
CITY OF KELOWNA
MEMORANDUM

Date: July 3, 2003
File No.: A03-0009
To: City Manager
From: Planning & Development Services Department
Subject: APPLICATION NO. A03-0009 OWNER: Henry/Tobea Wiebe
AT: 2340 Silver Place APPLICANT: Henry/Tobea Wiebe
PURPOSE: To obtain permission from the Land Reserve
Commission to subdivide within the Agricultural Land
Reserve to accommodate a homesite severance
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. A03-0009, Lot B, Sec. 33, Twp. 26, ODYD, Plan KAP61113, located on Silver Place, Kelowna, B.C. for a homesite severance subdivision within the Agricultural Land Reserve be supported by the Municipal Council;

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

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 applicant wishes to subdivide the 2.0 ha (5.0 ac) subject property to create his homesite lot, which is proposed to be 0.2 ha (0.5 ac) in size, while creating a 1.8 ha (4.5 ac) parcel remainder. The applicant intends to build a retirement home, and to then subsequently sell the parcel remainder, which contains the existing farm agricultural operation.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of June 25, 2003, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports Agricultural Application No. A03-0009, 2340 Silver Place / Lot B, Plan 61113, Sec. 33, Twp. 26, ODYD by Henry & Tobea Wiebe to obtain permission from the Land Reserve Commission

to subdivide within the Agricultural Land Reserve to accommodate a homesite severance.

