



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.

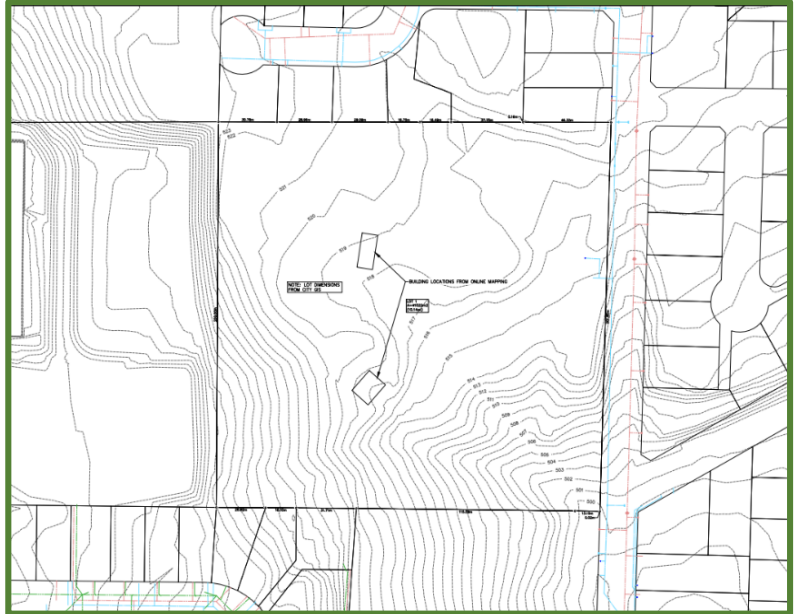


Figure 3: Site Survey

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