

ALC Referral Application A-22-05

Regional District of Central Okanagan Board Meeting

April 20, 2023

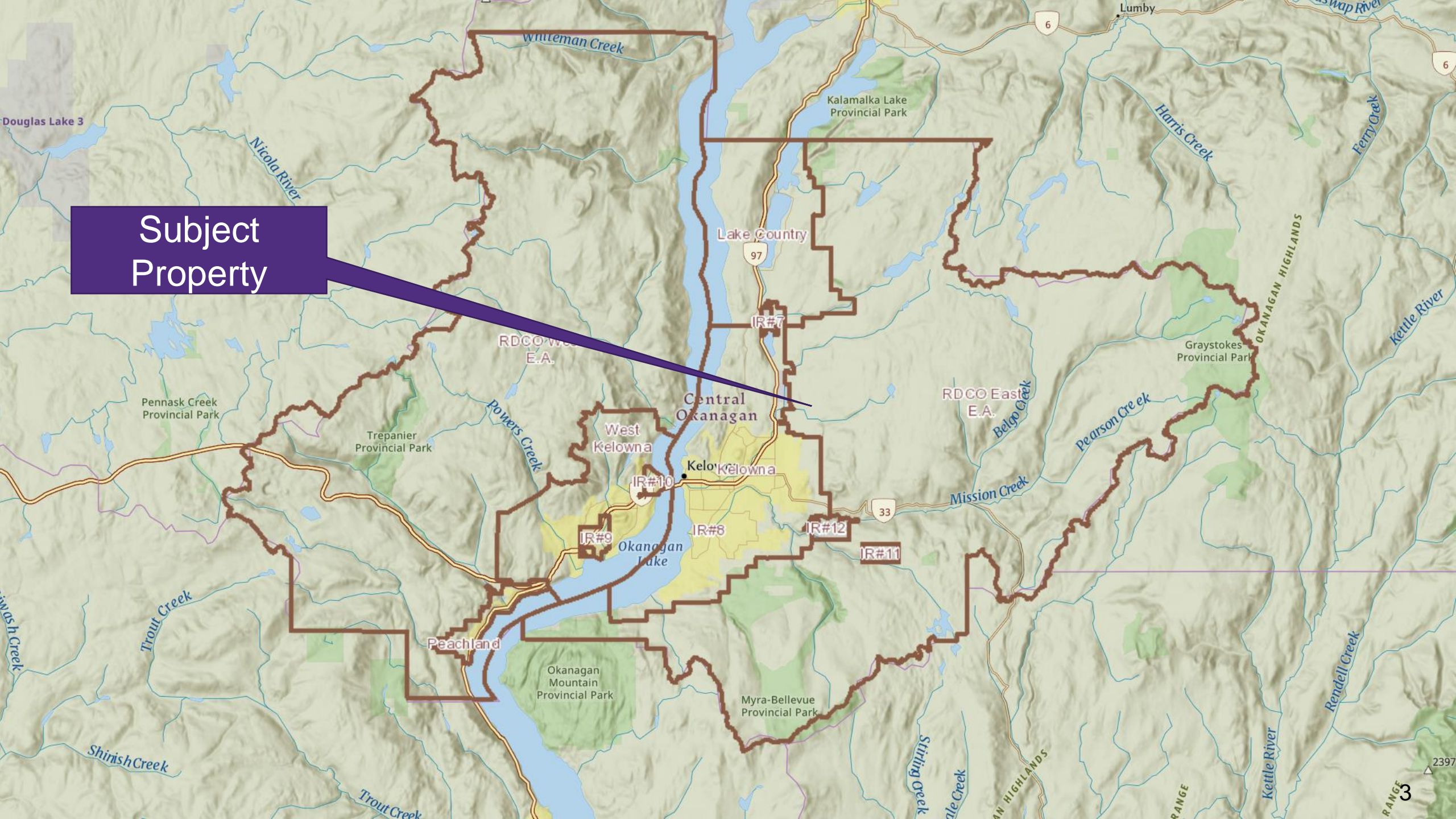
1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

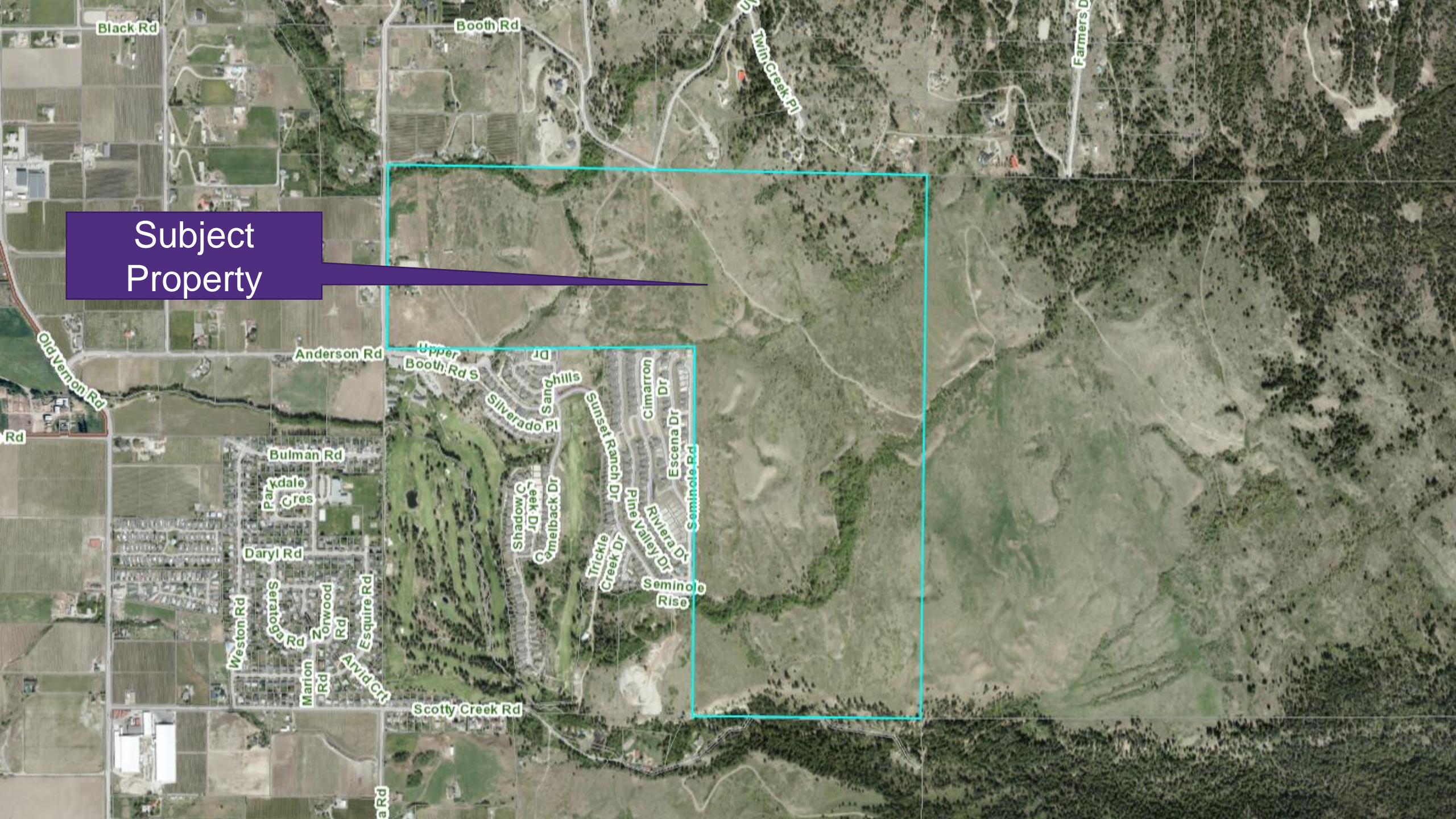
For the Regional Board to consider an Agricultural Land Commission referral application for a subdivision to divide the property into nine lots.

