



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 67154

**Application Status:** Under LG Review

**Applicant:** April Reimer , James Reimer

**Local Government:** City of West Kelowna

**Local Government Date of Receipt:** 01/09/2023

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** I'm planning to build a Queen Anne Victorian style home to operate a tea house called The Settled Kettle.

Since this property was subdivided from its farm land in 2001, no farming has occurred on this parcel as it is too small to operate a farm at only .474 acres. Considering a fully operational farm won't fit, I intend to plant trees, greenery and garden that will produce items for my tea menu. In addition, I will also establish a greenhouse to grow tea leaves and other items for the tea house.

This is a unique property fit for a unique business. In current A1 rules I am allowed to build a single detached dwelling on the property. The non-farm use footprint won't be any different as to what it is currently and I want to use the remaining space to enhance the agricultural production.

The main reasons to use this property for my tea house are:

1. There has never been any agricultural production on this property as it was subdivided from its farm land and therefore going forward is too small to operate anything substantial for farming.
2. I'm planning to build a home on the property which is currently allowed within the rules of the ALC and want to operate a business out of that home.
3. There is nothing being produced agriculturally there, however, although limited, I intend to use as much land possible to grow produce, tea, trees, plants and flowers to be used for the tea house.

**Mailing Address :**

[REDACTED]

**Primary Phone :** [REDACTED]

**Email :** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

**Parcel Identifier :** 025-540-050

**Legal Description :** LOT 1 DISTRICT LOT 2687 OSOYOOS DIVISION YALE DISTRICT PLAN

**Applicant:** April Reimer , James Reimer

KAP72327

**Parcel Area :** 0.2 ha

**Civic Address :** 2901 Boucherie Road West Kelwona BC

**Date of Purchase :** 09/28/2022

**Farm Classification :** Yes

**Owners**

1. **Name :** April Reimer

**Address :**

[REDACTED]

**Phone :** [REDACTED]

**Email :** [REDACTED]

2. **Name :** James Reimer

**Address :**

[REDACTED]

**Phone :** [REDACTED]

**Email :** [REDACTED]

---

**Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*There is no agricultural production currently taking place on the property. There are 3 trees located on the property that I would like to keep.*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*There are no agricultural improvements made to the parcel*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*There is a house and detached garage on the property.*

**Adjacent Land Uses**

**North**

**Land Use Type:** Agricultural/Farm

**Specify Activity :** vineyard

**East**

**Land Use Type:** Agricultural/Farm

**Specify Activity :** vineyard

**South**

**Applicant:** April Reimer , James Reimer

**Land Use Type:** Agricultural/Farm

**Specify Activity :** vineyard

**West**

**Land Use Type:** Commercial / Retail

**Specify Activity :** the hatching post restaurant brewery

## **Proposal**

### **1. How many hectares are proposed for non-farm use?**

*0.2 ha*

### **2. What is the purpose of the proposal?**

*I'm planning to build a Queen Anne Victorian style home to operate a tea house called The Settled Kettle.*

*Since this property was subdivided from its farm land in 2001, no farming has occurred on this parcel as it is too small to operate a farm at only .474 acres. Considering a fully operational farm won't fit, I intend to plant trees, greenery and garden that will produce items for my tea menu. In addition, I will also establish a greenhouse to grow tea leaves and other items for the tea house.*

*This is a unique property fit for a unique business. In current AI rules I am allowed to build a single detached dwelling on the property. The non-farm use footprint wont be any different as to what it is currently and I want to use the remaining space to enhance the agricultural production.*

*The main reasons to use this property for my tea house are:*

- 1. There has never been any agricultural production on this property as it was subdivided from its farm land and therefore going forward is too small to operate anything substantial for farming.*
- 2. I'm planning to build a home on the property which is currently allowed within the rules of the ALC and want to operate a business out of that home.*
- 3. There is nothing being produced agriculturally there, however, although limited, I intend to use as much land possible to grow produce, tea, trees, plants and flowers to be used for the tea house.*

### **3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*No, it cannot be accommodated on lands outside the ALR because it will not give the tone and feel of going for high tea. It has to be the right size lot, in the right location and I believe I have found it at 2901 Boucherie Rd. It cannot be in a residential neighbourhood as people do not want active businesses where they daily live and a commercial lot in the middle of a business complex will be too cold and uninviting. I want to be in a rural, quiet setting to enhance the simplicity of going for tea with those you love in a beautiful environment. Patrons will also be able to sit in the gardens, or on the wrap around porch to enjoy the natural environment and consume the produce grown on the land.*

*When looking up possible farming uses such livestock or crop and fruit production it would need much more land than .474 acres to supply sufficient farming income. With this property below half an acre it demonstrates that due to its size it has not in the past and going forward would not be large enough for commercial agricultural production.*

### **4. Does the proposal support agriculture in the short or long term? Please explain.**

*This proposal supports agriculture in both the short term and long term as I am hoping this business will be here for years to come. It will grow an established garden that will produce flowers, fruits, trees and other greenery for many years.*

**Applicant:** April Reimer , James Reimer

**5. Do you need to import any fill to construct or conduct the proposed Non-farm use?**

*Yes*

**Proposal dimensions**

**Total fill placement area (0.01 ha is 100 m<sup>2</sup>)** *0.03 ha*

**Maximum depth of material to be placed as fill** *2.6 m*

**Volume of material to be placed as fill** *242 m<sup>3</sup>*

**Estimated duration of the project.** *1 Years 6 Months*

**Describe the type and amount of fill proposed to be placed.**

*the fill required is to cover the foundation of the previous house so that parking can be developed*

**Briefly describe the origin and quality of fill.**

*will be a combination of dirt and gravel.*

**Applicant Attachments**

- Proposal Sketch - 67154
- Site Photo - yard on property
- Site Photo - house on property
- Site Photo - driveway
- Site Photo - detached garage
- Site Photo - another angle of yard
- Certificate of Title - 025-540-050

**ALC Attachments**

None.

**Decisions**

None.