
CITY OF KELOWNA

MEMORANDUM

Date: February 20, 2003
File No.: A02-0112

To: City Manager

From: Planning & Development Services Department

Subject: APPLICATION NO. A02-0112 OWNER/APPLICANT: Theodore N & Margaret M. Zarr

AT: 1755 Heimlich Road

PURPOSE: To obtain permission from the Land Reserve Commission to subdivide within the Agricultural Land Reserve in order to accommodate a homesite severance parcel.

EXISTING ZONE: A1 – Agriculture 1

REPORT PREPARED BY: Mark Koch

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Agricultural Land Reserve Appeal No. A02-0112, Lot A, Section 8, Township 26, ODYD, Plan 25537 except Plan 42274, located on Heimlich Road, Kelowna, B.C. for subdivision within the Agricultural Land Reserve, in order to accommodate a homesite severance parcel, pursuant to Section 21(2) of the Agricultural Land Reserve Act be supported by Municipal Council;

2.0 SUMMARY

The applicant is requesting permission from the Land Reserve Commission to subdivide within the Agricultural Land Reserve to accommodate a homesite severance parcel. The applicants are requesting a homesite severance lot of approximately 0.7 ha (1.74 ac) in area. The size of the parcel was determined by the location of the existing buildings, septic field and well, as noted on the attached map.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of February 13, 2003, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports Agricultural Application No. A02-0112 Lot A, Plan 25537, Sec. 8, Twp. 26, ODYD, 1755 Heimlich Road by Theodore & Margaret Zarr to obtain approval from the Land Reserve Commission for a homesite severance.

4.0 SITE CONTEXT

The property is located in the Southeast Kelowna Sector area of the city and on the south side of Heimlich Road. Mission Creek is located on the west side of the property. The property is approximately 3.9 ha (9.6 ac) in area and is predominantly flat at an elevation of 350 m.

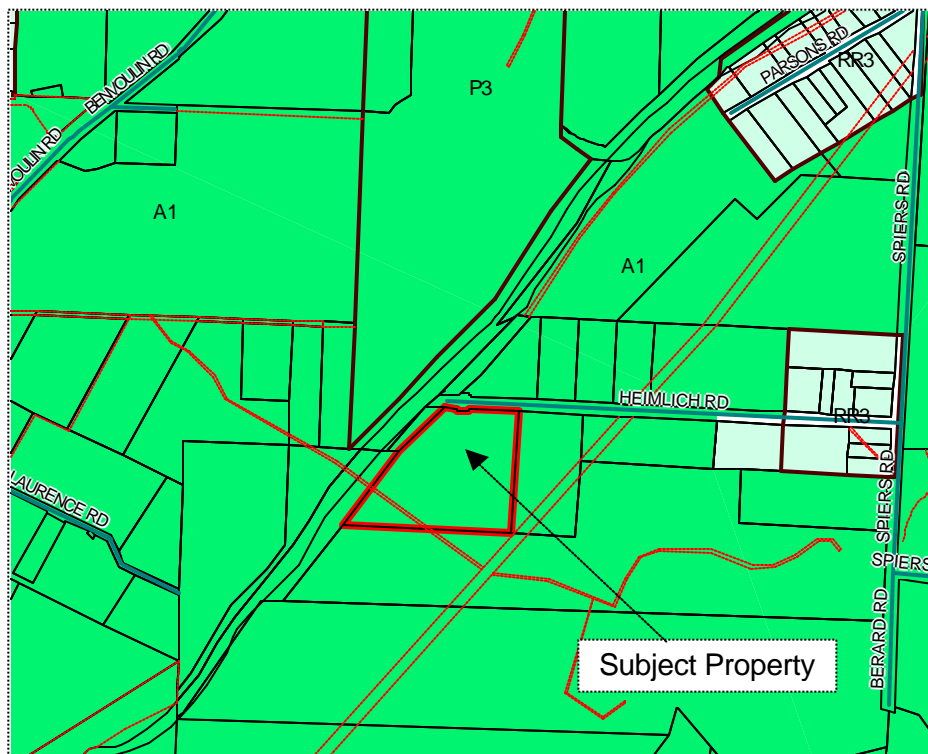
CLI Land Capability: 4A (3A), 6:5W 4:4W (6:3WF 4:2W), 6:4W 2:4A 2:5W (

The improved Land Capability rating is primarily Class 3 with capability subclass of soil moisture deficiency.

Soil Classification: CN:2, 6TA:2 4GN:2, 6GN:2 2CN:2 2TA:2

The soil classification is primarily Cameron Lake Soil that is dominantly imperfect, ranging to moderately well draining; fluctuating water table gleyed regosol with 10 to 100 cm or more of sandy loam or loamy sand over gravelly sand. The land characteristics associated with Cameron Lake Soil is nearly level and very gently sloping fluvial fan deposits.

The subject property is located on the map below:



ZONING AND USES OF ADJACENT PROPERTY:

North - A1 – Agriculture 1; Hobby farms – pasture and grazing
East - A1 – Agriculture 1; Hobby farms – pasture and grazing
South - A1 – Agriculture 1; Pasture
West - A1 – Agriculture 1 & P3 – Parks and Open Space; Hobby farms – grazing and pasture & Mission Creek Golf Course

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 Major Park / Open Space. The Plan recognizes the importance of agricultural uses and supports the creation of a linear park adjacent to Mission Creek.

5.3 Southeast Kelowna Sector Plan

The future land use designation for the subject property is identified as Agricultural Land Reserve and Park / Open Space in the Southeast Kelowna Sector Plan. The plan encourages and supports the continued role of the agricultural community in southeast Kelowna and supports the Mission Creek Greenway Plan.

5.4 City of Kelowna Agriculture Plan

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 relevant planning documents support the creation of a homesite severance application when consistent with the Land Reserve policy.

R. G. Shaughnessy
Subdivision Approving Officer

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

RGS/MK/mk
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | A02-0112 |
| 2. APPLICATION TYPE: | Subdivision within the ALR, Homesite Severance |
| 3. OWNER/ APPLICANT/CONTACT PERSON: | Theodore N. & Margaret M. Zarr |
| . ADDRESS | 1755 Heimlich Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4A8 |
| . TELEPHONE/FAX NO.: | (250) 860-3493 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | November 28, 2002 |
| Date Application Complete: | November 28, 2002 |
| Staff Report to AAC: | December 13, 2002 |
| Staff Report to Council: | February 17, 2003 |
| 6. LEGAL DESCRIPTION: | Lot A, Section 8, Township 26, ODYD, Plan 25537 except Plan 42274 |
| 7. SITE LOCATION: | South of Heimlich Road and east of Mission Creek. |
| 8. CIVIC ADDRESS: | 1755 Heimlich Road |
| 9. AREA OF SUBJECT PROPERTY: | 3.9 ha (9.6 ac) |
| 10. EXISTING ZONE CATEGORY: | A1 – Agricultural 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain permission from the Land Reserve Commission to subdivide within the Agricultural Land Reserve in order to accommodate a homesite severance parcel. |
| 12. DEVELOPMENT PERMIT MAP 6.2 IMPLICATIONS | Not Applicable |