
CITY OF KELOWNA

MEMORANDUM

Date: October 10, 2001
File No.: A01-108

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A01-108

OWNER/APPLICANT: Edwin and Evelyn Henkel

AT: 202 Drake Road

PURPOSE: To obtain permission from the Land Reserve Commission to subdivide the subject property for the purpose of a Homesite Severance in accordance with Section 22 (1) of the Agricultural Land Reserve Act.

EXISTING ZONES: A1 – Agriculture 1

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

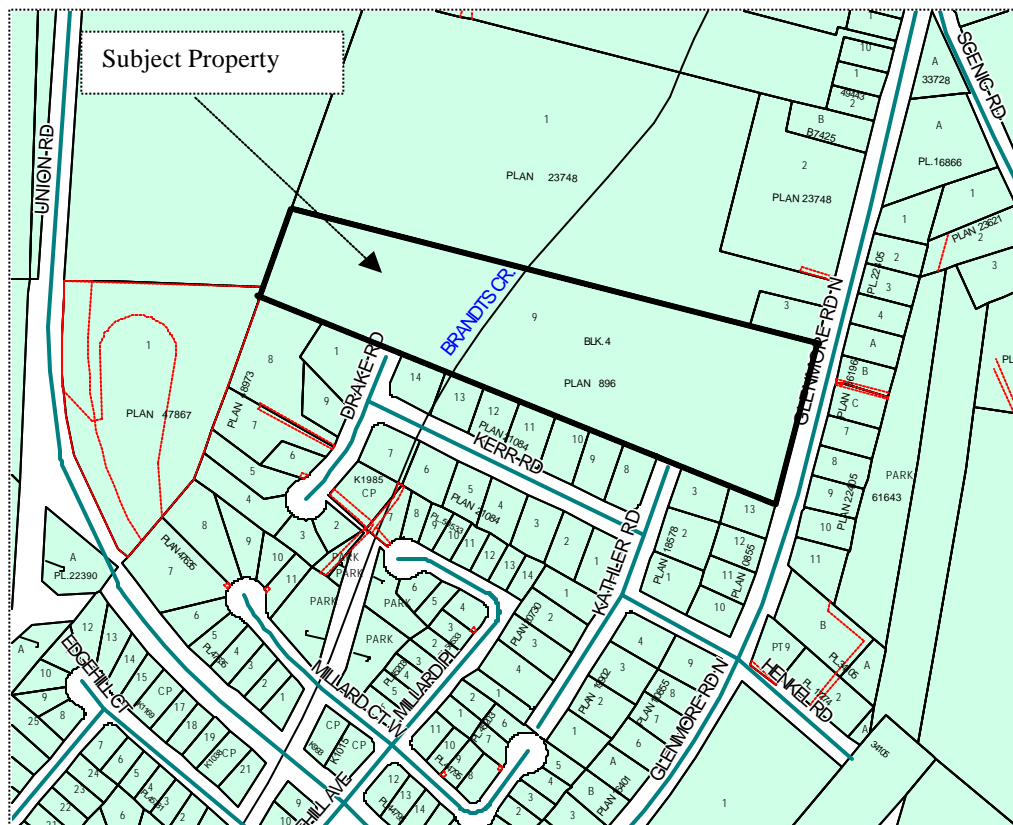
1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A01-108, Lot 9, Block 4, Sections 4 & 9, Township 23, O.D.Y.D., Plan 896, located on Glenmore Road N and Drake Road, Kelowna, B.C., for subdivision within the Agricultural Land Reserve pursuant to Section 22(1) of the Agricultural Land Reserve Act be supported by the Municipal Council;

AND THAT Municipal Council forward the subject application to the Land Reserve Commission.

2.0 SUMMARY

The purpose of the application is to obtain approval from the Land Reserve Commission to subdivide the subject property to create a 0.49 ha (1.2 ac) Homesite Severance panhandle lot within the Agricultural Land Reserve. The owners would like to create a Homesite Severance lot on the westerly portion of their property. This portion of the property is well treed, significantly sloped and contains an existing barn and workshop. The applicant intends on renovating the barn into a residence. Two existing residences would remain on the proposed parcel remainder which would be 3.24 ha (8.0 ac) in size.



ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Orchard & hay field
East - A1 – Agriculture 1; Residential
South - RU1 – Large Lot Housing, RR3 – Rural Residential 3; Residential
West - A1 – Agriculture 1, P4 - Utilities; vacant (Glenmore Highlands Area Structure Plan area)

CLI Land Capability: 4AD (3D), 6:4AD 4:6WN (6:3DT 4:4NW), 7:4AD 3:4A (5:3D 3:2AP 2:3D), unclassified

The improved Land Capability rating for the portion of the site to remain in agricultural production is Class 3 with capability subclass of undesirable soil structure and/or low perviousness.

The improved Land Capability rating for the proposed homesite severance is Class 3 and 4 with capability subclasses of undesirable soil structure and/or low perviousness, soil moisture deficiency, topography, stoniness, excess water, and salinity.

Soil Classification: WK:23, 6WK:34 4SR:34, 7WK:34 3GT:34, unclassified

The soil classification is primarily Westbank Soil that is moderately well draining orthic gray luvisol with 100 cm or more of clay, clay loam or silty clay texture. The land characteristics associated with Westbank Soil is nearly level to strongly sloping stratified glaciolacustrine sediments.

5.0 CURRENT DEVELOPMENT POLICY

5.1 City of Kelowna Strategic Plan (1992)

A Primary Goal of the Strategic Plan is to preserve viable agricultural holdings as an integral part of our community.

5.2 Kelowna Official Community Plan (1994 – 2014)

The Official Community Plan designation of the subject property as Rural / Agricultural and recognizes the importance of agricultural uses

5.3 Glenmore / Clifton / Dilworth Sector Plan

The Sector Plan designates the future land use of the subject property as Rural / Agricultural. The plan identifies an objective of the City of Kelowna to promote and support the long-term opportunities for farm operations.

5.4 City of Kelowna Agriculture Plan (1998)

The Agriculture Plan identifies the subject property as being suitable for retention within the Agricultural Land Reserve. The Agriculture Plan states that the City of Kelowna will continue to support the concept of Homesite Severance applications when consistent with the Land Reserve Commission Policy No. 025/78

6.0 PLANNING COMMENTS

The proposed subdivision to accommodate the creation of a homesite severance lot is supported in the relevant planning documents. Also, the application seems consistent with the Land Reserve Commission Policy No. 025/78 regarding Homesite Severance's. (see attached)

However, one of the two existing homes that will remain with the remainder will become non-conforming unless the owner can prove that the additional home is required as an "additional agricultural dwelling".

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RGS/JD/jd
Attachments

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | A01-108 |
| 2. APPLICATION TYPE: | Homesite Severance Subdivision within the ALR |
| 3. OWNER: | Edwin & Evelyn Henkel |
| . ADDRESS | 202 Drake Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1V 1X2 |
| 4. APPLICANT/CONTACT PERSON: | Edwin Henkel |
| . ADDRESS | 202 Drake Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1V 1X2 |
| . TELEPHONE NO.: | (250) 762-8084 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | August 22, 2001 |
| Date Application Complete: | August 22, 2001 |
| Staff Report to AAC: | September 13, 2001 |
| Staff Report to Council: | October 10, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 9, Block 4, Sections 4 & 9, Twp. 23, ODYD, Plan 896 |
| 7. SITE LOCATION: | West of Glenmore Road N. and north of Kerr Road |
| 8. CIVIC ADDRESS: | 202 Drake Road |
| 9. AREA OF SUBJECT PROPERTY: | 3.72 ha (9.2 ac) |
| 10. EXISTING ZONE CATEGORY: | A1 – Agriculture 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain permission from the Land Reserve Commission to subdivide the subject property for the purpose of a Homesite Severance in accordance with Section 22 (1) of the Agricultural Land Reserve Act. |
| 12. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | Not Applicable |

Attachments that are missing from the Electronic Version

Subject Property Map

ALR Map

Topographical Map

Proposed Subdivision Layout

Land Reserve Commission Homesite Severance Policy #025/78