Subject
Property



Subject
Property





Subject
Property

Black Rd

Booth Rd

Twain Creek Pl

Farmers D

Anderson Rd

Upper
Booth Rd S

JD

Silverado Pl

Sandhills

Sunset Ranch Dr

Cimarron Dr

Escena Dr

Seminole Rd

Bulman Rd

Par
kdale
Cres

Daryl Rd

Weston Rd

Saratoga Rd

Marion Rd

Norwood Rd

Esquire Rd

Avalon Ct

Shadow Creek Dr

Camelback Dr

Trickle Creek Dr

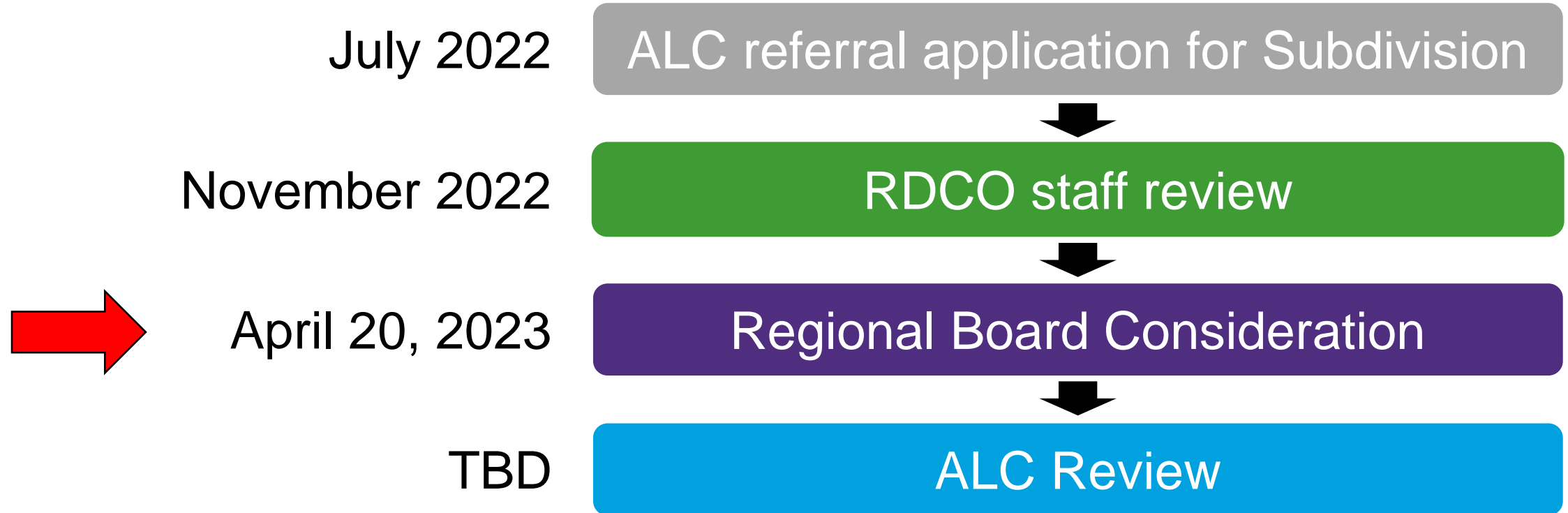
Pine Valley Dr

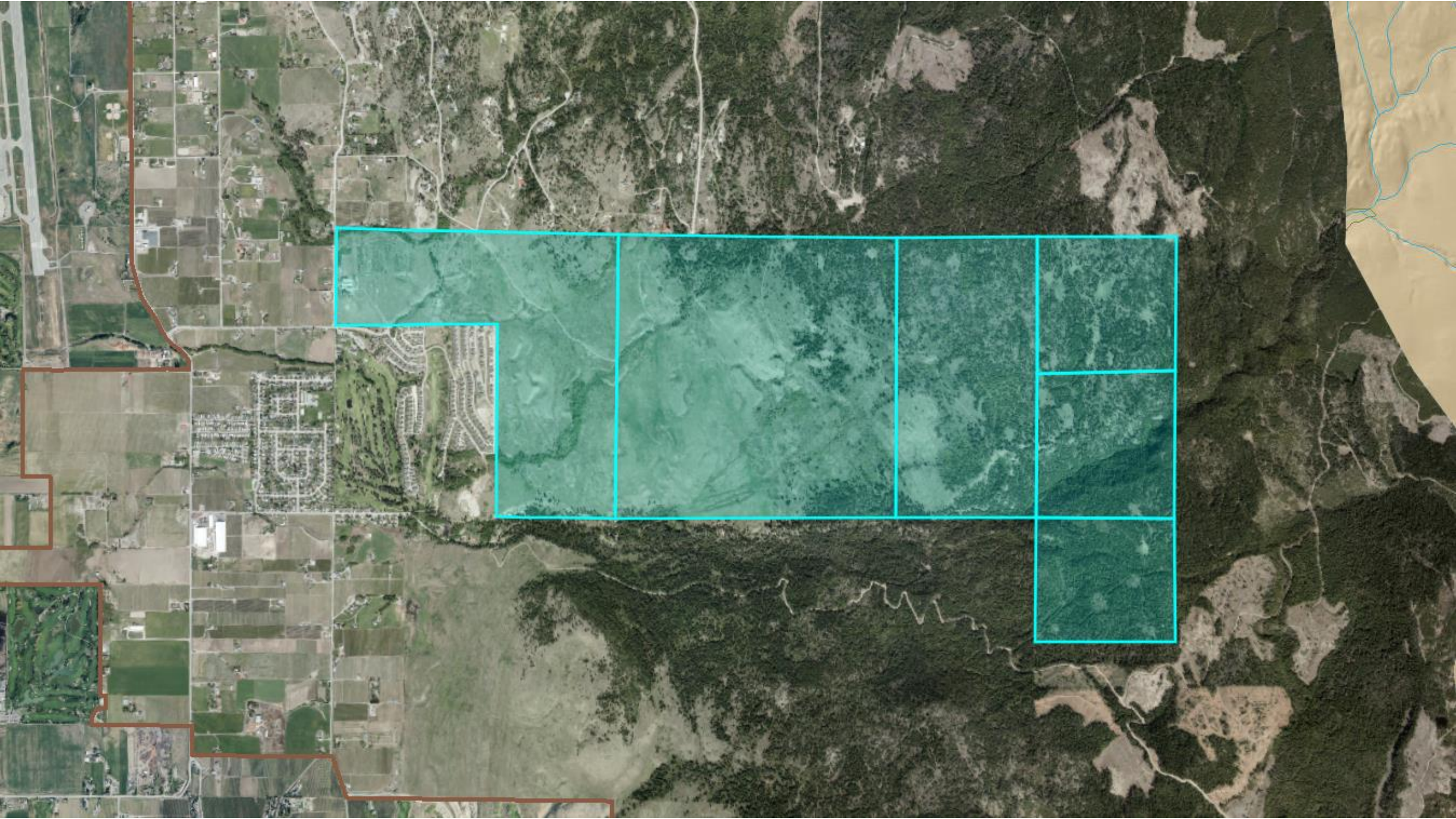
Seminole Rise

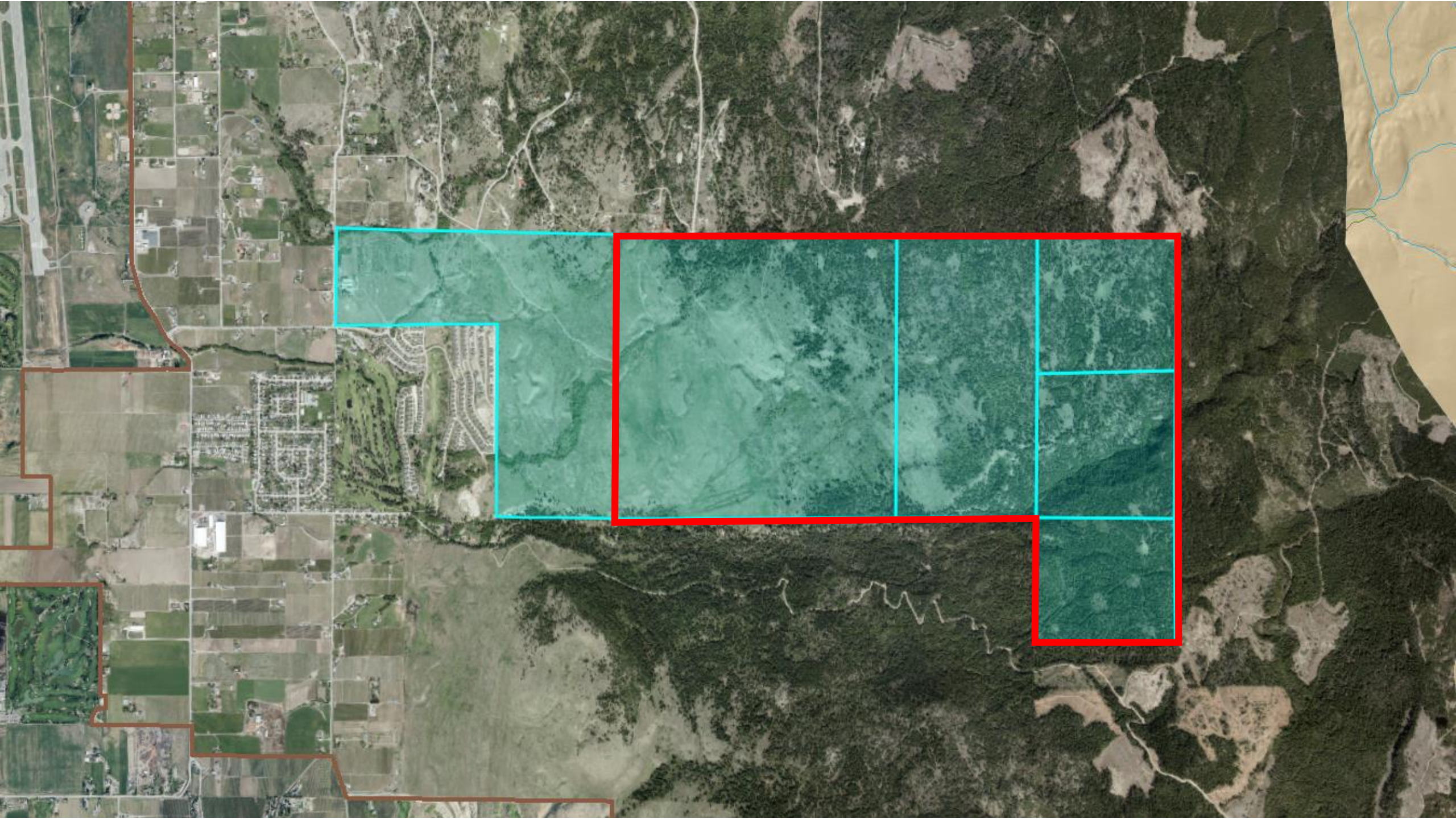
Scotty Creek Rd

a Rd

Process Overview



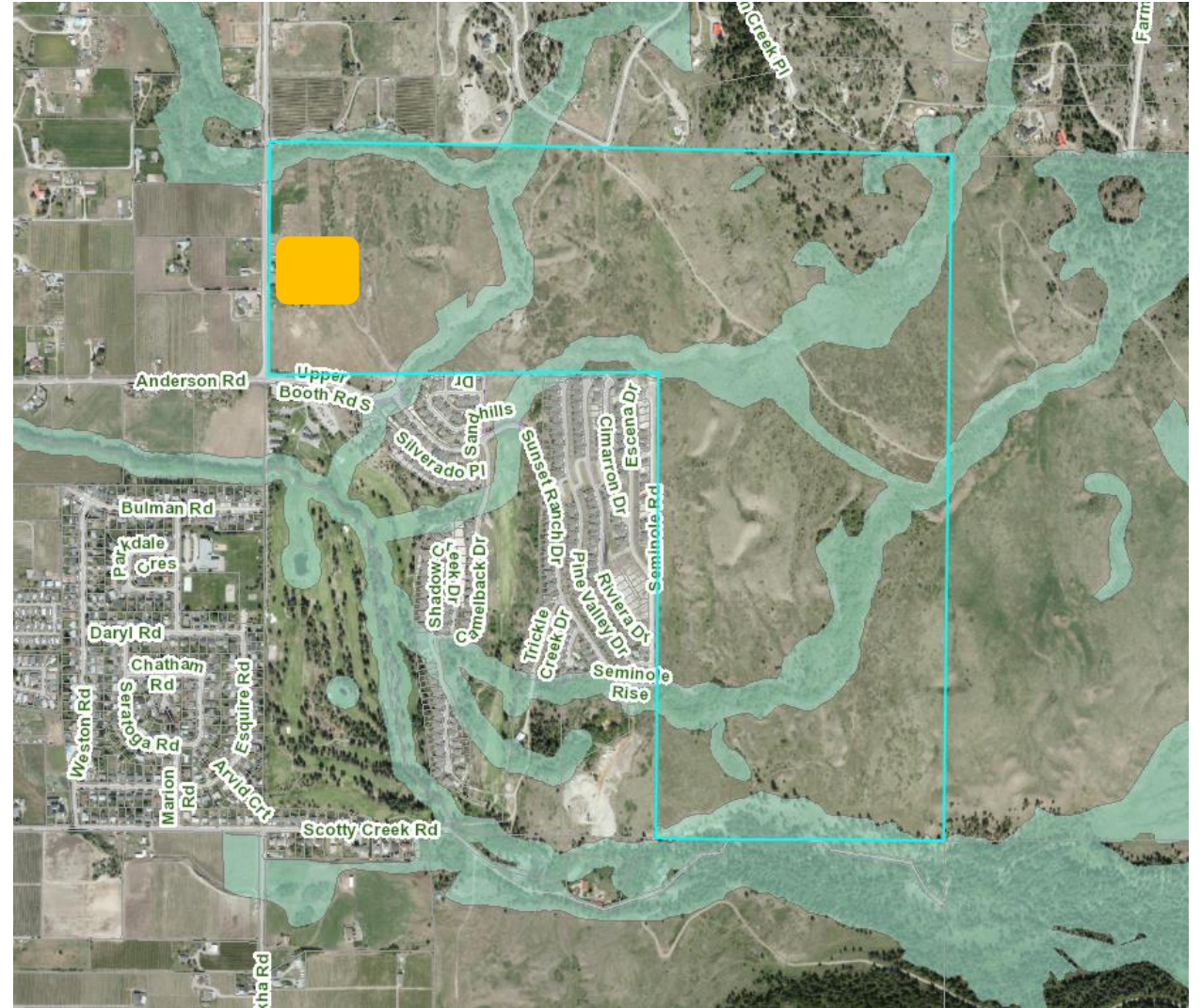




Background

Property contains:

- Several streams
- Dwelling
- Mobile home
- Accessory buildings



Background

Property contains:

- Okanagan Wildlife Connectivity Corridor



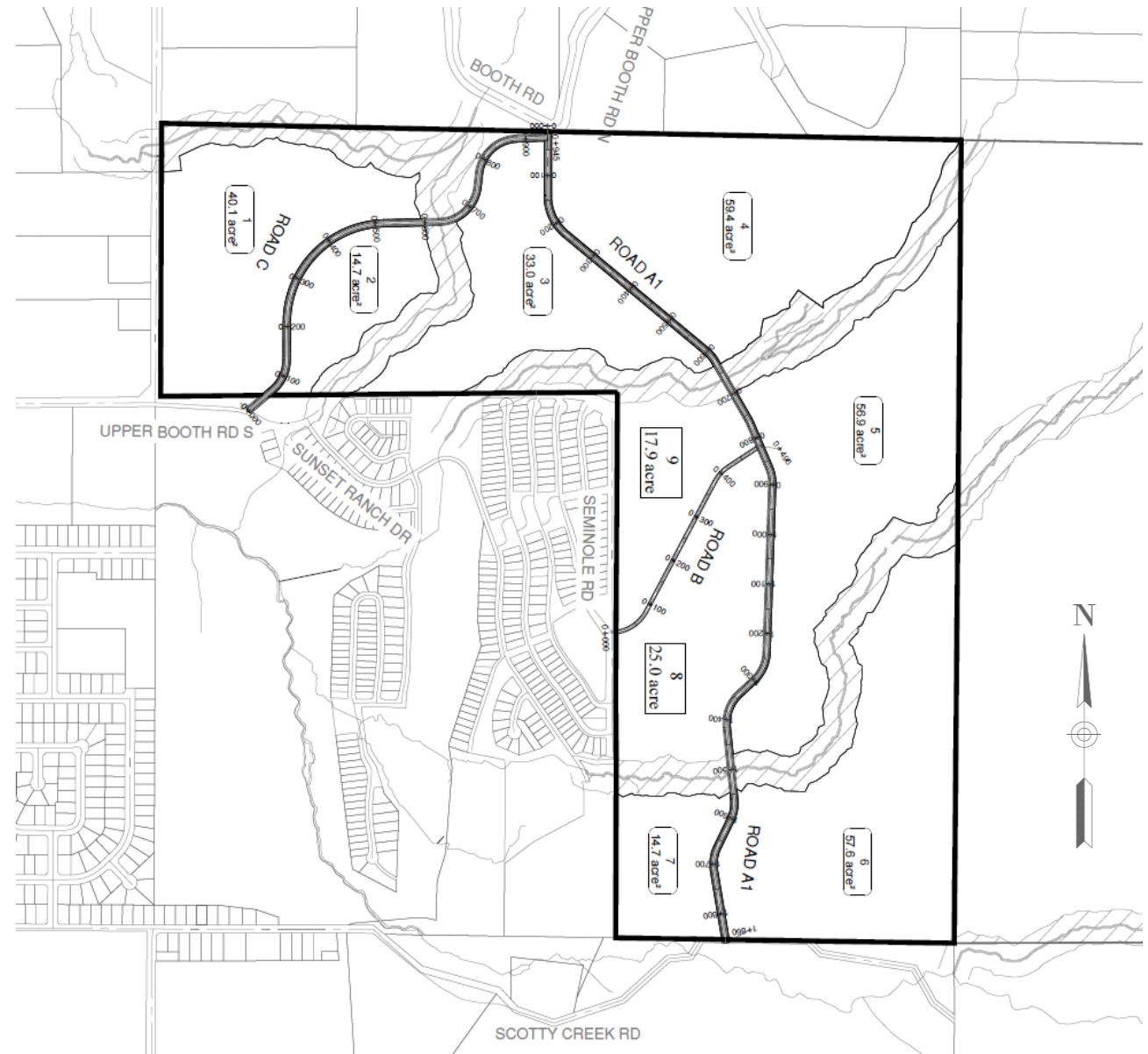
Background

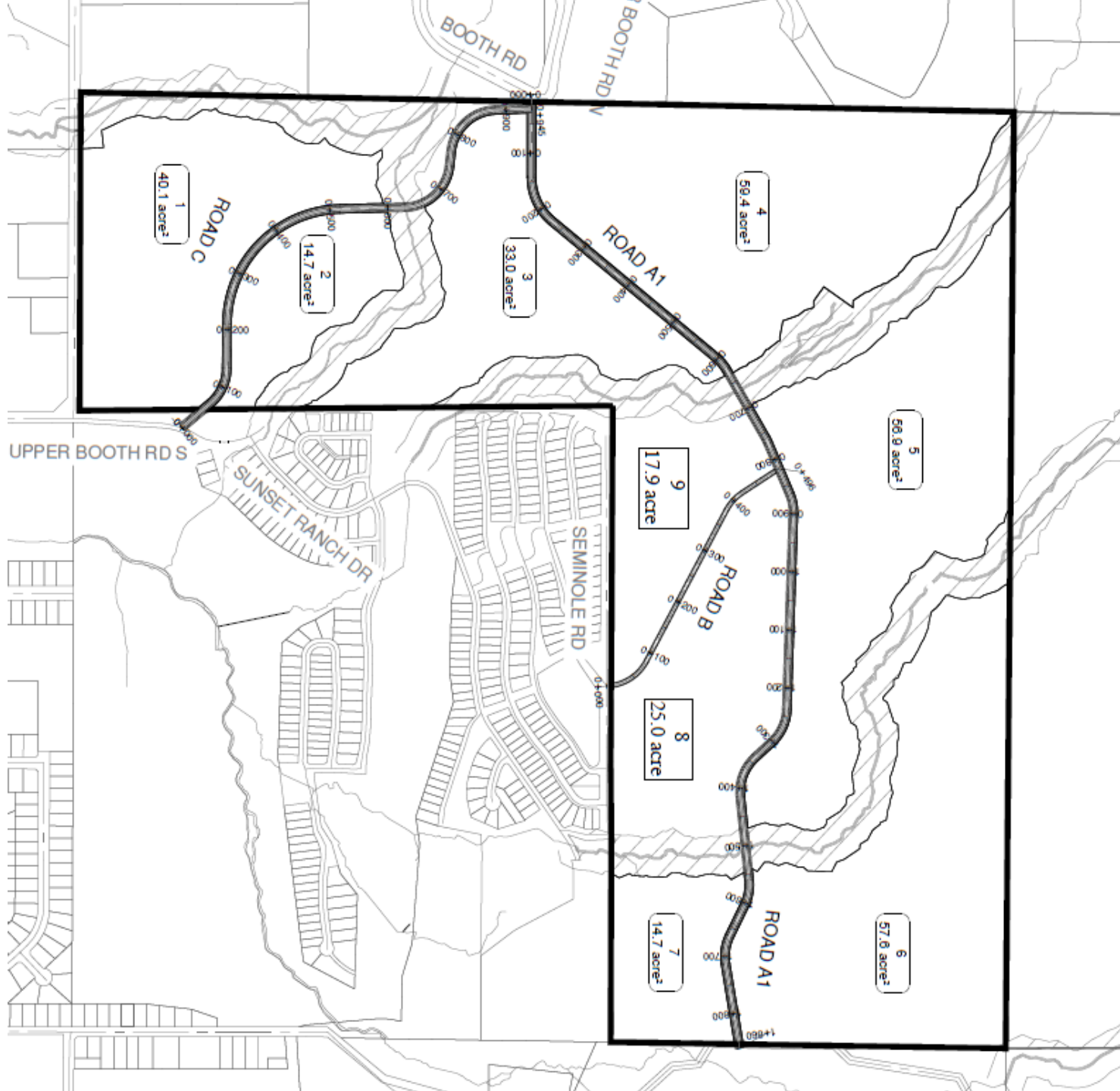
Additional applications:

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

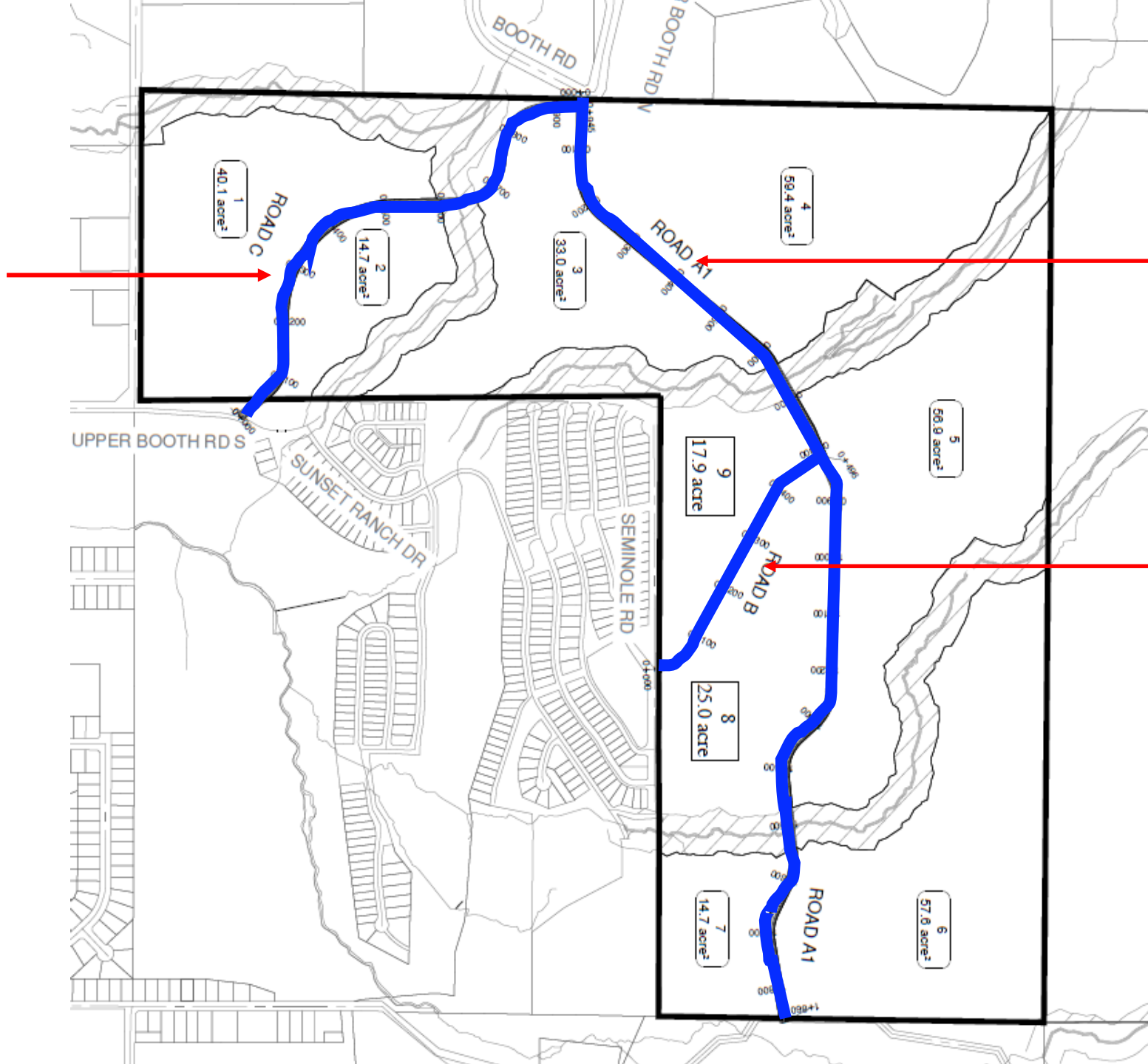
Proposal

To consider
subdivision of the
subject property into
nine lots.



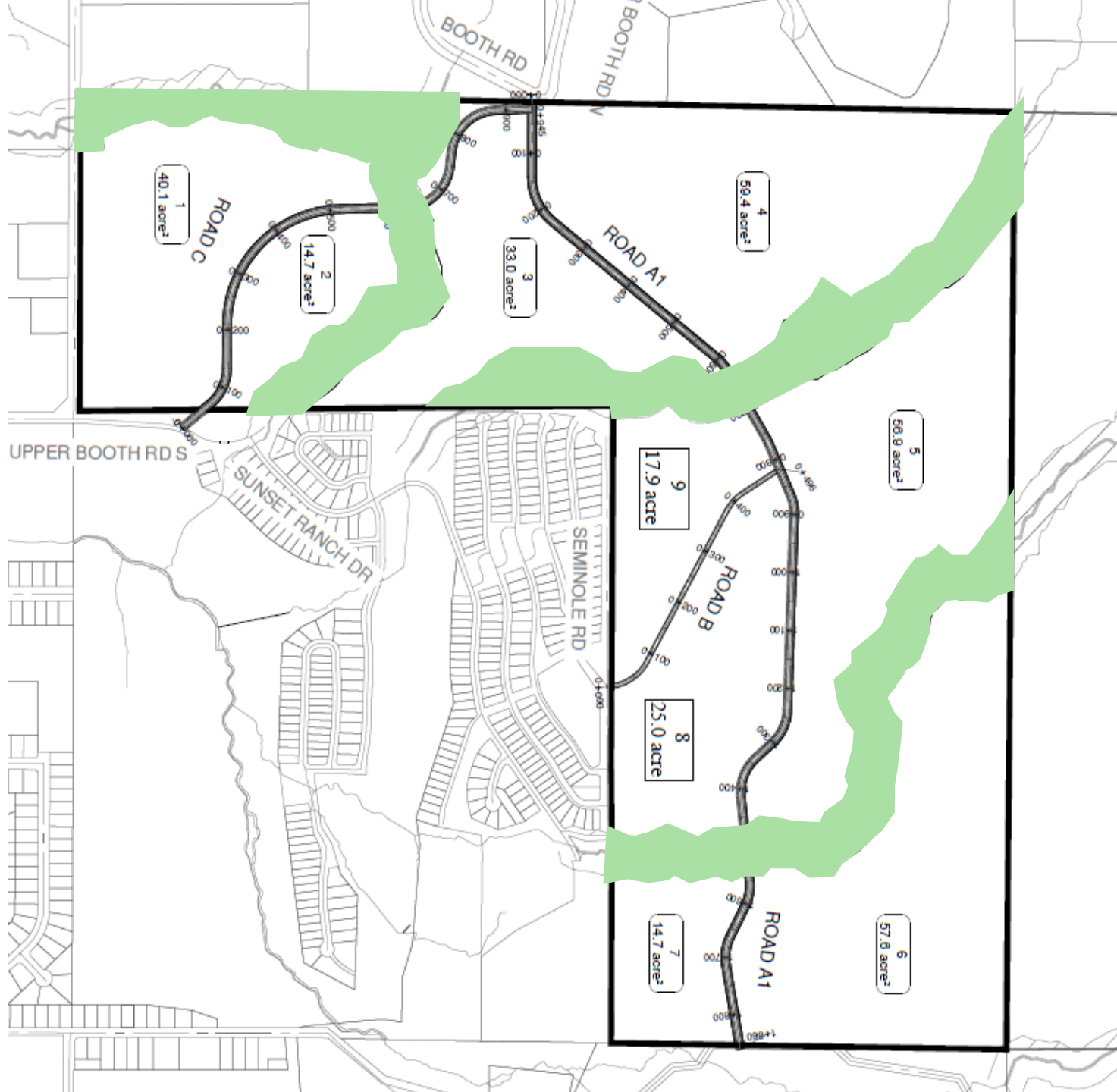


Road C



Road A1

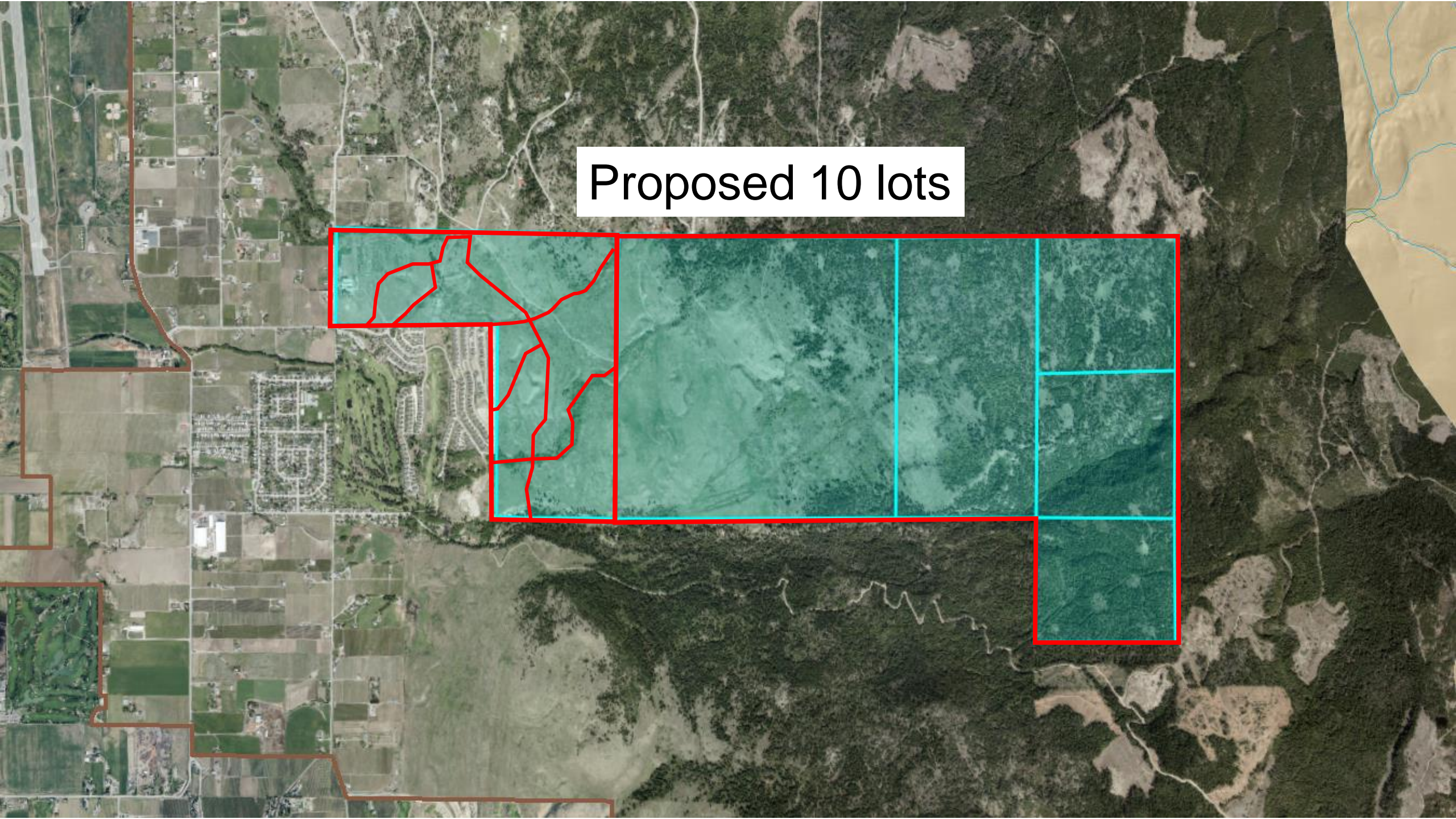
Road B



Existing 6 lots



Proposed 10 lots



Servicing



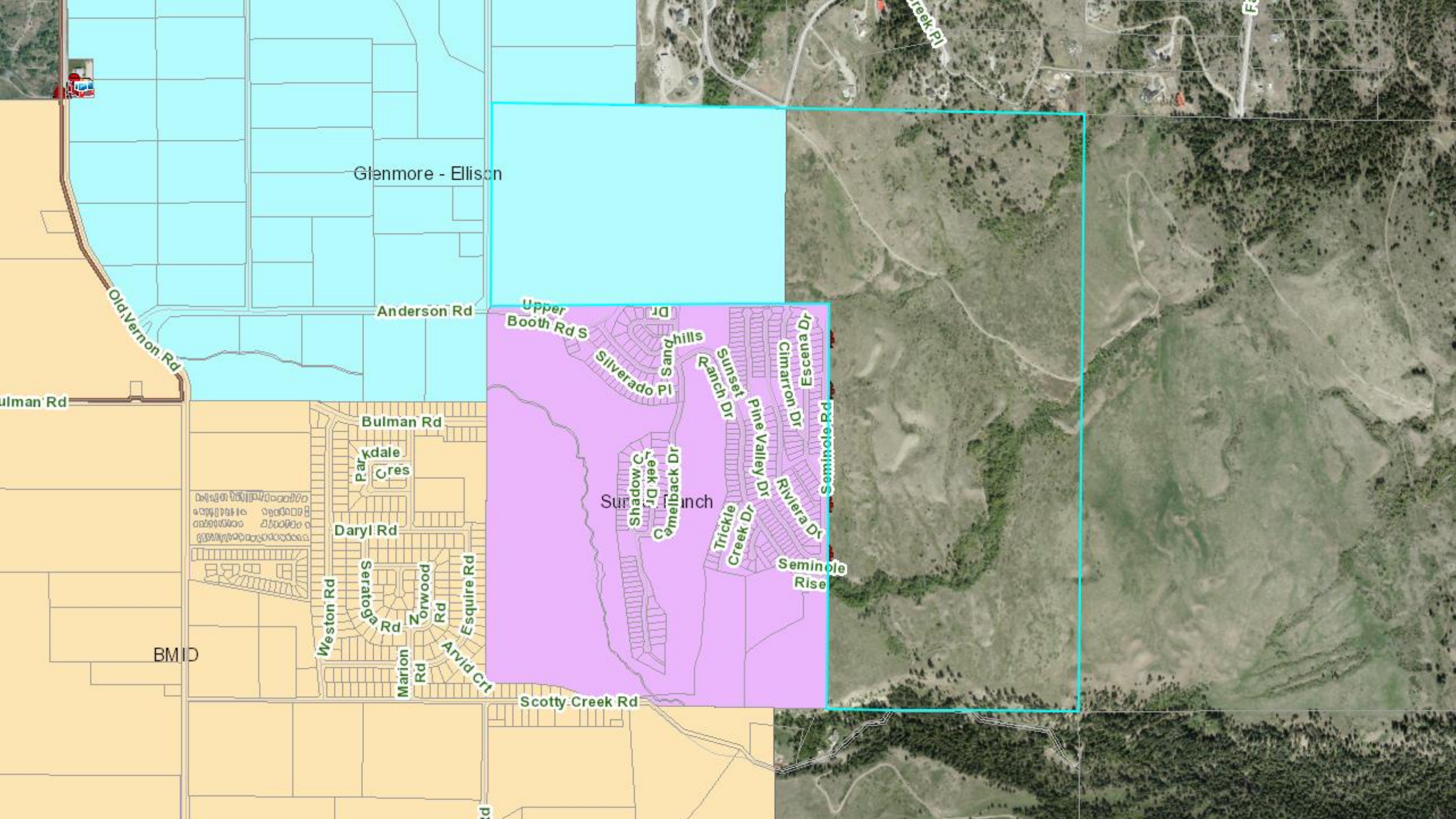
Glenmore Ellison Improvement District



Onsite wastewater disposal



Ellison Fire Protection Area



Glenmore - Ellison

Anderson Rd

Old Vernon Rd

Bulman Rd

Bulman Rd

Parkdale
Cres

Daryl Rd

Weston Rd

Saratoga Rd

Marion Rd

Norwood Rd

Esquire Rd

Avid Crt

BMID

Scotty Creek Rd

Surf Ranch

Upper
Booth Rd S

Silverado Pl

DR

Leek Dr

Camelback Dr

Sand hills

Ranch Dr

Sunset

Pine Valley Dr

Trickle
Creek Dr

Cimarron Dr

Escena Dr

Riviera Dr

Seminole
Rise

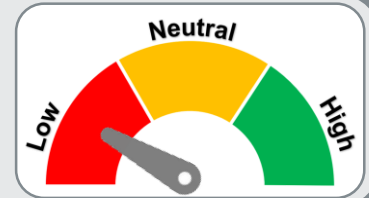
Seminole Rd

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

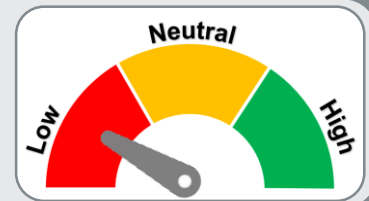
Agricultural
Plan

Ellison OCP

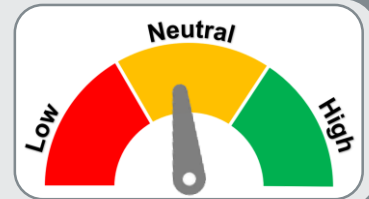
- Agricultural and Rural 30-Hectare future land use designation
- Preserve the agricultural land base
- Support road connections to the Ellison Hillsides community

Alignment with key policies

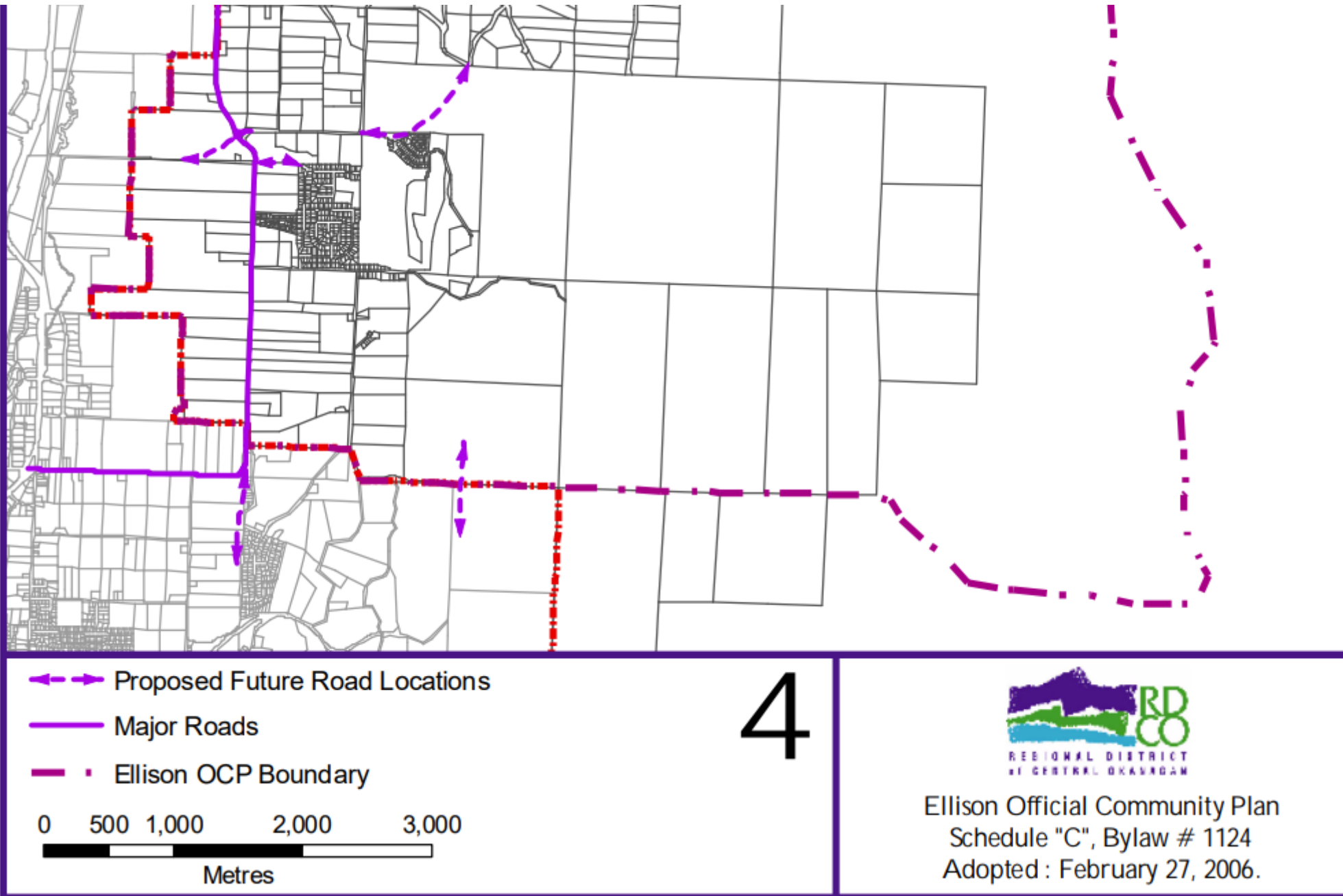
Regional Growth Strategy



Official Community Plan



Agricultural Plan



← - - - - - → Proposed Future Road Locations

— Major Roads

- - - - - Ellison OCP Boundary

0 500 1,000 2,000 3,000
Metres

4



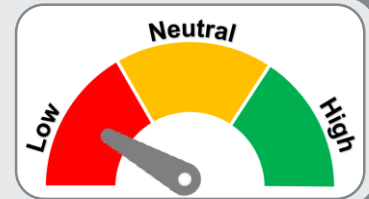
Ellison Official Community Plan
Schedule "C", Bylaw # 1124
Adopted : February 27, 2006.

Ellison OCP

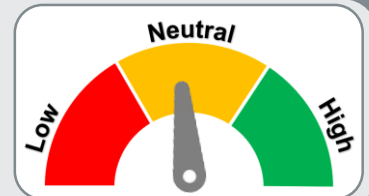
- Agricultural and Rural 30-Hectare future land use designation
- Preserve the agricultural land base
- Support road connections to the Ellison Hillsides community

Alignment with key policies

Regional Growth Strategy



Official Community Plan



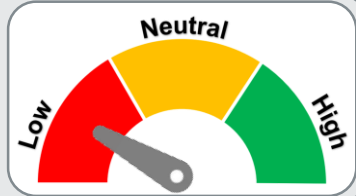
Agricultural Plan

Agricultural Plan (2005)

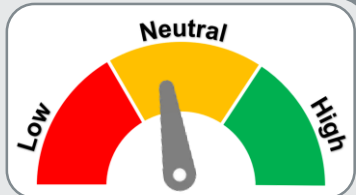
- Enhance the viability of the agricultural sector
- Supports the protection of farmland and agricultural uses
- Recognizes need for regional growth and additional road networks

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

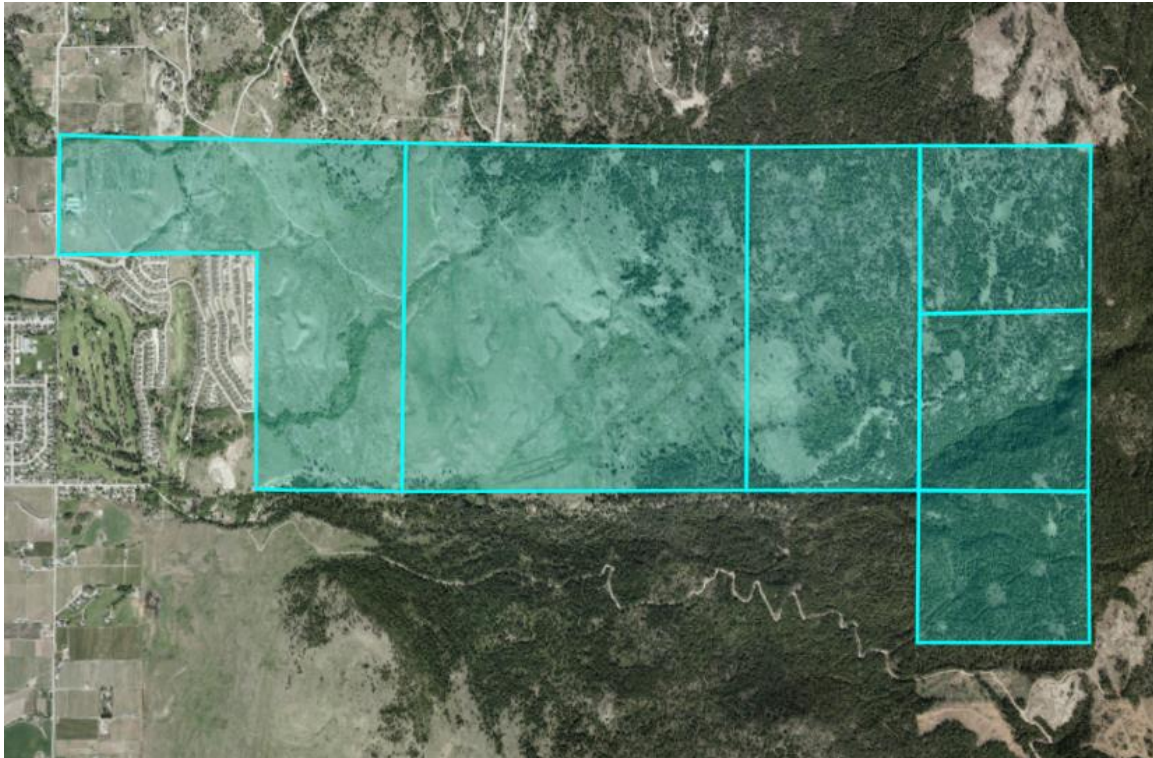
Proposed (10 lots):

- 10 single detached houses
- 17 accessory homes

Zoning Bylaw

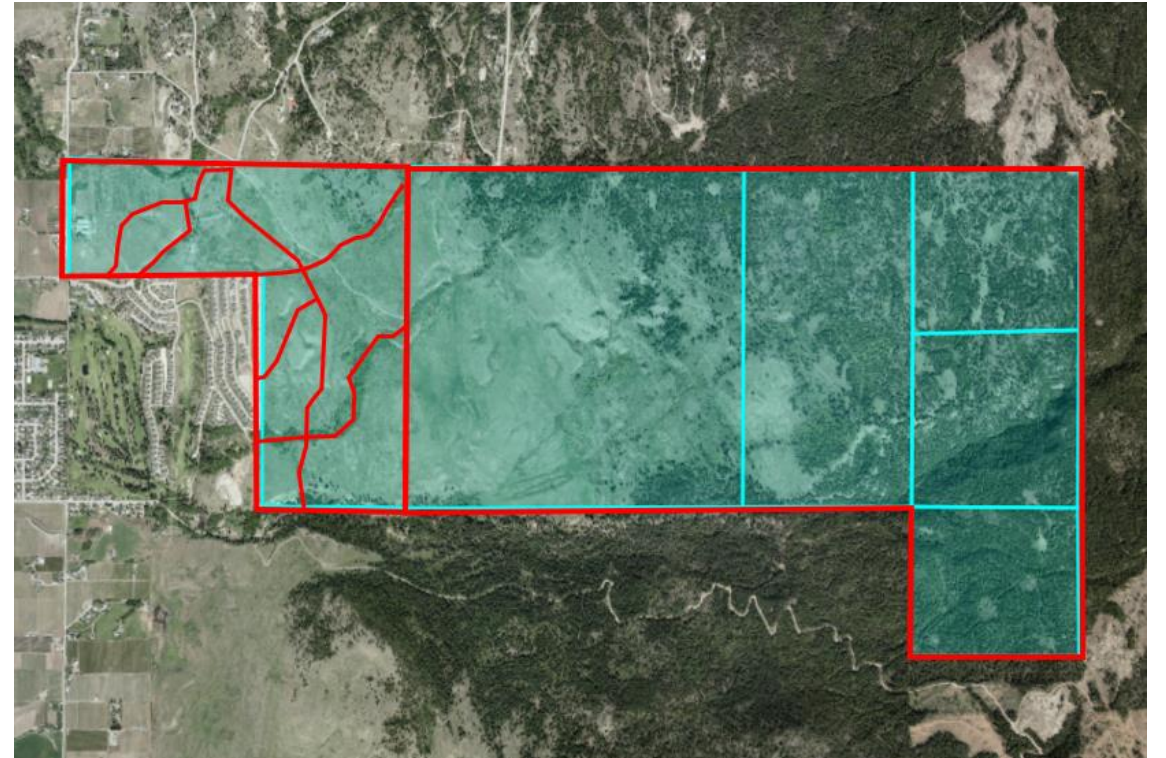
Current (6 lots):

- 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.



