
CITY OF KELOWNA

MEMORANDUM

Date: December 15, 2003
File No.: A03-0013
To: City Manager
From: Planning & Corporate Services Department
Purpose: To obtain approval from the Land Reserve Commission to subdivide the subject property for the purpose of a homesite severance.

Owners: Edward & Mary Holitzki	Applicant/Contact Person: Edward & Mary Holitzki
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At: 3257 Reid Road

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. A03-0013, Lot 1, Plan 5458, Sec. 14 & 15, Twp. 26, ODYD, located on Reid 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 applicants are requesting permission to subdivide a 6.3ha (15.6ac) property into two parcels, approximately 0.4ha (1.0ac) and 5.9ha (14.6ac) in size. The purpose of the proposed subdivision is to allow for a homesite severance, which is in accordance with Section 22(1) of the Agricultural Land Commission Act. The proposed homesite severance application is for a building lot fronting East Kelowna Road, with the existing home being located on Reid Road. This configuration is being proposed as the potential purchaser wishes to use the existing farm house and outbuildings. The 6.3ha (15.6ac) parcel remainder would comprise the existing orchard.

3.0 AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee, at their meeting of December 11, 2003, reviewed the above noted application, and the following recommendation was passed:

THAT the Agricultural Advisory Committee supports Application No. A03-0013 by Edward and Mary Holitzki to obtain approval from the Agricultural Land Reserve Commission to subdivide the subject property for the purpose of a homesite severance, with the homesite severance to begin at the expected road dedication boundary.

Motion CARRIED

4.0 SITE CONTEXT

The subject property is located in the Southeast Kelowna Sector of the City, at the corner of East Kelowna Road and Reid Road. The parcel size is 6.3ha (15.6ac), and the property elevation ranges from 457m in the Northwest corner of the property to 463m in the Southeast corner of the subject property.

Parcel Size:	6.3ha (15.6ac)
Elevation:	457m-463m

BCLI Land Capability

The land classification for the subject area falls primarily into Class 4 and 5, but the improved or irrigated rating for a portion of the property increases to Class 3.

The soils on the subject property are limited by a soil moisture deficiency, where crops are adversely affected by droughtiness, caused by low soil water holding capacity or insufficient precipitation.

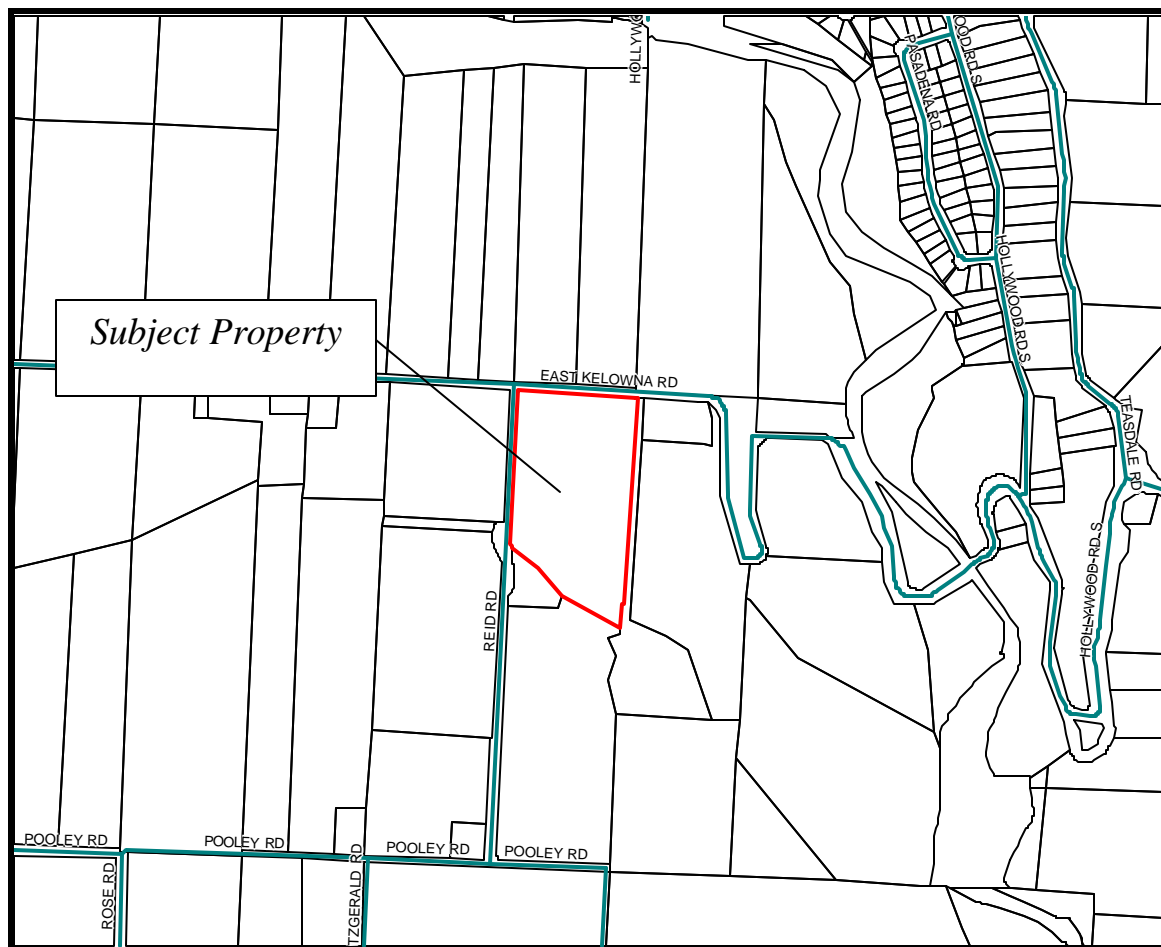
Soil Classification

The soil classification for the subject property is Debeck, with some Corporation. The Debeck soil is characterized by moderately to extremely sloping fluvioglacial deposits, with the Corporation soil being characterized by strongly to extremely sloping fluvioglacial deposits.

ZONING AND USES OF ADJACENT PROPERTY:

North	- A1 – Agriculture 1 / Orchard
East	- A1 – Agriculture 1 / Orchard
South	- A1 – Agriculture 1 / Orchard
West	- A1 – Agriculture 1 / Orchard

The subject property is located on the map below.



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 current Official Community Plan has designated the subject property as Rural / Agricultural. The plan recognizes the importance of agricultural uses, and it does not support further subdivision of ALR lands. However, the OCP recognizes support for a homesite severance application where the applicant has met the conditions of the Land Reserve Commission.

5.3 Southeast Kelowna Sector Plan

The Sector Plan future land use designation of the subject properties are Agricultural Land Reserve. The plan supports retention of the subject properties within the Agricultural Land Reserve.

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

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

RGS/MK/mk

Attachment

FACT SHEET

1. **APPLICATION NO.:** A03-0013
2. **APPLICATION TYPE:** Homesite Severance
3. **OWNER:** Edward & Mary Holitzki
· **ADDRESS** 3257 Reid Road
· **CITY** Kelowna, B.C.
· **POSTAL CODE** V1W 4H1
4. **APPLICANT/CONTACT PERSON:** Edward & Mary Holitzki
· **ADDRESS** 3257 Reid Road
· **CITY** Kelowna, B.C.
· **POSTAL CODE** V1W 4H1
· **TELEPHONE/FAX NO.:** 250-860-3066
5. **APPLICATION PROGRESS:**
 Date of Application: November 28, 2003
 Date Application Complete: November 28, 2003
 Staff Report to AAC: December 1, 2003
 Staff Report to Council: December 15, 2003
6. **LEGAL DESCRIPTION:** Lot 1, Plan 5458, Sec. 14 & 15, Twp. 26, ODYD
7. **SITE LOCATION:**
8. **CIVIC ADDRESS:** 2357 Reid Road
9. **AREA OF SUBJECT PROPERTY:** On Reid Road, South of East Kelowna Road
10. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
11. **PURPOSE OF THE APPLICATION:** To obtain approval from the Land Reserve Commission to subdivide the subject property for the purpose of a homesite severance.
12. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS**