



City of
Kelowna

A23-0009 127 Valley Road

ALR Application – Homesite Severance

Purpose

- ▶ To support an application to the Agricultural Land Commission (ALC) for a subdivision for the purpose of a homesite severance.

Development Process



Aug 9, 2023

Development Application Submitted



Staff Review & Circulation



Nov 6, 2023



Council Consideration

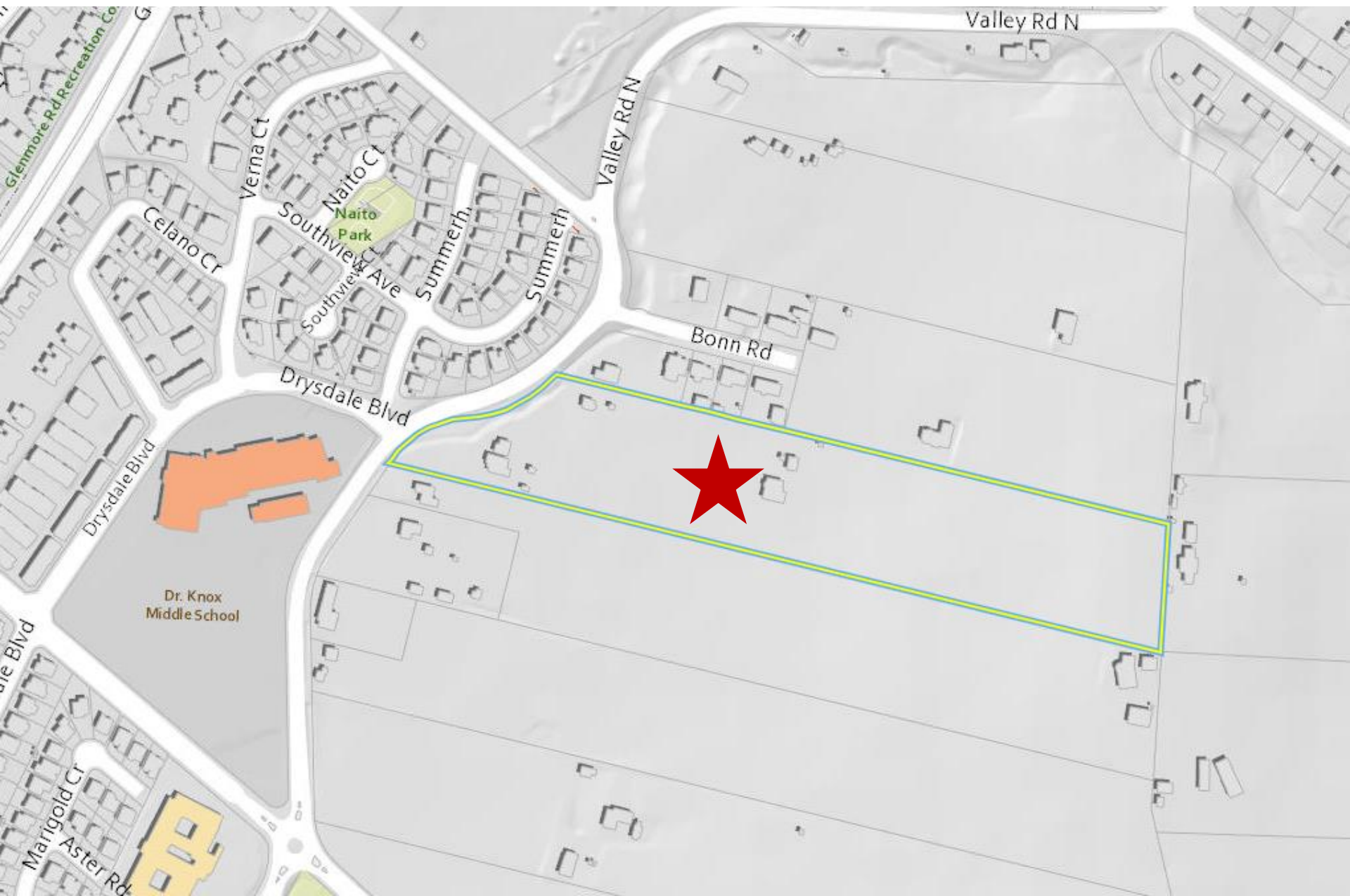