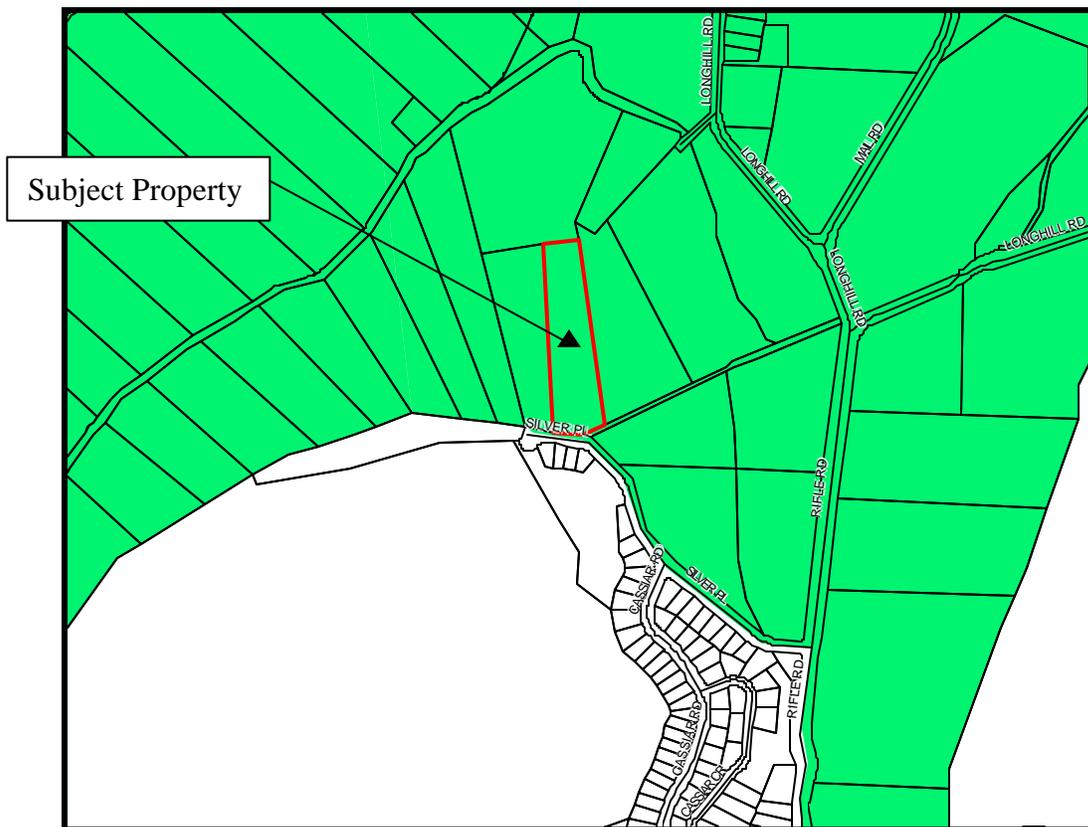
4.0 SITE CONTEXT

The subject property is located in the Glenmore / Clifton Dilworth Sector Plan area of the City, situated just north of Silver Place, west of Rifle Road. The elevation on the subject property ranges from 464m-480m, while the proposed homesite severance lot would be located in the south eastern corner of the subject property, and fronting on Silver Place.

Parcel Size: 2.0 ha (5.0 ac)

Elevation: 464m-480m

The subject property is located on the map below



CLI Land Capability

The land classification for the subject area falls primarily into Class 4, but the improved or irrigated rating for the property increases to mostly Class 3. The unimproved soils on the subject property are limited by soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation. Furthermore, the unimproved soils on the property are limited by undesirable soil structure and/or low perviousness.

Soil Classification

The soil classification for the subject property is mostly Westbank and Peachland type soils. The Westbank and Peachland soils are characterized by hummocky,

pitted fluvioglacial deposits often over gently to very steeply sloping glacial till, and nearly level to strongly sloping stratified glaciolacustrine sediments respectively.

ZONING AND USES OF ADJACENT PROPERTY:

North - A1-Agriculture 1 / Hay
East - A1-Agriculture 1 / Hay
South - A1-Agriculture 1 / Subdivision
West - A1-Agriculture 1 / Orchard

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 Future Land Use designation for the subject property is Rural / Agricultural, recognizing the importance of agricultural uses. Furthermore, the current Official Community Plan does not support further subdivision of ALR parcels. However, the Official Community Plan also recognizes support for homesite severance applications, where the application meets the conditions of the Agricultural Land Commission Act.

5.3 Glenmore / Clifton Dilworth Sector Plan

The Glenmore / Clifton Dilworth Sector Plan identifies the subject property as being suitable for retention within the ALR.

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 and development documents support the creation of a homesite severance, in particular the Official Community Plan and the Agriculture Plan.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

RGS/MK/mk

Attachment

FACT SHEET

- | | |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1. APPLICATION NO.: | A03-0009 |
| 2. APPLICATION TYPE: | Homesite Severance |
| 3. OWNER: | Henry & Tobe Wiebe |
| . ADDRESS | 2351 Rojem Road |
| . CITY | Kelowna, B.C. |
| . POSTAL CODE | V1V 2G3 |
| 4. APPLICANT/CONTACT PERSON: | Henry & Tobe Wiebe |
| . ADDRESS | 2351 Rojem Road |
| . CITY | Kelowna, B.C. |
| . POSTAL CODE | V1V 2G3 |
| . TELEPHONE/FAX NO.: | 250-861-4632 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | June 4, 2003 |
| Date Application Complete: | June 4, 2003 |
| Staff Report to AAC: | June 18, 2003 |
| Staff Report to Council: | July 2, 2003 |
| 6. LEGAL DESCRIPTION: | Lot B, Sec. 33, Twp. 26, ODYD, Plan KAP61113 |
| 7. SITE LOCATION: | North of Silver Place, and west of Rifle Road |
| 8. CIVIC ADDRESS: | 2340 Silver Place |
| 9. AREA OF SUBJECT PROPERTY: | 2.0 ha (5.0 ac) |
| 10. EXISTING ZONE CATEGORY: | A1-Agriculture 1 |
| 11. PURPOSE OF THE APPLICATION: | To obtain permission from the Land Reserve Commission to subdivide within the Agricultural Land Reserve to accommodate a homesite severance |
| 12. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |