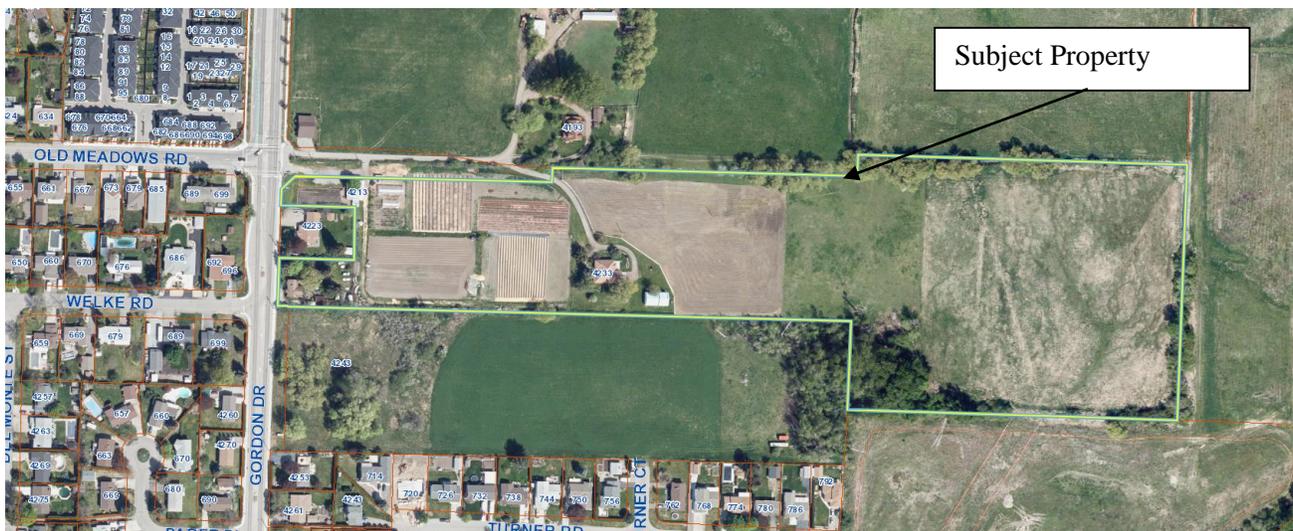


property is currently over 18.7 acres and the parcel proposed to be subdivided is approximately 1,700m² (0.42 acres). The remaining parcel would be 18.28 acres in size. The new parcel would be a rectangular shape and will consist of the southern portion that abuts Gordon Drive. The portion that would be subdivided off contains the old house, built in the 1940s, a derelict garage and a small shed.

The proposed subdivision meets all City of Kelowna policies surrounding homesite severances outlined in the City's Agricultural Plan, including the size and location, as it does not hamper the operation of farm. The subject property is actively farmed by the family and the proposed subdivision will not impact the organic farm or the cattle pasture.

The current lot contains two-single family homes, a fruit stand and a customer parking area. If the application is successful, one of the homes will be in the area that will be subdivided from the subject property. The buildings aren't clustered together, as they are spread across the property, but the agriculture uses have been built around the dwellings and they don't impact the farm production. The remainder of the lot is being used for organic fruits and vegetables and a cattle pasture.

Map 1 - Neighbourhood



2.3 Neighbourhood Context

The subject property lies within the North Mission – Crawford OCP Sector. The subject property has a future land use of REP – Resource Protection and is outside of the City’s Permanent Growth Boundary. The surrounding area is primarily agriculture and single-family dwellings, with H2O Adventure + Fitness Centre and Thomson Marsh Park to the North. The area immediately surrounding the subject property has seen little change over the past decade, except for an RM4 – Transitional Low-Density Housing development across the street on Gordon and the new Orchard in the Mission, an RU2 – Medium Lot Housing subdivision to the South.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Grain
South	A1 – Agriculture 1 & RU2 – Medium Lot Housing	Yes/No	Cattle Pasture & Vacant – Future Subdivision
East	A1 – Agriculture 1	Yes	Vacant
West	RU6 – Two Dwelling Housing	No	Duplex Housing

Report prepared by:

Tyler Caswell, Planner I

Reviewed / Approved for Inclusion by:

Dean Strachan, Community Planning & Development Manager

Attachments:

Attachment A: Site Plan

Attachment B: ALC Application