



**CITY OF WEST KELOWNA
AGRICULTURAL ADVISORY COMMITTEE AGENDA**

Wednesday, July 3, 2024, 5:00 P.M.

COUNCIL CHAMBERS

3731 OLD OKANAGAN HWY, WEST KELOWNA, BC

Pages

- 1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER**

It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting is open to the public. This meeting is being webcast live and will be archived on the City's website.
- 2. INTRODUCTION OF LATE ITEMS**
- 3. ADOPTION OF AGENDA**
- 4. ADOPTION OF MINUTES**
 - 4.1 Minutes of the Agricultural Advisory Committee meeting held Wednesday, May 1, 2024 in the City of West Kelowna Council Chambers** 2
- 5. PRESENTATIONS**
- 6. DELEGATIONS**
- 7. UNFINISHED BUSINESS**
- 8. REFERRALS**
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- 9. CORRESPONDENCE AND INFORMATION ITEMS**
- 10. OTHER BUSINESS**
- 11. ADJOURNMENT OF THE MEETING**

The next Agricultural Advisory Committee meeting is scheduled for Wednesday, August 7, 2024 at 5:00 p.m.



CITY OF WEST KELOWNA
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Wednesday, May 1, 2024
COMMITTEE ROOM
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Jan Bath, Vice Chair
Marc Shoene
Anton Schori
Chris Zabek

MEMBERS ABSENT: Geoffrey Oliver, Chair
Serina Penner

Staff Present: Yvonne Mitchell, Planner III
Natasha Patricelli, Recording Secretary

1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER

The meeting was called to order at 4:59 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public and was not webcast live.

2. INTRODUCTION OF LATE ITEMS

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Agricultural Advisory Committee meeting held Wednesday, February 7, 2024 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the Minutes of the Agricultural Advisory Committee meeting held Wednesday, February 7, 2024 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 23-05; Zoning Bylaw Amendment and Official Community Plan Amendment; 3900 Gellatly Road

Highlights of the presentation include:

- Subject property is located in the Goats Peak/Gellatly neighbourhood;
- Currently zoned Country Residential Zone (RU1) and Land Use Designation is Rural Residential;
- Surrounding land uses include: Agricultural Zone (A1) and ALR, R1 and P1 (Rotary Beach);
- Subject property is 1.12 acres with a single detached dwelling and located on steep slopes;
- Proposal is to rezone from Country Residential Zone (RU1) to Comprehensive Development Zone (CD13);
- Proposal is to amend the Land Use Designation from Rural Residential to Commercial;
- Proposal is to build a 4 storey mixed use building with 23 residential units and 614 m² of commercial space;
- Comprehensive Development Zone would permit apartment, office, personal service establishment, restaurant and retail as principal uses;

- The Zoning Bylaw outlines agricultural setbacks and buffers for buildings adjacent and/or taller buildings abutting agricultural land. The proposed CD Zone includes a 15m setback from the agricultural land. No buffer is shown on the preliminary development plans;
- Application has been referred to various internal departments and external agencies. Comments have been received from the Agricultural Land Commission with recommendations for a trespass fence and a notation on title that adjacent ALR could be used for intensive farming and that farm noises and odors might be expected in the future;
- Public notification on the property with no comments received from the public at this time;
- Technical reviews include geotechnical, environmental and aquatic considerations.

Questions on the presentation:

- Why was Commercial Zoning proposed? Applicant commented that there is a need for commercial in the area;
- What is the proposed buffer to agricultural lands? Proposal is providing a 15m buffer with parking in the back, setback does not include a buffer with trees;
- Does this property require a level 1 buffer? Mixed use requires a level 2 buffer;
- How does staff feel about a larger setback without the planting? Staff are still reviewing the application;
- Is buffer determined by number of storeys or height above ground? Both; Height above ground is measured from every point around the building, not the average.

Applicant, Mark Takanen, was present and provided comments:

- Applicant noted that drainage and traffic studies have been completed;
- Future development of a round about in the area and underground parking is being included in the proposal.

Highlights of the discussion include:

- Concern with the location of access for the property;
- Current use with adjacent ALR - recommendation for vegetative buffer and note on title;
- A lot for that location;
- No issue with proximity to agricultural land;
- Reduction in vegetative buffer requirements but still included;
- Recommendation for ALR notice on title with proximity to agricultural land.

It was moved and seconded

THAT the Agricultural Advisory Committee recommend support for file Z 23-05, Zoning Bylaw Amendment and Official Community Plan Amendment, 3900 Gellatly Road with the addition of vegetative buffer and notice on title.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Decision Letter - Z 20-08, OCP and Zoning Amendment, 2211 Campbell Road

9.2 Decision Letter - Z 23-12, OCP and Zoning Amendment, Unaddressed Boucherie Road

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 5:25 p.m.

CHAIR

RECORDING SECRETARY



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: July 3, 2024

From: Cam Graham, Planner II

File No: OCP 24-02

Subject: **OCP 24-02; Official Community Plan Amendment, 3590 Webber Road**

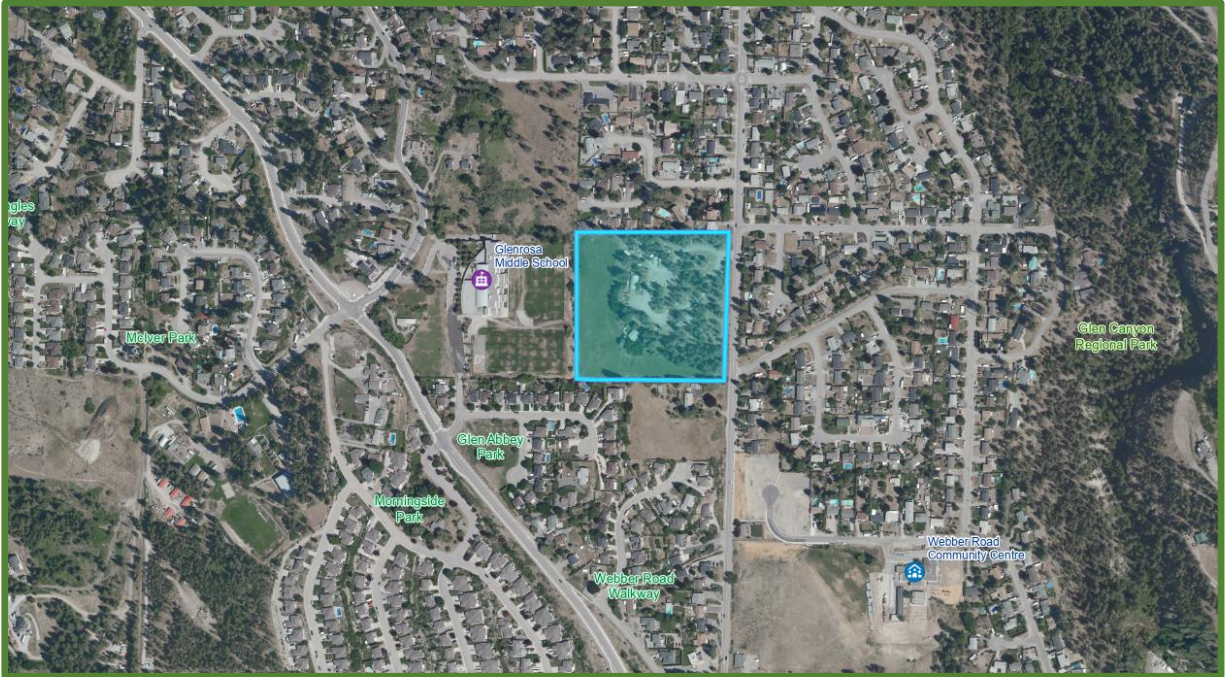
BACKGROUND

The subject property is located within the Glenrosa Neighbourhood is directly adjacent to the Glenrosa Middle School. There is currently an application for townhouses to the Northwest. The property is currently developed with a single detached dwelling. This OCP amendment application is preceded by an Agricultural application (A 10-01), which was an ALR exclusion application that the Council of the day supported on May 4th, 2010. The exclusion was allowed by the ALC on September 22, 2010.

PROPERTY DETAILS			
Address	3590 Webber Road		
PID	011-697-229		
Folio	36414600.005		
Lot Size	41076 m ²		
Owner	Rodney Webber	Agent	Protech Consulting
Current Zoning	A1 – Agricultural Zone	Proposed Zoning	A1 – Agricultural Zone
Current OCP	Agriculture	Proposed OCP	Medium Residential Zone
Current Use	Agriculture	Proposed Use	Medium Residential Zone
Development Permit Areas	Sensitive Terrestrial		
Hazards	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	R1 – Single Detached Residential Zone
East	>	R1 – Single Detached Residential Zone
West	<	R1 – Single Detached Residential Zone (Glenrosa School)
South	v	A1 – Agricultural Zone

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

The applicant is proposing an OCP amendment from Agricultural to Medium Density Residential to facilitate future development of the subject parcel.

Zoning and Policy Review

Official Community Plan Bylaw No.0300

The subject property Land Use Designation is Agriculture with the purpose of encouraging diverse, prosperous, and adaptable agricultural uses.

The proposed Land Use is Medium-Density Residential, which allows for low-rise housing forms including townhouses up to three storeys and multi-unit buildings (greater than three units) up to four storey. This density is slightly higher than what we see in neighbouring residential land uses (Figure 2).

<ul style="list-style-type: none"> • Medium Density Residential 	<ul style="list-style-type: none"> • To allow for low-rise housing forms including townhouses up to three storeys and multi-unit buildings (greater than three units) up to four storeys. 	<ul style="list-style-type: none"> • Townhouses • Duplexes • Multi-unit housing 	<ul style="list-style-type: none"> • Low-rise (townhouses/duplex) up to 3 storeys • Multi-unit housing up to 4 storeys
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Figure 1: Medium Density Residential Land Use Table



Figure 2: Land Use Designation Map

Agricultural Plan

4.5.4 Recommendation 11: Protection of Agricultural Land

Encouraging agricultural production on agricultural land, the District wishes to protect agricultural land in the Agricultural Land Reserve or zoned A1.

Policies:

1. The District of West Kelowna supports the protection of agricultural land in the District by ensuring an agricultural impact assessment is completed by a qualified professional whenever applications such as, but not limited to, the removal of land from the Agricultural Land Reserve or land zoned A1, or boundary adjustments, are received.
2. The District of West Kelowna encourages the valuation of agricultural land based on farm capability and value for agricultural use.

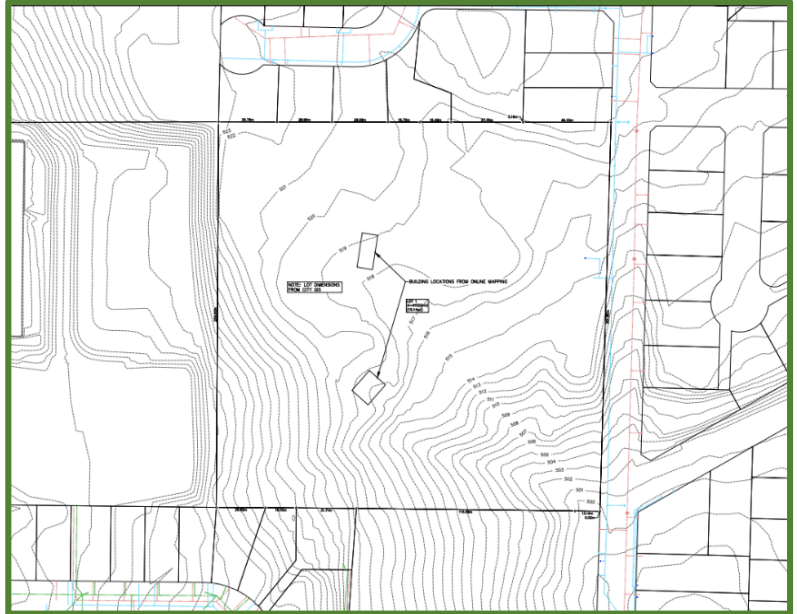


Figure 3: Site Survey

Additional policies and actions from the Agricultural Plan were not highlighted as part of this application but should be considered when reviewing this proposal.

Zoning Bylaw No.0265

The subject property has been reviewed at a high level; it cannot be fully reviewed at this time as the applicant is unsure what the site's goal will be if the OCP amendment is successful. Only the Land Use Designation is currently being considered, and if successful, a detailed Zoning Amendment will follow. The site appears large enough to facilitate many successful subdivision plans at a higher density. The applicant has assured staff that they will consider appropriate buffers in design at zoning to the adjacent land uses (Agricultural, Low-Density Residential and Institutional).

Technical Review

Agricultural Capability Assessment Executive Summary: Dated December 9th, 2009

The applicant submitted the executive summary of a complete Agricultural Capability Assessment dated December 9th, 2009. This Assessment was completed 15 years ago but still holds value as the actual use of the land has not changed in the past 15 years. A summary of key findings has been summarized below.

- The agricultural suitability of the subject property was considered poor.
- Subject property is not connected to any local or regional agricultural operations.
- The parcel has become a victim of urban sprawl with issues associated with when urban and suburban developments encroach on agricultural land.
- Not expected to set a precedent for future applications.

Functional Servicing Report prepared on May 1st, 2024, by Protech Consulting

Provides conceptual servicing strategies to a level of detail suitable for that of an OCP amendment which includes a general analysis of the existing infrastructure and its ability to accommodate this development.

- Protech believes “there do not appear to be any major obstacles that would prevent this development from proceeding”.

Road Access

- If the total unit count is over 100 units, a second access will be required. Site layouts will need to carefully consider this requirement to ensure a second access can be provided to Webber Road.
- Any new public roads on the property will likely be classified as Urban Local which will include a curb and gutter and a sidewalk on one side of the road.
- Frontage improvements along Webber Road will also likely be required to bring the road up to the current standards.
- The current City of West Kelowna Transportation Master Plan defines Webber Road as a Major Collector.

Referral Comments

Ministry of Agriculture:

- Ministry of Agriculture and Food staff have reviewed the referral and have determined that the Ministry’s interests are likely unaffected by this application.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the AAC may wish to consider the following:

- If the subject site is suitable for an OCP amendment from Agriculture to Medium Density Residential.

Specific comments would be appreciated should the AAC have any concerns with the proposed OCP amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,
Cam Graham, Planner II

Powerpoint: Yes No

Attachments:

1. Site Survey
2. Agriculture Capability Assessment – Executive Summary
3. Functional Servicing Report
4. ALC Decision Letter



PRELIMINARY

ISSUED FOR COORDINATION

LEGEND					
WATER		MANHOLE		I.C.	
SANITARY SEWER		POWER POLE		P.P.	
STORM SEWER		LAMP STANDARD		L.S.	
GAS		CATCH BASIN		C.B.	
UG TELEPHONE		HYDRANT		LPT	
UG ELECTRICAL		TREES		SERVICE BOX	

No.	MM/DD/YY	DATE	BY	REVISION	Chk'd	No.	MM/DD/YY	DATE	BY	REVISION	Chk'd
2	06/11/24		CJP	FOR COORDINATION	HGM						
1	02/21/24		CJP	FOR COORDINATION	HGM						

DRAWN	CJP
DESIGN	HGM
APPROVED	TEXT EDIT
DATE	FEB 2024
SCALE	
HORIZ.	1:750
VERT.	NA

PROTECH CONSULTING
300 - 3275 Lakeshore Rd Kelowna B.C. PERMIT TO PRACTICE NO.: 1001403

ROD WEBBER
 3590 WEBBER ROAD
 LOT 13 DL 3189 ODYD PLAN 1259

DRAWING NO.
24008-P3

REV. NO.
2



REVISION: P:\PROJECTS\24008 - 3590 Webber Road\1 - CAD FILES\1 - Production Sheet Drawing\1 - Preliminary.dwg\24008-P3.dwg
 PRINTED ON: 6/11/2024 10:52 AM

EXECUTIVE SUMMARY

As requested by Mr. Rod Webber (the Landowner) a detailed Soils on Site Inspection of the property at 3590 Webber Road, Westbank, BC (the Subject Property) was carried out by Catherine Orban, MSc, PAg on August 12, 2009. The purpose of this inspection was to assess the agricultural capability and suitability of the Subject Property. The Landowner requested this inspection as a component of his application to the Regional District of Central Okanagan and the Agricultural Land Commission (ALC) to exclude the Subject Property from the Agricultural Land Reserve (ALR).

