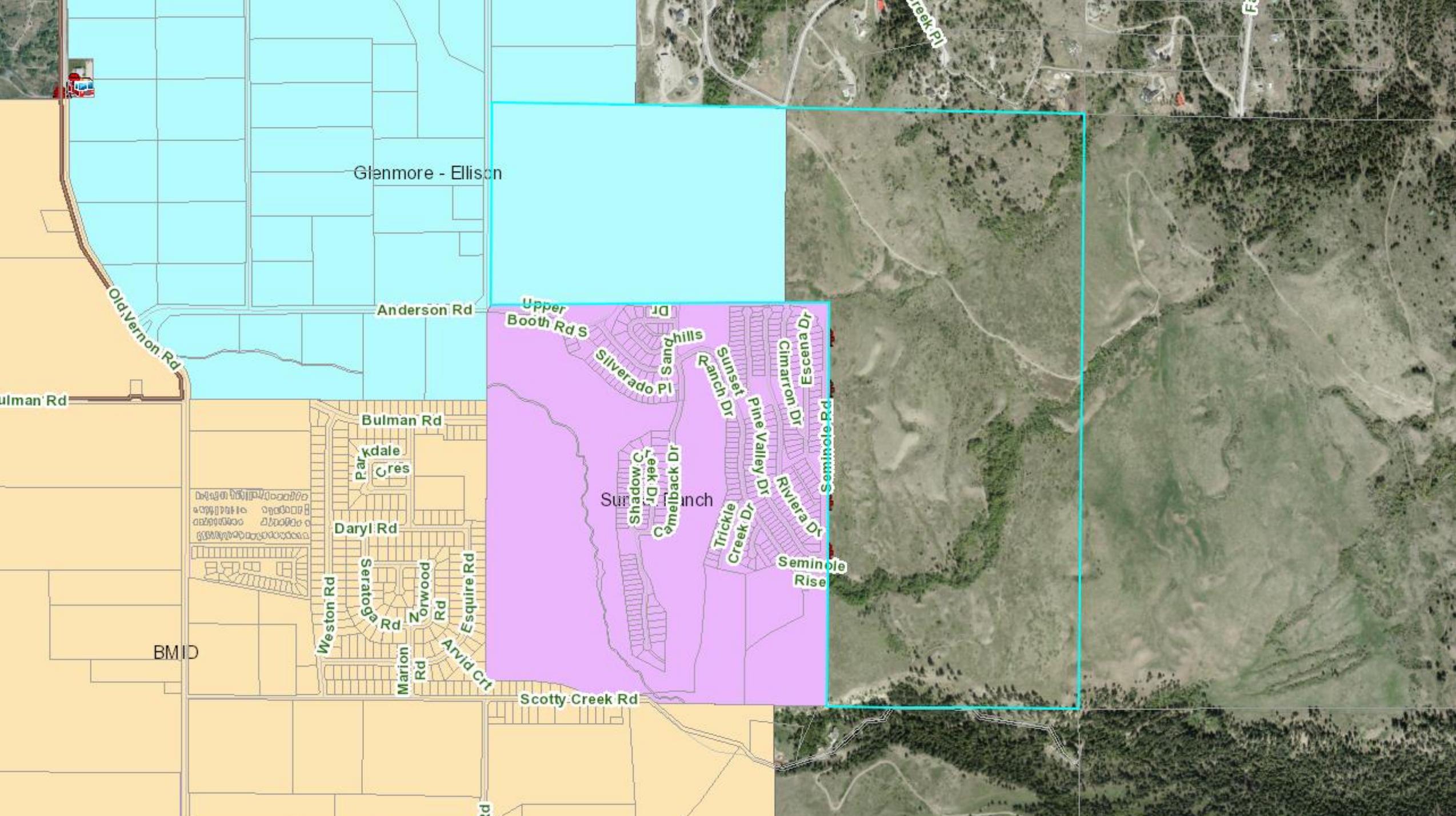
Glenmore Ellison Improvement District



Onsite wastewater disposal



Ellison Fire Protection Area



Glenmore - Ellison

Anderson Rd

Upper Booth Rd S

Silverado Pl

Sand hills

Ranch Dr

Sunset

Pine Valley Dr

Cimarron Dr

Escena Dr

Seminole Rd

Bulman Rd

Bulman Rd

Paradale Cres

Daryl Rd

Sun Ranch

Leek Dr

Camelback Dr

Trickle Creek Dr

Riviera Dr

Seminole Rise

BMID

Weston Rd

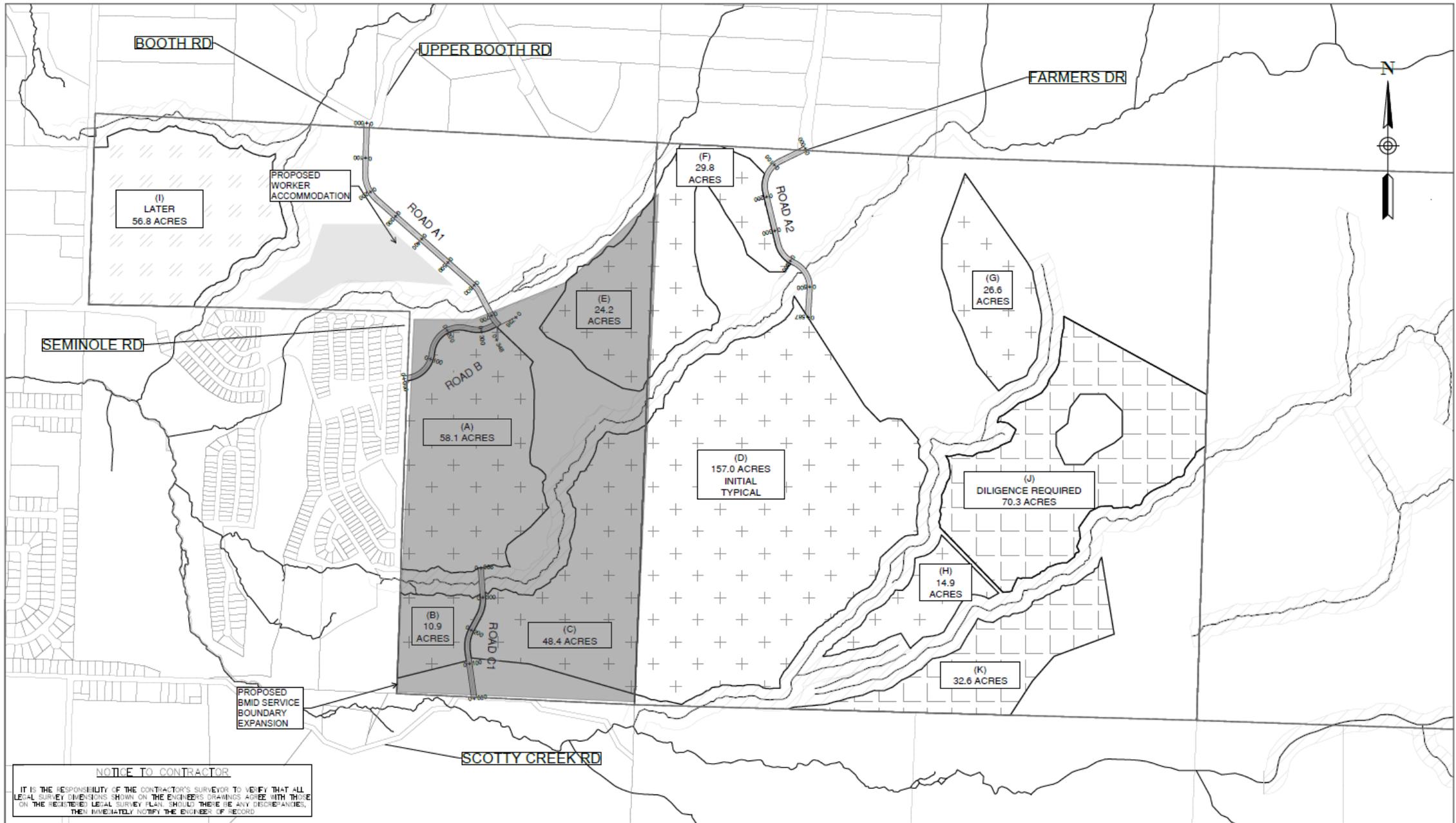
Saratoga Rd

Zorwood Rd

Esquire Rd

Avid CRT

Scotty Creek Rd



NOTICE TO CONTRACTOR
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: LOT 1 BLOCK 72 SECTION 34 TOWNSHIP 9 050YD05					
DIVISION OF YALE LAND DISTRICT PLAN 327					
B.M.	MONUMENT NO.	ELEVATION:			
LOCATED AT:	STREET &	AVENUE			
REV. NO.	DESCRIPTION	DR	CH	DATE	APP



CLIENT:
Old Kelowna Ranch Ltd.

PROJECT:
Old Kelowna Ranch
4121 Anderson Road and Ellison Area
PID: 001-715-488 / 001-715-623

No license of engineering or other professional status is shown in an approximate way only to show the location of the property. It is not intended to be used for any other purpose. The engineer is not responsible for any and all damages that may be incurred by the contractor or others in reliance on this plan and all underlying titles.

TITLE: SITE PLAN - AGRICULTURAL

PROJECT NO.: XX-XXXX-XXX-XXX
DRAWING NO.:

SCALE:
 HORIZ: 5000
 VERT: -
 ALPINE DRAWING NO.

DESIGN: DW **CHECK:** JA
DRAWN: DW **APPR:** JBK

ALPINE FILE: XXXX-XX

DRAWING DATE: MARCH 6, 2022

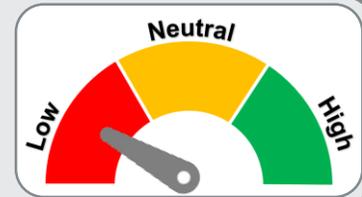
SHEET NO.: C-3.3 **REV.:** 0

Regional Growth Strategy

- Support the protection of ALR lands
- Support uses which are complimentary to agricultural use
- Protect regional biodiversity and wildlife corridors

Alignment with key policies

Regional Growth Strategy



Official Community Plan

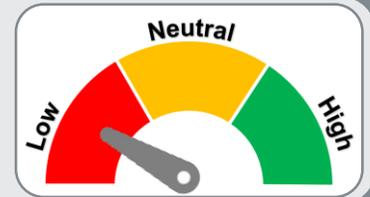
Agricultural Plan

Ellison OCP

- Agricultural and Rural 30-Hectare future land use designation
- Preserve the agricultural land base
- Support road connections to the Ellison Hillside community

