



**Staff Report**  
**Reconsideration of Application # G – 37290**  
**Applicant: Wilf and Odile Hoffman**

**DATE RECEIVED:** December 04, 2007

**DATE PREPARED:** May 26, 2008

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Martin Collins, Land Use Planner

**PROPOSAL:** To subdivide a 0.27 ha lot from the 1.6 ha property as per Homesite Severance Policy. The applicants are also prepared to register a covenant against the remainder, restricting the location of the homesite to the existing barn area, so that no arable land would be disturbed by a new residence.

This application is being reconsidered pursuant to section 33 of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The Commission originally refused the request for a 0.5 ha lot, because the remainder was not a suitable size from an agricultural perspective. It allowed the subdivision of a 0.2 ha lot either encompassing the existing home, or an alternate site.

**Local Government:**

City of Kelowna

**Legal Description of Property:**

PID: 004-671-406

That part Block 35, shown on Plan B4779, Section 25 & 26, Township 26, Osoyoos Division of Yale District, Plan 264

**Purchase Date:**

February 1964

**Location of Property:**

1032 Webster Road, Kelowna

**Size of Property:**

1.6 ha (The entire property is in the ALR).

**Present use of the Property:**

Residence, barn and two sheds, orchard, blueberry bushes

**Surrounding Land Uses:**

**WEST:** Orchard  
**SOUTH:** Orchard  
**EAST:** Residential lot (ALR)  
**NORTH:** Orchard

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E.084  
The majority of the property is identified as having prime dominant ratings.

**Official Community Plan and Designation:**

Kelowna OCP Bylaw 2020 Designation: Rural/Agriculture

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 8000 Designation: A1 (Agriculture 1) Minimum Lot Size: 2.0 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The City of Kelowna supported the original proposal.

**STAFF COMMENTS:**

Staff suggests that the revised homesite subdivision be allowed because the;

- homesite parcel size has been reduced to 0.27 ha and
- the benefit of restricting the homesite location on the agricultural remainder ensures that the maximum arable area is retained for agricultural production.

**ATTACHMENTS:**

- revised sketch plan

**END OF REPORT**

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**Signature**

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**Date**