The Subject Property is one of several adjacent lots that were purchased by the Webber family in 1931. Today, the Subject Property, which is 4.1 ha in size, is almost entirely surrounded by non-ALR land, most of which has been developed into small-lot residential subdivisions.

Five soil test pits (TP1 to TP5) were excavated to depths of 120 to 160 cm by a small tracked excavator. The test pits were located on sites that represented variations in topography, aspect, vegetation and land use. Eight representative soil samples were taken from four of the test pits and submitted for laboratory analysis of soil nutrients and physical characteristics.

The Subject Property was found to have moderate to poor agricultural capability (AC) that is further compromised by the irregular configuration and fragmentation of some of the better AC units throughout the parcel. In general, moderate to severe soil moisture deficiencies were determined to be the primary limitations to agricultural capability. Excessive stoniness and adverse topography were influential but less extensive limitations on the Subject Property. The agricultural capability ratings ranged from: Class 5 A, T and/or P improvable to Class 3 A, T and/or P (using the modified tree fruits and grapes classification); to Class 7ATP, unimprovable; and Class AN (anthropogenic alterations).

The agricultural suitability of the Subject Property was determined to be poor. The primary factors used in determining the agricultural suitability were the agricultural capability ratings, the proximity and abundance of small lot residential subdivisions, the small parcel size, the historical land use and the irregular and fragmented distribution of some of the better areas of the Subject Property.

A number of potential conflicts that commonly occur when agricultural properties are not sufficiently buffered from encroaching suburban and urban development were identified as they applied to the Subject Property. The potential primary concerns for agricultural activities on the Subject Property were anticipated to be the health and safety of livestock, increased trespassing by local residents and their pets, and public pressure to minimize hours of operation, noise, odours and dust. Some of the neighbourhood concerns that may be expected in cases such as these are noise, odours, increased traffic and issues associated with various pest control measures.

Under the current circumstances, no commercially viable agricultural uses were identified for the Subject Property. The current use of the Subject Property as a small hobby farm is considered to be the most suitable agricultural use of this parcel. However, the Landowners need to be cautious in ensuring the safety of any livestock or exotic animals kept on site due to the high population density in the immediate vicinity.

The Subject Property is not currently connected to any local or regional agricultural operations. Therefore, the exclusion of the Subject Property from the ALR is not anticipated to have any adverse impacts on local or regional agricultural operations or productive capacity.

The exclusion of the Subject Property from the ALR would only potentially set a precedent for other properties in the area that have similar conditions including a location where they are surrounded by non-ALR small-lot residential subdivisions, marginal agricultural capability and poor agricultural suitability. Therefore, this exclusion is not expected to set a precedent for future applications by other properties that are located in dedicated agricultural areas with less severe limitations.

- The agricultural suitability of the Subject Property was determined to be poor. The primary factors used in determining the agricultural suitability were the agricultural capability ratings, the proximity and abundance of small lot residential subdivisions, the small parcel size, the historical land use and the irregular and fragmented distribution of some of the better areas of the Subject Property.
- A number of potential conflicts that commonly occur when agricultural properties are not sufficiently buffered from encroaching suburban and urban development were identified as they applied to the Subject Property. The potential primary concerns for agricultural activities on the Subject Property were anticipated to be the health and safety of livestock, increased trespassing by local residents and their pets, and public pressure to minimize hours of operation, noise, odours and dust. Some of the neighbourhood concerns that may be expected in cases such as these are noise, odours, increased traffic and issues associated with various pest control measures.
- Under the current circumstances, no commercially viable agricultural uses were identified for the Subject Property. The current use of the Subject Property as a small hobby farm is considered to be the most suitable agricultural use of this parcel. However, the Landowners need to be cautious in ensuring the safety of any livestock or exotic animals kept on site due to the high population density in the immediate vicinity.
- The Subject Property is not currently connected to any local or regional agricultural operations. Therefore, the exclusion of the Subject Property from the ALR is not anticipated to have adverse impacts on local or regional agricultural operations or productive capacity.
- The exclusion of the Subject Property from the ALR would only potentially set a precedent for other properties in the area that have similar conditions including a location where they are surrounded by non-ALR small-lot residential subdivisions, marginal agricultural capability and poor agricultural suitability. Therefore, this exclusion is not expected to set a precedent for future applications by other properties with less severe limitations that are located in dedicated agricultural areas.

8.2 Conclusions

The Subject Property has never supported a commercially viable agricultural operation. For this, and several other reasons as described in this report, the exclusion of the Subject Property from the ALR is not anticipated to have any impacts on the local or regional agricultural productive capacity or infrastructure. Furthermore, this exclusion is not expected to set a precedent for other properties in the community that have not become isolated islands in the midst of intensive residential developments.

There are virtually no prospects for commercial agricultural activities on the Subject Property under the current circumstances. Although the soils, climate and terrain related limitations as identified in this assessment range from moderate to severe, the greatest obstacle to agriculture on the Subject Property is that it is a small parcel without any buffering that is located in a suburban residential neighbourhood. This parcel has become a victim of "urban sprawl", along with all the issues commonly associated with land use and lifestyle conflicts when urban and suburban developments encroach upon agricultural land.

May 1, 2024
Our File: 24008
Revision: 1

City of West Kelowna
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

Attention: Cam Graham, Planner II

Dear Mr. Graham:

Re: Functional Servicing Report – 3590 Webber Road Development

Protech Consulting has been retained by Rodney Webber to prepare a Functional Servicing Report for the City of West Kelowna in support of an Official Community Plan (OCP) amendment application for 4.1 hectares located at 3590 Webber Road (herein referred to as “the Webber Road development”).

This functional servicing report outlines the servicing concepts proposed for the development. This report provides conceptual servicing strategies to a level of detail suitable for that of an OCP amendment which includes a general analysis of the existing infrastructure and its ability to accommodate this development. This report assesses the servicing for sanitary sewer, storm sewer and stormwater management, water distribution, shallow utilities, and road access.

1 GENERAL AND PROJECT DESCRIPTION

This development is located in the Glenrosa neighborhood of the City of West Kelowna. The legal description is Lot 13 Plan KAP1256 and the property encompasses a 4.1 hectare area.

The Webber Road development is currently zoned A1 – Agricultural Zone and has an agricultural land use designation in the OCP but is not in the Agricultural Land Reserve. The proposed zone for this development is R3 – Low Density Multiple Residential to allow for both duplex and townhouse units. The property is located within the growth boundary of the OCP.

Surrounding land uses primarily include single detached residential zoned properties except for the neighboring lot on the southeast corner zoned A1 and Glenrosa Middle School zoned P2 on the west side of the property. The subject property is mostly treed but has a large field on the west side. The natural topography of the area mostly consists of gently sloping terrain from the northwest corner to the southeast corner towards Webber Road with an approximate average grade of 10%.

The OCP and zoning amendment application is proposed to facilitate a development that could consist of duplex lots accessed by municipal road and a townhouse site with privately owned roads. The duplex lots are proposed along the perimeter interface with existing single family residential lots to provide a buffer for the townhouse portion. The proposed land use for the development is medium density residential to facilitate these two types of housing consisting of approximately 130 units. A subdivision plan has been included in the Appendix as a possible layout for the property. The City of West Kelowna Works and Services Bylaw 0249 (herein referred to as “the Bylaw”), requires a density of 2 people per unit to be used for servicing analysis. For the purposes of this functional servicing report and determining the impact of this development on the existing infrastructure, the population of 260 people is used in the following sections as required.

2 SANITARY SEWER

Surrounding City of West Kelowna sanitary infrastructure is limited to an existing 200mm diameter sanitary sewer on Webber Road north of the intersection of Webber Road and Scotstown Road, and a 250mm diameter sanitary sewer on Webber Road south of the same intersection. This sanitary sewer is conveyed by gravity with ultimate discharge to the Westside Regional Wastewater Treatment Plant operated by the Regional District of Central Okanagan.

2.1 Webber Road Development Sanitary Demands

As mentioned in Section 1 of this report, the proposed servicing population added to the existing sanitary sewer infrastructure is 260 people. The Bylaw requires new development to consider a domestic flow rate of 350 L/cap/d and a minimum infiltration & inflow rate of 5,000 L/ha/d. The following table outlines the sanitary sewer demands for the Webber Road development.

SANITARY SEWER DESIGN FLOWS	
Average Daily Dry Weather Flow =	350 Lpcd
Total Population =	260 people
Average Domestic Flow =	1.05 L/s
Peaking Factor =	3.08
Peak Domestic Flow =	3.24 L/s
Groundwater Infiltration Rate =	5,000 L/ha/d
Site Area =	4.1 ha
Total Groundwater Infiltration =	0.24 L/s
Total Peak Hour Design Flow =	3.48 L/s

2.2 Webber Road Development Sanitary Servicing Strategy

The subject development can be serviced through connection to the existing 200mm sanitary sewer main on Webber Road. Servicing of the development would consist of a city owned sanitary collection for the duplex lots within the municipal road and a privately owned sanitary sewer collection system for the townhouse site. A tie in location at the intersection of the new municipal road and Webber Road would provide service to the duplex lots, while a separate connection at the southeast corner of the property would provide service to the townhouse portion of the property.

Further coordination with the City of West Kelowna through future application processes can confirm if downstream capacity in the sanitary sewer exists for this development. All new onsite sanitary sewer collection should be designed in accordance with the current version of the BC Plumbing Code and good engineering practices. All new offsite sanitary sewer collection should be designed to the requirements of the Bylaw.

2.3 Review of City of West Kelowna Sanitary Sewer Utility Master Plan

The current edition of the City of West Kelowna's Sanitary Sewer Utility Master Plan (March 2014) was reviewed to cross reference any required system upgrades contributed to by the subject development.

Based on the 10-year, 20-year and full build out conditions reviewed in the Master Plan, there are no upgrades proposed to the downstream sanitary sewer system between the Webber Road development and the Wastewater Treatment Plant.

3 STORM SEWER AND STORMWATER MANAGEMENT

Surrounding City of West Kelowna stormwater management infrastructure includes a shallow ditch on Webber Road along the entire east side of the property. There is currently no storm sewer present within Webber Road along the frontage of the subject property. The nearest storm sewer available to service this property is a 1,050mm pipe located approximately 112m south of the property on Webber Road.

Traditional stormwater management practice results in little or no impact on the existing storm infrastructure or creeks with respect to the peak flows. Municipal bylaws require the detention of stormwater captured under post development conditions with controlled release to existing infrastructure at pre-development runoff rates in attempts to mimic the existing runoff conditions and not overwhelm the downstream drainage capacities. While this practice results in no increase in peak flow due to the increase in impervious areas, there is an increase in overall runoff volume released to the downstream infrastructure and major flow routes over longer time durations.

The capacities of the downstream ditches and storm sewer are the potentially limiting constraints in the drainage system for this area. These drainage routes are typically sized for the major storm events including the upstream undeveloped contributions (including the Webber Road development) and if typical stormwater management practices are followed then no downstream issues should be encountered. If during future detailed design, storm sewer capacity issues are identified, the upgrades can be completed, or the development can detain larger volumes of water with slower release rates that are within any limiting capacities downstream.

3.1 Webber Road Development Stormwater Management Strategy

Stormwater infrastructure required to service the Webber Road development will be based on the final iterations of the development layouts determined through future application processes. In any event, stormwater infrastructure will need to be extended north on Webber Road from the existing 1,050mm pipe. As this development has both private and public owned infrastructure, stormwater management should be developed in the same way. The stormwater management infrastructure for the publicly owned road related to the duplex fee simple lots will be designed as a separate system from the privately owned works related to the townhouse site.

Future detailed design of the stormwater management infrastructure will be based on computer modelling of the infrastructure to validate designs. Evaluation of the native soils for ground infiltration of surface runoff should be reviewed as a possible option for a component of the stormwater management design. Whether the stormwater detention is accommodated through a below ground tank or above ground pond, the most natural location for these storage facilities is at the lowest topographical points on the site adjacent to Webber Road. This also allows for a simple connection of the stormwater release to an offsite drainage route.

All storm sewer systems should be designed in accordance with the Bylaw, the current version of the BC Plumbing Code and good engineering practices to collect all runoff captured by new impervious areas and route it to the stormwater detention facility. The following stormwater management design concepts should also be utilized to the greatest extent possible:

- Implement and utilize City of West Kelowna Storm Water Best Management Practices for both temporary works during construction and permanent works in design.
- Maintain post development drainage courses in their natural locations to the greatest extent possible.
- Utilize groundwater infiltration methods wherever possible and where soil conditions permit. This needs to be carefully considered on a case-by-case basis with geotechnical recommendations and consideration for groundwater breakout downstream.
- Provide treatment of stormwater prior to discharge to environmentally sensitive areas or where the potential for larger concentrations of contaminants are likely to enter captured stormwater systems (i.e. parking lots).

3.2 Review of City of West Kelowna Master Drainage Plan

The current edition of the City of West Kelowna's Master Drainage Plan Vol. I (October 2011) was reviewed to highlight any pre-identified drainage projects within the vicinity of or downstream of the Webber Road development. The following were noted:

- Although not identified as a formal project in the Master Drainage Plan, the mapping shown on Figure 3.6 identifies a flow path through the subject property as well as 2971 Gorman Road. This flow path is proposed to pass runoff from a low point on Gorman Road to Webber Road. The Master Drainage Plan notes an estimated 100-year flow rate of 104 Lps is expected along this route, although further coordination with the City of West Kelowna will be required to confirm. To manage this flow, this development should provide an overland flow route that bypasses any new stormwater detention infrastructure required for this development and routes this design flow to Webber Road.
- Project 3.6 involving establishing a drainage easement from Webber Road to Inverness Road downstream of the subject property was identified. It is assumed that this project has already been completed with the development of the property at the previous civic address 3645 Webber Road.

- Project 3.7 involving installing erosion protection from Webber Road to Inverness Road downstream of the subject property was identified. It is assumed that this project has already been completed with the development of the property at the previous civic address 3645 Webber Road.

4 WATER SYSTEM

Surrounding City of West Kelowna water infrastructure is limited to an existing 350mm diameter watermain on Webber Road along the entire length of the frontage of the subject property. This main is within pressure zone PZ578 which sees direct gravity feed from the Powers Creek Water Treatment Plant. There is an existing irrigation service to the property from Webber Road.

4.1 Webber Road Development Water Demands

As mentioned in Section 1 of this report, the proposed servicing population added to the existing water infrastructure is 260 people. The Bylaw requires new development to consider domestic average, maximum, peak, and fire flow rates listed in the below table with corresponding development flow rates calculated for the Webber Road development.

DOMESTIC WATER DESIGN FLOWS	
Average Annual Daily Demand (ADD) =	900 Lpcd
Maximum Daily Demand (MDD) =	2,400 Lpcd
Peak Hour Demand (PHD) =	4,000 Lpcd
Population =	260 people
Domestic ADD =	2.71 Lps
Domestic MDD =	7.22 Lps
Domestic PHD =	12.04 Lps
Multi-Family Residential Fireflow (FF) =	90 L/s
Q _{design} (MDD + FF) =	97.22 Lps

4.2 Webber Road Development Water Servicing Strategy

All new water servicing for the Webber Road development should aim to comply with the Bylaw design criteria as follows:

- Maximum pipe velocity of 2 m/s during PHD
- Maximum pipe velocity of 4 m/s during MDD + FF
- Maximum Static Pressure of 900 kPa (130 psi)
- Minimum Dynamic at PHD of 275 kPa (40 psi)

- Minimum Residual Pressure at MDD + FF conditions 140 kPa (20 psi)
- Minimum Static Pressure of 275 kPa (40 psi)

The static hydraulic grade line of the water main in Webber Road is 583m and the highest elevation of the subject property is approximately 523m. This gives an elevation difference of 60m, a static head of 588.6kPa (85.4psi) and is within the requirements of the Bylaw.

Further coordination with the City of West Kelowna on available pressures determined from their model is required. Analysis of the water distribution system has not been included with the scope of this report due to the complexities of modelling a system of this size with numerous loops, demands and pressure zones. It is best that an analysis of the system be performed by the City or their preferred consultant as they will have an up-to-date model that can be used to easily confirm flow capacity, pressures, and velocities. If required, a fire hydrant flow test can be performed to validate the model results.

Based on the existence of similar nearby developments, it is doubtful that there will be any issues meeting demands of the subject development with respect to minimum flows and maximum velocities in the existing watermain pipes. Furthermore, existing nearby development likely confirms that minimum pressures are available for all flow conditions as defined in the Bylaw.

