



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 68971

Application Status: Under LG Review

Applicant: [REDACTED]

Agent: Lorraine Susan Bonn

Local Government: City of Kelowna

Local Government Date of Receipt: 08/01/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: ALC Home site severance - to create a site for the home site, minimum in size to accommodate the residence and outbuildings, in compliance with the City of Kelowna setback requirements and regulations of the ALC

Agent Information

Agent : Lorraine Susan Bonn

Mailing Address :

#3 - 127 Valley Road

Kelowna, BC

V1V 2E7

Canada

Primary Phone : (250) 878-5563

Mobile Phone : (250) 762-4316

Email : hairraizers@shaw.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 011-844-558

Legal Description : LOT 6 BLOCK 17 SECTION 4 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068

Parcel Area : 5.7 ha

Civic Address : 127 Valley Road

Date of Purchase : 05/01/1967

Farm Classification : Yes

Owners

1. **Name :** [REDACTED]

Address :

#1 - 127 Valley Road

Kelowna, BC

Applicant: [REDACTED]

V1V 2E7
Canada
Phone : (50) 860-5589
Email : gscostigan@shaw.ca

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type** : Fee Simple
Parcel Identifier : 011-844-574
Owner with Parcel Interest : Edmund Bonn
Parcel Area : 3.4 ha
Land Use Type : Agricultural/Farm
Interest Type : Full Ownership
-

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
With exception of areas for buildings (approximately) 2 acres, and excluding the slough along the west of the property along Valley Road, (approximately .75 acres), the balance of the property, is planted with high density apple fruit trees
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
*The apple orchard is irrigated by automated irrigation system
Mid point of the property, there is a drainage channel running north/south*
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
*House and detached garage
Small detached residence at the north west corner of the property
Newer single family residence and business (salon) and outbuildings (sheds) located in the south west corner of the property (the subject lands of this application)*

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity : residential and agricultural

East

Land Use Type: Agricultural/Farm
Specify Activity : agriculture

South

Land Use Type: Agricultural/Farm

Applicant: Edmund Bonn

Specify Activity : residential and agriculture

West

Land Use Type: Civic/Institutional

Specify Activity : residential and public use Dr Knox Middle School

Proposal

1. Enter the total number of lots proposed for your property.

0.36 ha

5.34 ha

2. What is the purpose of the proposal?

ALC Home site severance - to create a site for the home site, minimum in size to accommodate the residence and outbuildings, in compliance with the City of Kelowna setback requirements and regulations of the ALC

3. Why do you believe this parcel is suitable for subdivision?

The existing house and outbuildings were built in 1998 and 2008 and are not suitable for housing farm workers. The proposed purchaser is desirous of purchasing the orchard property, with the exception of the proposed home site, and would prefer this proposed site be severed from the property.

4. Does the proposal support agriculture in the short or long term? Please explain.

The balance, majority of the lands is currently operated as an apple orchard, and the proposed purchaser, the current lessee, intends to continue operation of the lands as such. Any viable areas of the lands which are not currently planted with fruit trees, when purchased, will be planted to increase income from the lands

