



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

September 27, 2005

Reply to the attention of Brandy Ridout

Robert & Cheryl Blasco
2330 Silver Place
Kelowna, BC - V1V 1M9

Dear Sir/Madam:

RE: Application #G-36038

PID: 024-067-741

Lot A, Section 33, Township 26, Osoyoos Division of Yale District, Plan KAP61113

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a 111 square metre building on a 2.0 ha property with the lower level to be used as a workshop/equipment storage and the upper level used as a rental suite (two bedroom). The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on July 20, 2005.

The Commission writes to advise that it approved your application subject to:

- the building being restricted to the size and location identified on the attached plan
- the proposed suite being restricted to use by an immediate family member only
- the registration of a covenant prohibiting the construction of additional dwellings, and
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Kelowna at your earliest convenience.

The decision noted above is recorded as Resolution **#455/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc: City of Kelowna - A05-0003

BR/lv/Encl./36038d1

Provincial Agricultural Land Commission

Application #G-36038

Resolution #455/2005

B.C. LAND SURVEYOR'S OFFICE



Subject property

ON LOT A, PLAN KAP61113,
SEC. 33, TP. 26, O.D.Y.D.



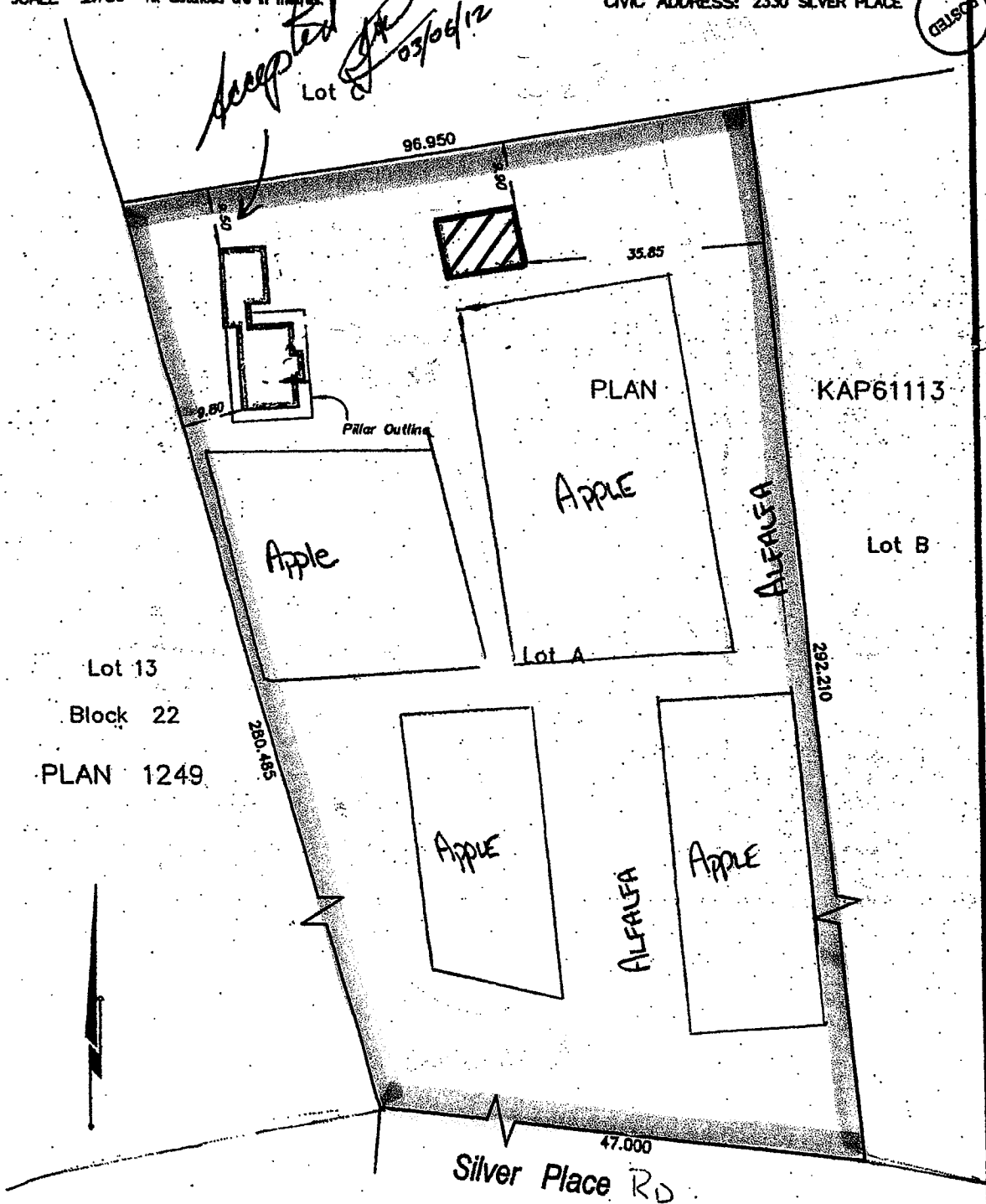
Approved location for 111 square metre building

SCALE 1:750 All distances are in metres.

CIVIC ADDRESS: 2330 SILVER PLACE



Accepted
[Signature]
03/06/12
Lot C



Lot 13
Block 22
PLAN 1249

certified correct this 9th day of June, 2003.



Staff Report
Application # G – 36038
Applicant: Robert & Cheryl Blasco

Location: 2330 Silver Place, Kelowna

DATE PREPARED: June 29, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Elisa Martin, Regional Research Officer

PROPOSAL: To construct a 111 square meter building on a 2.0 ha property with the lower level to be used as a workshop/equipment storage and the upper level used as a rental suite (two bedroom).

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants previously applied for a building permit to build an accessory building and have already poured the foundation.

There was one previous application on this property (see application details below).

Local Government:

City of Kelowna

Legal Description of Property:

1. PID: 024-067-741
Lot A, Section 33, Township 26, Osoyoos Division of Yale District, Plan KAP61113

Purchase Date (m/d/y):

03/01/2003

Location of Property:

2330 Silver Place, Kelowna

Size of Property:

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

Present use of the Property:

Apple orchard, alfalfa and residence.

Surrounding Land Uses:

WEST: Apple orchard
SOUTH: Residential subdivision
EAST: Alfalfa field
NORTH: Apple orchard/alfalfa field

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.093
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Rural/Agricultural

Zoning Bylaw and Designation:

A1 - Agriculture 1
The minimum lot size is 2.0 ha.
The maximum secondary suite area allowed in the Agriculture 1 Zone is 90 square meters.

PREVIOUS APPLICATION:

Application #22451-0

Applicant: L.O.R.A.,
Decision Date: August 24, 1988
Proposal: To exclude 186 parcels of land totaling 1220 ha in area.
Decision: Refused. The decision to refuse the application was upheld by ELUC.

RELEVANT APPLICATION:

Application #35269-0

Applicant: Ziegler, Julius & Ingeborg
Decision Date: April 08, 2004
Proposal: To subdivide a 0.2 ha lot from the 4.5 ha property for a retirement home.
Decision: The Commission refused the request for a 0.2 ha retirement lot from the property on the grounds the applicants did not qualify for consideration under Homesite Severance Policy (having purchased the property in 1977).

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The City of Kelowna Council did support this application.

Agricultural Advisory Committee

The Agricultural Advisory Committee (AAC) recommended not to support this application because of the small size of the property.

Local Government Staff

The City of Kelowna planning staff recommend that this application not be supported.