4.3 Review of City of West Kelowna Water Utility Master Plan

The current edition of the City of West Kelowna's Water Utility Master Plan (November 2014) was reviewed to identify any existing offsite system upgrades proposed within the vicinity of the Webber Road development. The following was noted:

- Project 4 involving upgrading the water main from a 150mm diameter pipe to a 200mm diameter pipe on Webber/McAllister/McIver Road was identified according to the existing demand conditions. Further coordination with the City of West Kelowna will be required to determine if the new water demands of the subject property will trigger the requirement for this water system upgrade.
- Project 9 involving upgrading the 150mm and 200mm mains to 250mm mains on McIver and Gorman Road were identified according to the existing demand condition. Further coordination with the City of West Kelowna will be required to determine if the new water demands of the subject property will trigger the requirement for this water system upgrade.

5 SHALLOW UTILITIES

Shallow utility service providers in the Webber Road development area are BC Hydro, Fortis BC Gas, Telus, and Shaw. All new development should be provided with electricity, gas (if desired), telephone, cable and internet services. Designs for shallow utility servicing will comply with the individual standards for each service provider and in accordance with the City of West Kelowna's standard road drawings.

6 ROAD ACCESS

The Webber Road development has frontage on one existing road dedication. The National Fire Protection Association (NFPA) outlines the minimum number of access routes into a neighborhood based on the number of residential units. The below table outlines the NFPA requirements.

Number of Residences	Number of Access Routes
0-100	1
101-600	2
> 600	3

If the total unit count is over 100 units, a second access will be required. Site layouts will need to carefully consider this requirement to ensure a second access can be provided to Webber Road.

Any new public roads on the property will likely be classified as Urban Local which will include curb and gutter and a sidewalk on one side of the road. Frontage improvements along Webber Road will also likely be required to bring the road up to the current standards. The current City of West Kelowna Transportation Master Plan defines Webber Road as a Major Collector. Further coordination with the City of Kelowna during future development applications will determine whether the urban or rural standard should be used.

Designs of any onsite private roads should consider adequate space for utility infrastructure, compliance with the BC Building Code emergency access standards, and good engineering practices.

7 CLOSURE

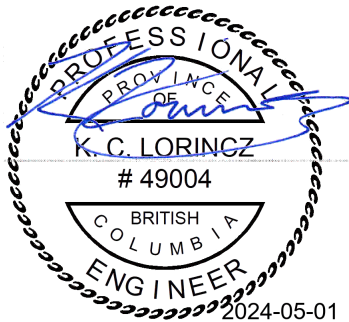
We have reviewed the existing sanitary sewer, storm sewer, water distribution system, and transportation networks in vicinity of the development of 3590 Webber Road and have outlined the servicing strategies necessary to accommodate this development to the standards set in the City of West Kelowna Works and Services Bylaw 0249.

Further review and coordination with the City of West Kelowna during future applications will be required to confirm the information provided in this report. With the information available at this time, there do not appear to be any major obstacles that would prevent this development from proceeding.

We trust you will find the foregoing to be in order, however if you have any questions, please feel free to contact the writer.

Yours truly,

PROTECH CONSULTING



Kyle C. Lorincz, P.Eng.
Permit To Practice 1001403



PRELIMINARY

ISSUED FOR COORDINATION

LEGEND	
WATER	
SAN. SEWER	
STORM SEWER	
GAS	
U/G UTILITY (ALIGNMENT)	
EX. MANHOLE	
PROP. MANHOLE	
POWER POLE	
LAMP STANDARD	
CATCH BASIN	
HYDRANT	
SURVEY MONUMENT	
WATER CURB STOP	
SANITARY INSPECTION CHAMBER	
STORM INSPECTION CHAMBER	
TRANSFORMER - POWER	
SERVICE BOX	

PROTECH CONSULTING

300 - 3275 Lakeshore Rd Kelowna B.C. Phone 860-1771

PERMIT TO PRACTICE NO.: 1001403

NO.	DATE	BY	REVISION	CH'KD
1	02/21/2024	CJP	FOR COORDINATION	CH'KD

DRAWN	CJP
DESIGN	HGM
APPROVED	TEXT EDIT
DATE	FEB 2024
SCALE	
HORIZ.	1:750
VERT.	1:75

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

ROD WEBBER
3590 WEBBER ROAD
LOT 13 DL 3189 ODYD PLAN 1259

DIVISION	
DRAWING NO.	REV. NO.
24008-P3	1

FILE LOCATION: P:\PROJECTS\24008 - 3590 WEBBER ROAD - COO FILE\24008 - Production Sheet Drawing\1 - Preliminary\24008-P3.dwg PRINTED ON: 2/27/2024 8:38 AM



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

September 22, 2010

Reply to the attention of Martin Collins
ALC File: 51809

Grant Maddock
Protech Consultants
#200, 1461 St Paul St.
Kelowna, B.C.
V1Y 2E4

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution #2646/2010 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

By way of a copy of this letter, the Commission is advising the Registrar of Land Titles of its order and confirming that the ALR notation is to be removed from Certificate of Title #KD42432.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your local government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a white background.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: District of West Kelowna
BC Land Title & Survey, Kamloops
BC Assessment, Kelowna

MC/51809d1



A meeting was held by the Provincial Agricultural Land Commission on September 13th, 2010 at Kelowna, B.C.