Alignment with key policies

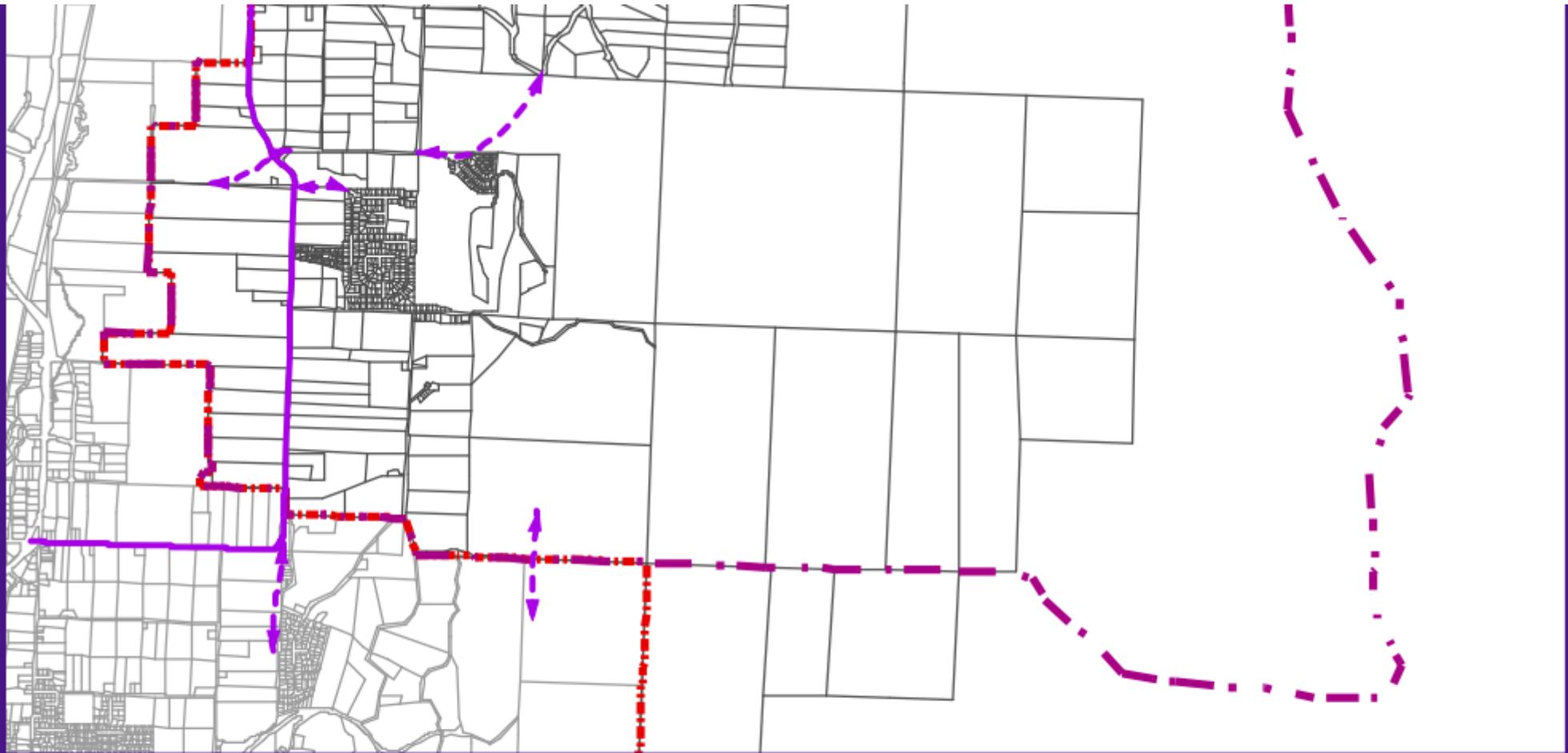
Regional Growth Strategy



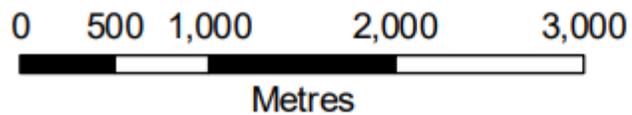
Official Community Plan



Agricultural Plan



-  Proposed Future Road Locations
-  Major Roads
-  Ellison OCP Boundary



4



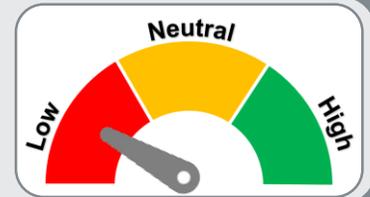
Ellison Official Community Plan
Schedule "C", Bylaw # 1124
Adopted : February 27, 2006.

Ellison OCP

- Agricultural and Rural 30-Hectare future land use designation
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- Support road connections to the Ellison Hillside community

Alignment with key policies

Regional Growth Strategy



Official Community Plan



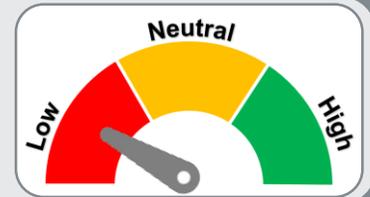
Agricultural Plan

Agricultural Plan (2005)

- Enhance the viability of the agricultural sector
- Supports the protection of farmland and agricultural uses
- Recognizes need for regional growth and additional road networks

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

Regional Evacuation Planning Framework

- Identifies Ellison as an area of interest with limited egress out of the community

Zoning Bylaw

Agricultural (A1) zoning

Current (6 lots):

- 6 single detached houses
- 12 accessory homes

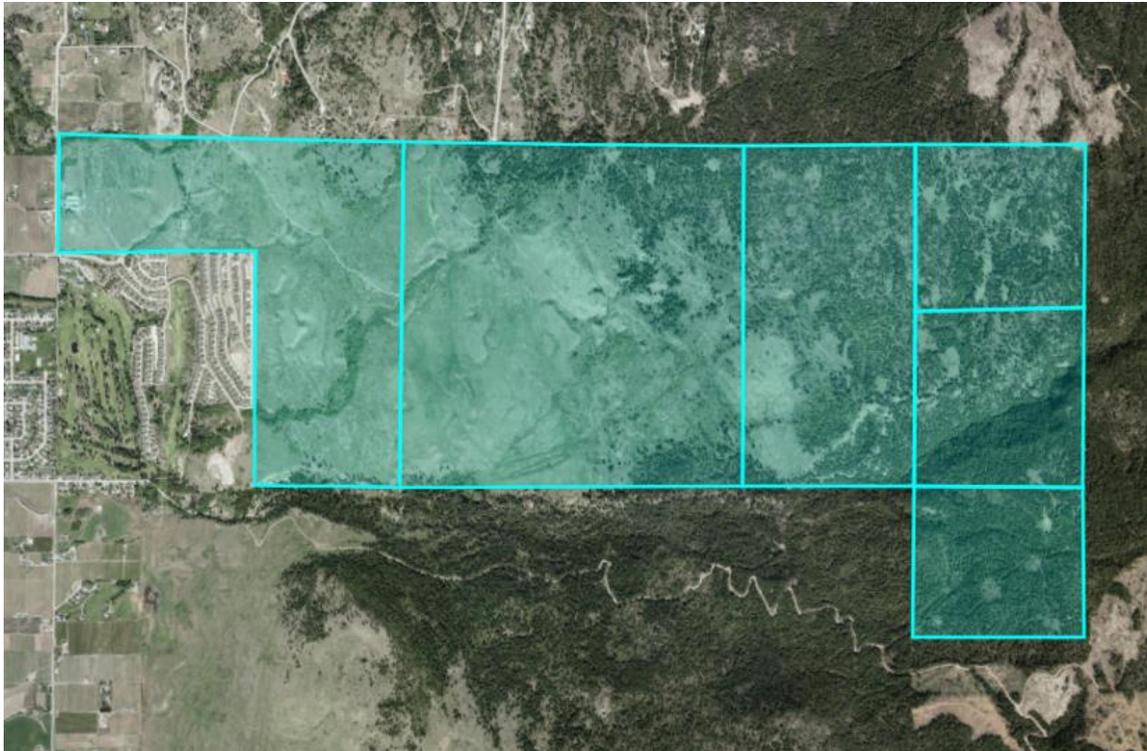
Proposed (10 lots):

- 10 single detached houses
- 17 accessory homes

Zoning Bylaw

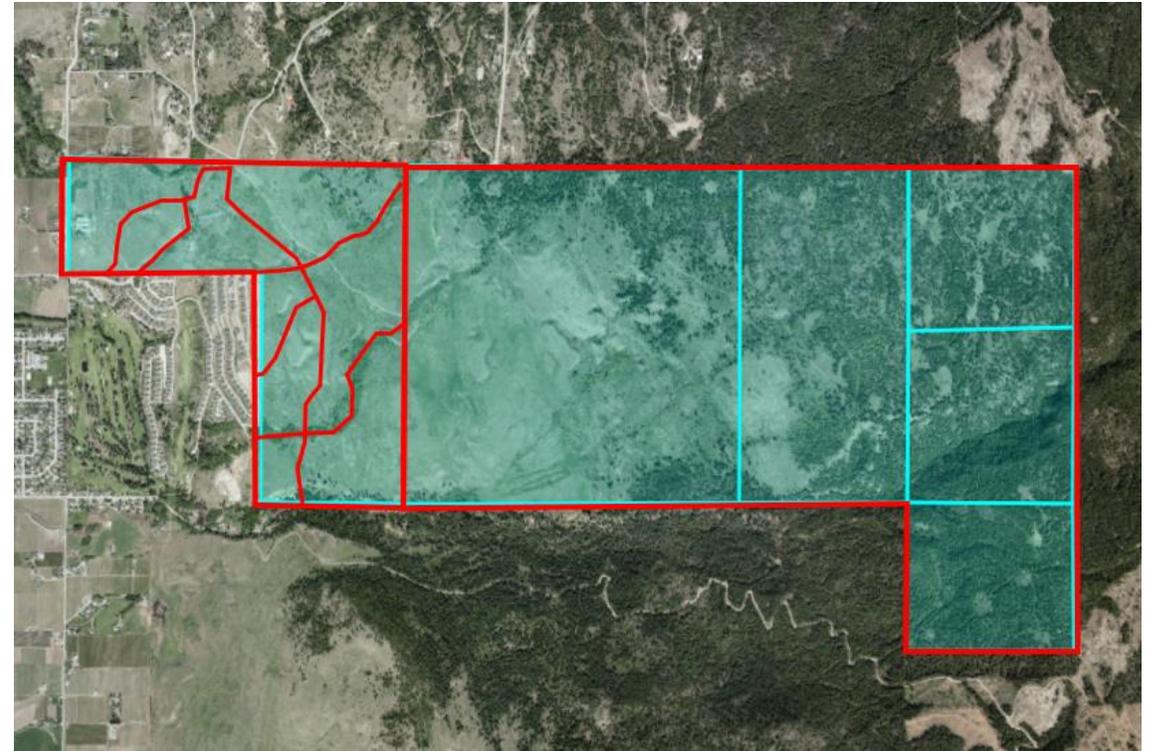
Current (6 lots):

- 6 SFD + 12 Acc. homes



Proposed (10 lots):

- 10 SFD + 17 Acc. homes



Referral Comments

Fire Services

- Roads could be advantageous for firefighting
- Roads must meet or exceed provincial standards

Engineering Services

- OCP aligns with proposed Road C

Referral Comments

Environmental Services

- Identifies streams, valuable grasslands, riparian areas and Okanagan Wildlife Connectivity Corridor
- Development Permit will be required

Parks Services

- Proposed roads support trail and future linear parks

Referral Comments

Ministry of Agriculture and Food

- Subdivision will not improve the agricultural capability of the land
- Proposal will create smaller lots and allow for more residential development.
- Suggest to register covenants to ensure agriculture is prioritized

Summary

- Proposal to reconfigure the properties from 6 to 10 lots
- The proposal shows moderate alignment with the policies of the Agricultural Plan and OCP as both support road connections
- Additional egress is supported by the Regional Evacuation Planning Framework

Summary

- Staff support the proposed egress and recommend environmental protections
- Ministry staff advise that subdivision does not support agriculture but with the covenants to ensure agricultural land is used for farm purposes have not objection

Recommendations

THAT the Regional Board receive the report from the Director of Community Services, dated March 30, 2023, with respect to RDCO File: A-22-05 (ALC Application #66009) for the property located at 4121 Anderson Road legally described as Section 7, Township 24, ODYD, Except Plans 475 and 39857 (“the Subject Property”);



Recommendations

AND THAT the Regional Board support application A-22-05, to allow the subdivision of the Subject Property provided that covenants which restrict the use of agricultural land for farm purposes only and protect the environmental values of the property are registered at time of subdivision;

AND FURTHER THAT the Regional Board direct staff to forward the application to the Agricultural Land Commission.