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

Yes

Applicant Attachments

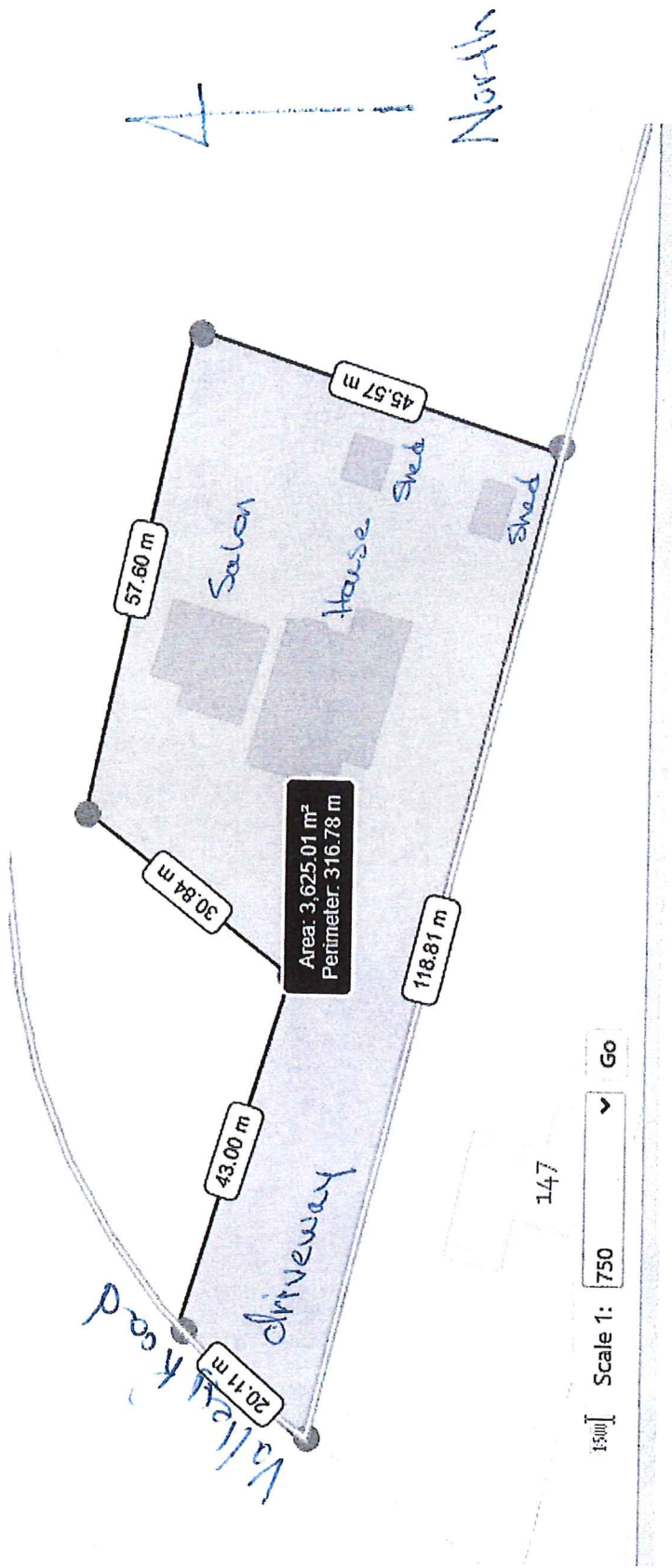
- Agent Agreement - Lorraine Susan Bonn
- Proposal Sketch - 68971
- Other correspondence or file information - Bonn Home Site Option 2
- Homesite Severance Qualification - 68971
- Site Photo - Photograph of Area
- Other correspondence or file information - Contract to Purchase
- Certificate of Title - 011-844-558

ALC Attachments

None.

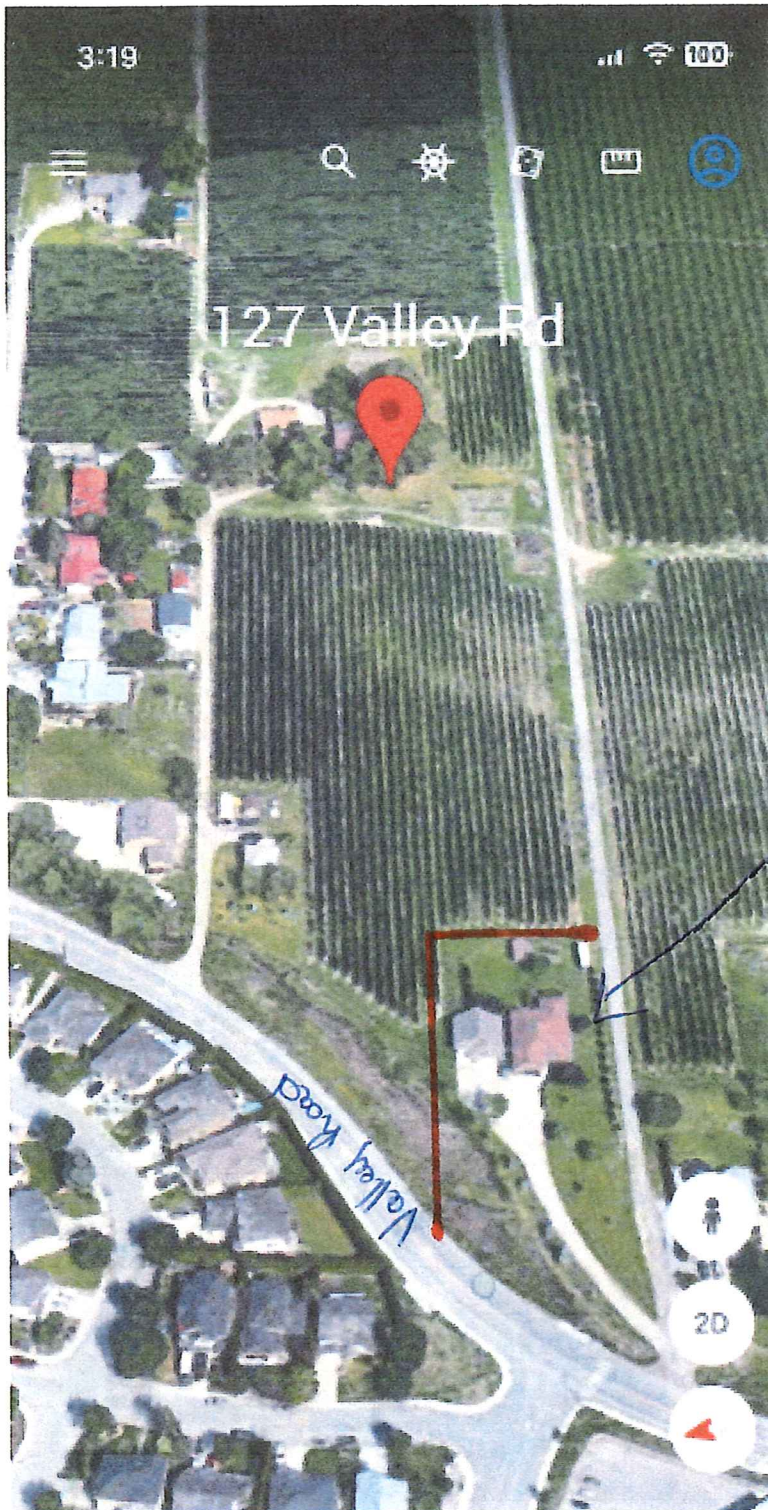
Decisions

Applicant: ~~Edmund Bonn~~



Option 1

panhandle design



X 127 Valley Rd

~~Donn~~

127 Valley Road

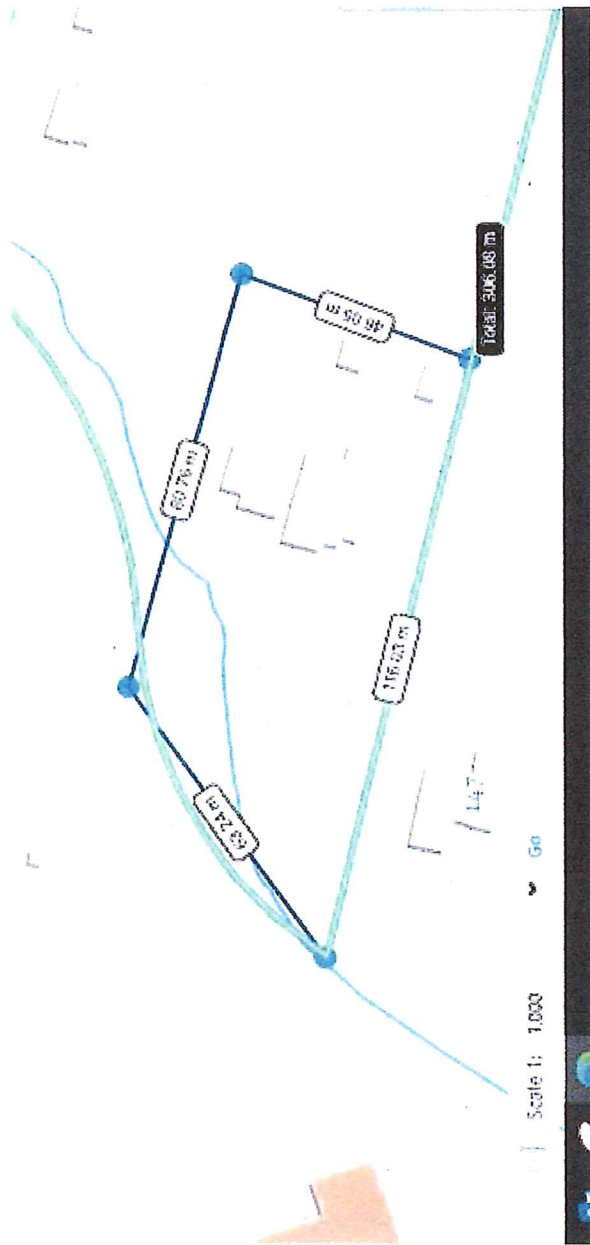
Option 2
design for
subdivision
of homesite



North

Option 2

North





Photographs facing east from Valley Road – showing the slough fronting the house
Land not suitable for crops – wildlife sanctuary