PRESENT:	Richard Bullock	Chair
	Roger Mayer	Chair, Okanagan Panel
	Jim Johnson	Commissioner
	Bert Miles	Commissioner
	Martin Collins	Staff
	Brian Underhill	Staff

For Consideration

Application: 51809
 Applicant: Harriet and Rodney Webber
 Agent: Protech Consultants, Grant Maddock
 Proposal: To exclude the 4 ha parcel from the ALR for residential development
 Legal: PID 011-697-229 Lot 13, DL 3189, ODYD, Plan 1256, Except Plan 20022
 Location: Glenrosa, West Kelowna

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission recalled its previous support for the exclusion of lands in Glenrosa lying north of DL 3482 and west of Powers Creek – as per Resolution # 1243/1993. The Commission did not believe that the Glenrosa ALR, as referenced above, was suitable for agricultural uses.

The Commission noted that almost all of the Glenrosa lands have been excluded from the ALR, and developed for residential or other urban uses, including those lands adjoining the subject property to the north, east and west. The Commission supported the application to be consistent with its previous decision(s) to support the exclusion of Glenrosa from the ALR.

The 4 ha subject parcel was the largest remaining ALR parcel in the area. Several smaller lots remain in the ALR, but are supported for exclusion when applications are submitted.

IT WAS

MOVED BY: Commissioner R. Mayer

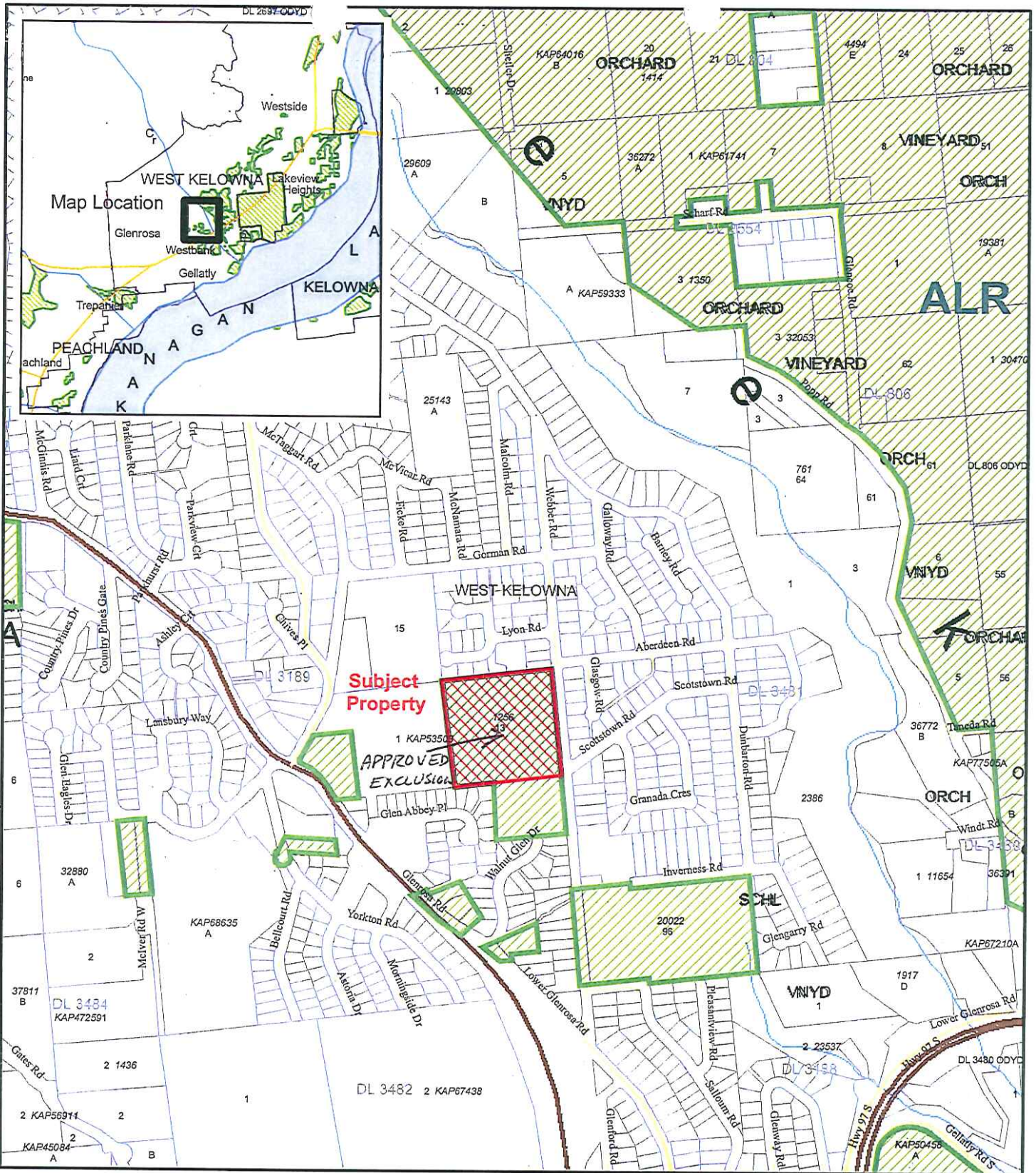
SECONDED BY: Commissioner B. Miles

THAT the application to exclude 4 ha be allowed.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

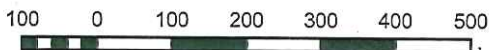
Resolution # 2646/2010



RESOLUTION # 2646/2010
 APPROVED EXCLUSION

ALC Context Map

Map Scale: 1:10,000



ALC File #:	51809
Mapsheets #:	82E.082
Map Produced:	Jul 21, 2010
Regional District:	Central Okanagan