STAFF COMMENTS:

Staff suggests that the Commission consider the following points:

- the property is relatively small in size (2.0 ha) to support two residences and it does not appear that the proposed suite is required for farm help
- the land has very good improved agricultural capability ratings (classes 1, 2 and 3) and is surrounded by agricultural land uses
- the proposal is supported by Kelowna City Council, is not supported by the AAC nor relevant local government planning and development policy documents

END OF REPORT

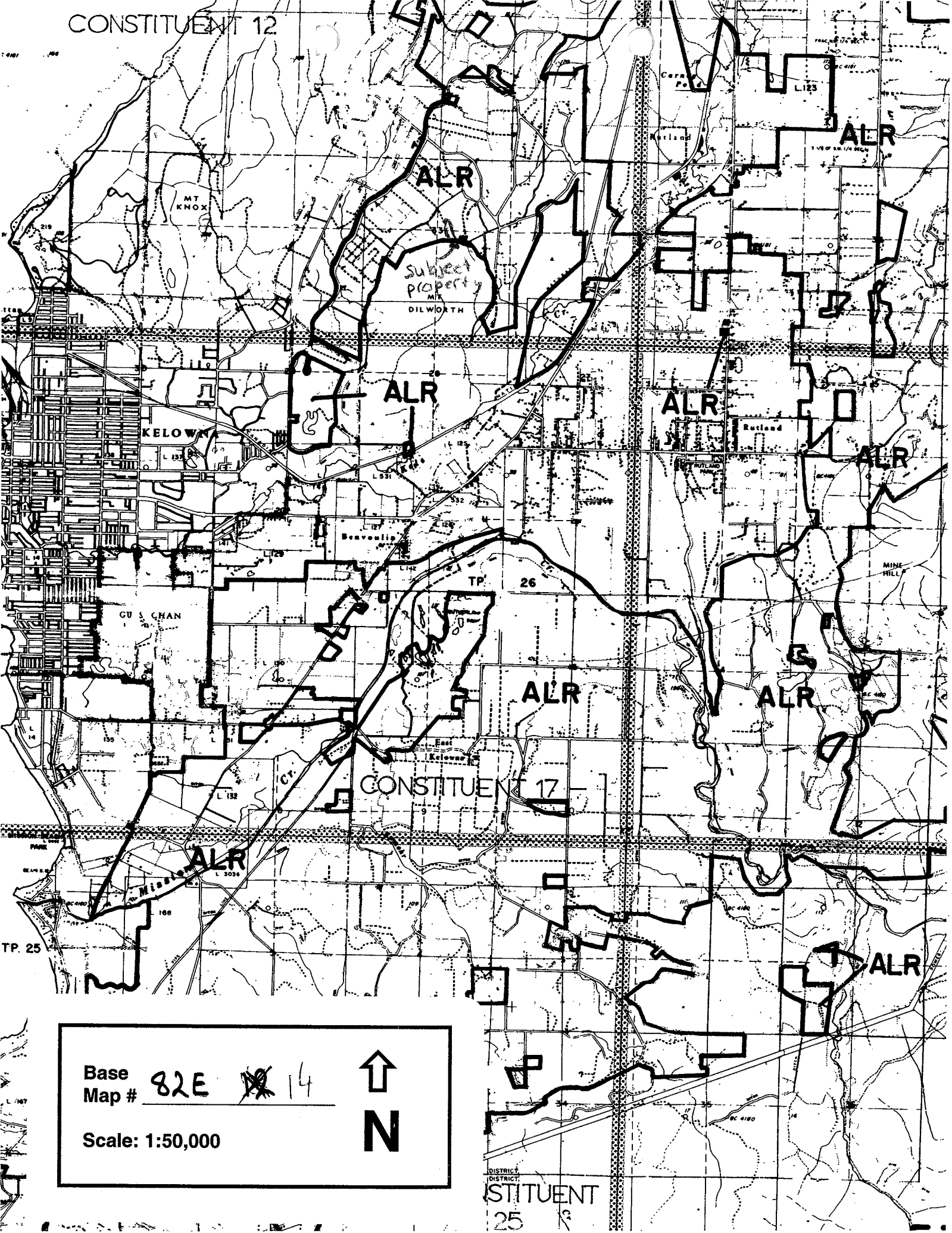
Signature

C. Marti

Date


June 29/05


CONSTITUENT 12



Subject Property
DILWORTH

CONSTITUENT 17

Base Map # 82E ~~14~~ 

Scale: 1:50,000 

DISTRICT
DISTRICT
CONSTITUENT
25