



- Proposed Subdivision of Existing House at 4213-4233 Gordon Drive
- New Property Line Shown in Dashed Yellow
- Approx. Lot Size is: 1,700sqm

ATTACHMENT A

This forms part of application
A20-0006

Planner
Initials
AK

City of
Kelowna
DEVELOPMENT PLANNING

ATTACHMENT		B
This forms part of application		
# A20-0006		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 56129

Application Status: Under LG Review

Applicant: Dorothy Thomson

Local Government: City of Kelowna

Local Government Date of Receipt: 03/29/2017

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

Proposal Type: Subdivision

Proposal: The application is to subdivide off a piece of property that has no farming use and applicant no longer wants to maintain the buildings.

Mailing Address:

4213 Gordon Drive
Kelowna, BC
V1W 1S4
Canada

Primary Phone: (250) 764-4600

Email: dorothy_1935@hotmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 011-046-929

Legal Description: L A DL 358 & OF SEC 6 TP 26 OSOYOOS DIVISION YALE DISTRICT PL 2284 EXC PLS 7297 KAP46025 & H17715

Parcel Area: 7.7 ha

Civic Address: 4213 Gordon Drive, Kelowna, BC, V1W 1S4

Date of Purchase: 06/30/1956

Farm Classification: Yes

Owners

1. **Name:** Dorothy Thomson

Address:

4213 Gordon Drive
Kelowna, BC
V1W 1S4
Canada

Phone: (250) 764-4600

Email: dorothy_1935@hotmail.com

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple

Applicant: Dorothy Thomson

Parcel Identifier: 028-357-442
Owner with Parcel Interest: Dorothy Thomson
Parcel Area: 0.4 ha
Land Use Type: Recreational
Interest Type: Full Ownership

ATTACHMENT		B
This forms part of application # A20-0006		
Planner Initials	AK	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

This application is to subdivide off an orphaned piece of the property with an old house (originally built in the 40's), a derelict garage, a small derelict shed and the yard land that naturally goes with it. None of this piece has contributed in any way to farming. The remaining land has 7 acres of organic fruits and vegetables plus a vegetable stand and costumer parking - all located at the Gordon Drive end of the property - and the land is leased to the operator of the farm. The rest of the farming property is located at the back of the property - beyond the organic farm and the applicants home. Here the neighbour (a family member) gets hay off and pastures beef cattle (roughly 50 head for brief periods as the cattle are moved around).

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

5 acres of organic farm was deer fenced in 2016. The organic farm builds a drip irrigation system every year. A pole fence was built to close off 4 acres for pasture in 2012. None of this took place on the piece of property that I wish to subdivide off.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Two residences, a vegetable stand and customer parking area.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Beef cattle and hay

East

Land Use Type: Agricultural/Farm
Specify Activity: Hay

South

Land Use Type: Agricultural/Farm
Specify Activity: Hay

West

Land Use Type: Residential
Specify Activity: Housing

Proposal

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

0.2 ha

Applicant: Dorothy Thomson

7.5 ha

2. What is the purpose of the proposal?

The application is to subdivide off a piece of property that has no farming use and applicant no longer wants to maintain the buildings.

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

This corner is orphaned from the main farm and is not suitable for agriculture with multiple derelict buildings and a decommissioned concrete pond.

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

In no way does it change the status of agriculture as the small piece was never farmed and will never be farmed. The remaining main piece of property will continue to support agriculture with an organic farm, beef cattle and hay for the foreseeable future.

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.

No

Applicant Attachments

- Proposal Sketch - 56129
- Other correspondence or file information - Second Sketch
- Certificate of Title - 011-046-929

ALC Attachments

None.

Decisions

None.