Council Approvals



ALC Consideration

Context Map



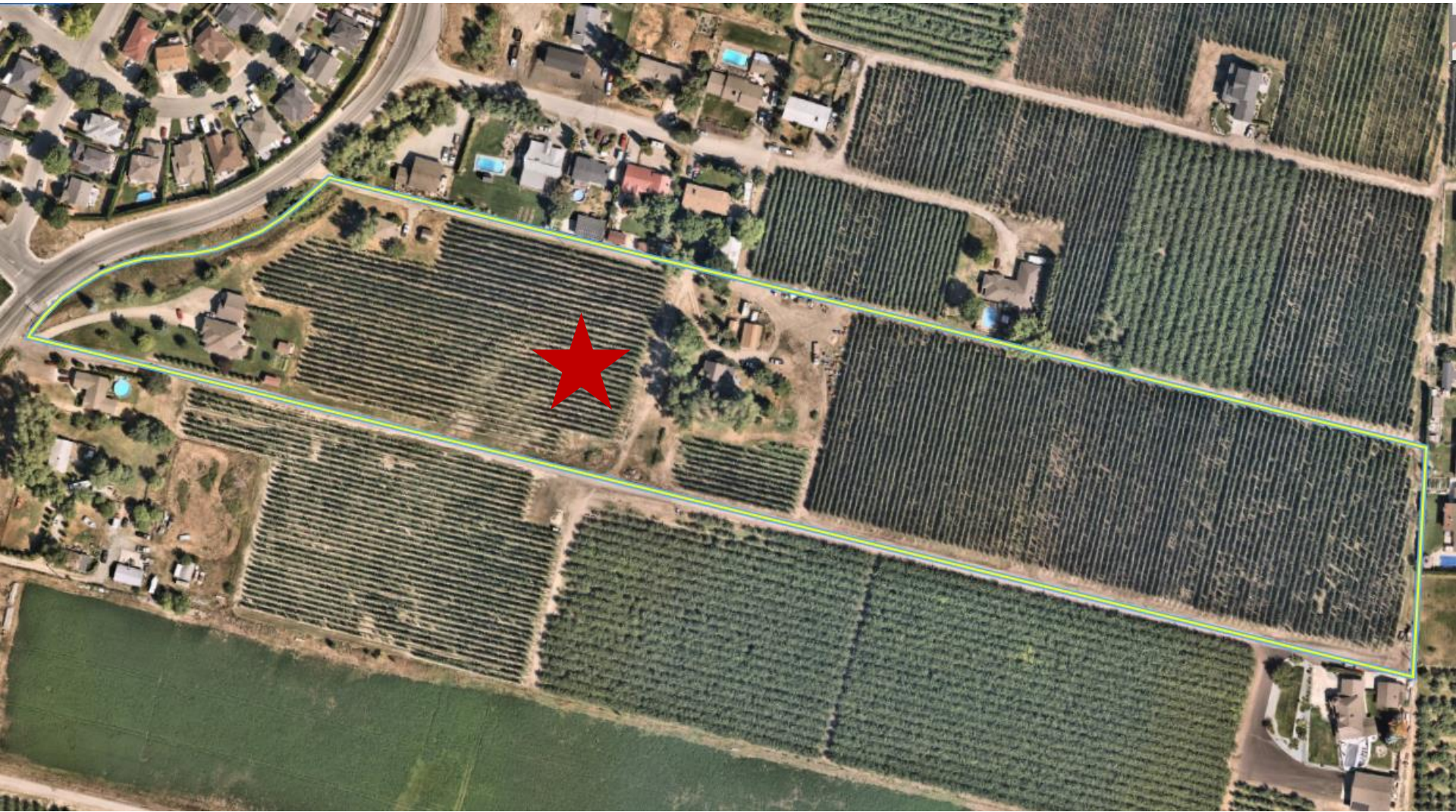
OCP Future Land Use / Zoning



Agricultural Land Reserve



Subject Property Map



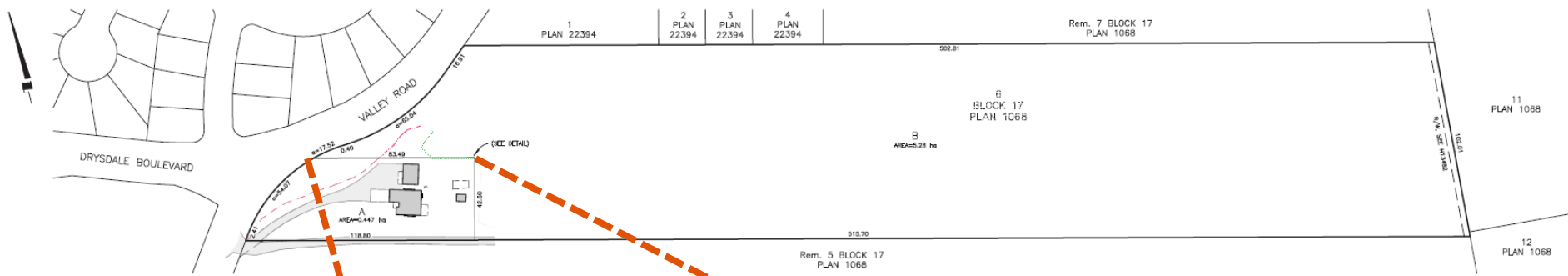
Farming Activity

- ▶ The property is currently leased and is an apple orchard.
 - ▶ The remaining 5.28 ha (13.05 acres) site would remain as an orchard if successful.

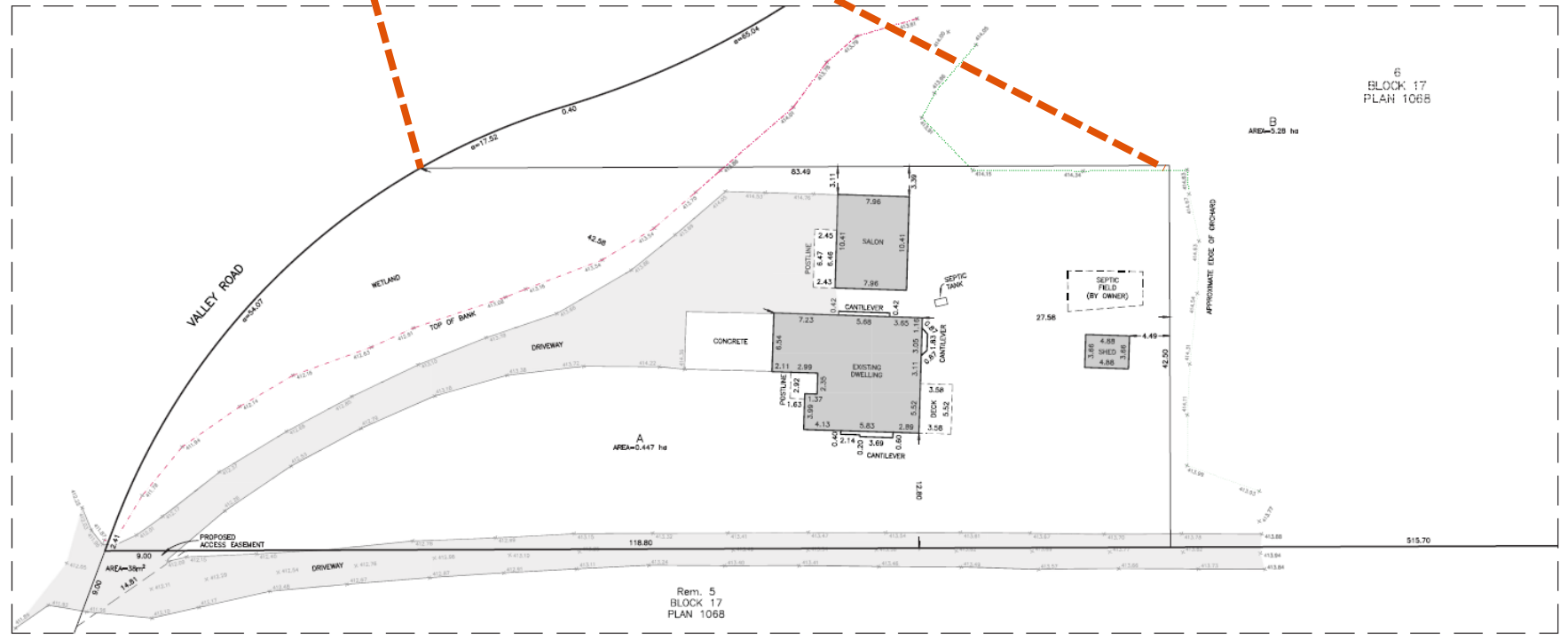
Project Details

- ▶ The applicant is seeking a two-lot subdivision for the purpose of a homesite severance;
 - ▶ The property owner has farmed and resided on the property since April 19, 1967
 - ▶ The ALC requirement is prior to December 21, 1972
- ▶ The applicant is seeking to subdivided off a 0.45 (1.1 acre) subdivision for the homesite.
- ▶ The property currently has three dwellings, if successful, no additional dwellings would be permitted.

Site Plan



DETAIL (SCALE 1:250)



ALC Policy L-11: Homesite Severance on ALR Lands

- ▶ The primary land use criteria of the ALC's policy are that:
 - ▶ The owner has continuously owned and occupied since December 21st, 1972;
 - ▶ The remainder parcel will constitute a suitable agricultural parcel;
 - ▶ The applicant has not previously subdivided the property; and
 - ▶ The existing homesite may be created as a separate parcel where it is of a minimum size compatible with the character of the property and has reasonable access.

OCP Objectives & Policies

- ▶ Policy 8.1.7. Subdivision of Agricultural Land.
 - ▶ Maximize the potential for agricultural land to be used for agriculture by not allowing it to be subdivided into smaller parcels, except where significant positive benefits to agriculture can be demonstrated or in the case of homesite severances approved by the ALC.

Staff Recommendation

- ▶ Staff recommend support for the proposed homesite severances;
 - ▶ Meets the requirements of ALC Policy L-11;
 - ▶ The OCP supports subdivisions that are approved by the ALC;
 - ▶ If successful, the applicant is required to apply for a Subdivision – PLR Application.



Conclusion of Staff Remarks