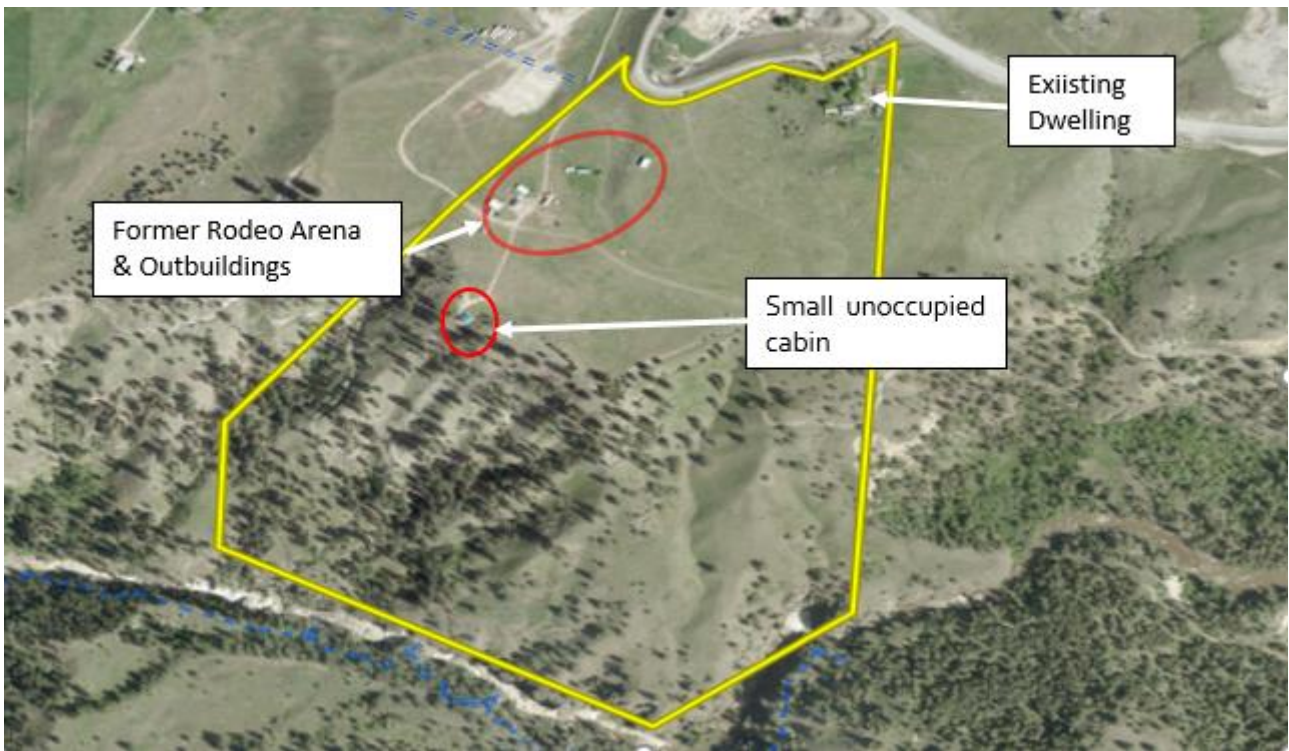


4.0 Proposal

4.1 Background

Approximately 10 ha (24.7 acres) of the property is currently utilized for pasture with an additional 0.7 ha (1.73 acres) used for foraging and paddock. Approximately 24.3 ha (60 acres) of land located at the southern portion of the property is unfarmed due to a significant slope and is not within the Agricultural Land Reserve (ALR).

Existing buildings located on the subject property include; a primary single detached dwelling, former Black Mountain Pro Rodeo (1960s to 2008) arena & outbuildings, a secondary cabin dwelling, tractor and feed shed and a barn for horses located in the northeast corner and the western boundary of the property.



4.2 Project Description

The proposal is to subdivide the subject property, which is a total of 36.7 ha (90.83 acres) in size, to create a new homesite near the north and east property lines abutting Hwy 33 E. The applicant is seeking a 0.5 ha (1.48 acres) subdivision for the homesite. If the proposed subdivision was to be permitted, the remaining parcel would be 36 ha (89.35 acres) in size. The homesite severance area proposed by the applicant as shown below is located in the north east corner of the property. Homesite severances are encouraged to be located along front and side property lines to reduce the impact to farming.



4.3 Site Context

5.0 The subject property is located in the Belgo – Black Mountain Sector of the City. There are a number of adjacent rural residential properties located to the west and north of the subject property.

6.0 **Current Development Policies**

Kelowna Official Community Plan (OCP)

Objective 5.33: Minimize the impact of urban encroachment and land use conflicts on agricultural land.

Policy 5.33.7 Subdivision. Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.

7.0 **Technical Comments**

7.1 Development Engineering Department

Development Engineering has no comments at this point in time with regard to this application, however, the Land Capability Assessment Report will be assessed at the time of development application submission when the Agricultural Land Commission agrees to the proposed activity on the subject property.

Agricultural Advisory Committee

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on October 10, 2019 and the following recommendation was passed:

- *The AAC recommends that Council support the ALR Application No. A19-0010 with the following anecdotal comment: The Committee would like to encourage the logical minimal size that follows the natural contours of the land be pursued for the homesite severance and that staff be encouraged to work with the applicant to achieve this.*

The following anecdotal comments were passed:

- *The Agricultural Advisory Committee would like to encourage the logical minimal size that follows the natural contours of the land be pursued for the homesite severance and that staff be encouraged to work with the applicant to achieve this.*

8.o Application Chronology

Date of Application Received: June 6, 2019
Date of Agricultural Advisory Committee: October 10, 2019

Reviewed Prepared by: Alex Kondor, Acting Development Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments

Attachment "A" Plan of Proposed Subdivision