



Agricultural Land Commission Staff Report

DATE: August 25, 2009
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Brandy Ridout

RE: Application # 50351
PROPOSAL: To subdivide a 0.5 ha lot from the 3 ha subject property under the Homesite Severance Policy.

PROPOSAL INFORMATION

Background: There have been no previous applications on the property,
Received Date: August 4, 2009
Applicant: Elmo & Emma Rantucci
Agent: N/A
Local Government: City of Kelowna

DESCRIPTION OF LAND

PID: 011-844-485
Legal Description: Lot 18 Block 15 Section 3 Township 23 Osoyoos Division Yale District Plan 1068
Civic Address: 2620 & 2590 Sexsmith Road
Area: 3 ha
ALR Area: 3 ha
Purchase Date: August 6, 1967
Owner: Elmo & Emma Rantucci

Total Land Area: 3 ha
Total ALR Area: 3 ha
Current Land Use: Two residence - one built in 1968 and one in 2007, hay production.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
3.0	Prime	BCLI

Number of Lots Lot Size (ha)

1	0.5
1	2.5

Surrounding Land Uses:

North	Bushland & Pasture
East	Hay & Pasture
South	Hay & 4 Residences
West	Pasture

Official Community Plan

Bylaw Name: Kelowna 2020, Bylaw No. 7600

Designation: Rural/Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: No. 8000

Zoning Designation: Agriculture 1 Zone

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Support
Agricultural Advisory Committee	Approve	Support. The AAC noted that the new dwelling is cut into the back at the back of the property and has been located as far back as possible. If the house was located closer to the front of the property it would be on the most viable land. The AAC commended the applicant for maintaining as much agriculture as possible on both properties.

STAFF COMMENTS

- The applicants qualify for consideration under the Homesite Severance Policy. They entered into an agreement for sale in August 1967 and have been living on the property since that time. They completed payments on the property in 1976 and at that time became the registered owners on title.
- The 0.5 ha homesite could possibly be reduced in size to retain more of the cultivated field area with the agricultural remainder. Using the existing hedge on the east side of the property as the property line would create an approximately 0.3 ha homesite that would retain the septic field with the homesite.

ATTACHMENTS

50351 proposal.pdf
50351 proposal air photo.pdf
50351_ContextMap20k.pdf
50351_AirphotoMap.pdf

END OF REPORT

Signature

Date