

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61295

Application Status: Under LG Review

Applicant: Florence Taneda

Agent: Nicole Kelly

Local Government: City of West Kelowna

Local Government Date of Receipt: 08/25/2020

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

Proposal Type: Subdivision

Proposal: The proposed home site severance of approximately 1 acre will retain the family home, leaving over 5 acres of farmable land to be sold.

Agent Information

Agent: Nicole Kelly

Mailing Address:

104 - 1860 Boucherie Rd

Westbank, BC

V4T 2A3

Canada

Primary Phone: (250) 215-0064

Email: n.b.kelly@hotmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 004-290-020

Legal Description: L 58 DL 806 OSOYOOS DIVISION YALE DISTRICT PL 761 EXC (1) THE NORTH 175 FT NOW (2) PL 16956

Parcel Area: 2.6 ha

Civic Address: 3536 Paynter Rd

Date of Purchase: 05/26/2020

Farm Classification: Yes

Owners

1. **Name:** Florence Taneda

Address:

3536 Paynter Rd

West Kelowna, BC

V4T 1R2

Canada

Phone: (250) 768-5577

Ownership or Interest in Other Lands Within This Community

- 1. Ownership Type:** Fee Simple
Parcel Identifier: 004-289-935
Owner with Parcel Interest: Florence Taneda
Parcel Area: 4 ha
Land Use Type: Unused
Interest Type: Full Ownership
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Current Use of Parcels Under Application

- 1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
Vegetable garden for personal consumption, otherwise no agriculture
- 2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**
Irrigation lines exist on the property
- 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
There is a home with a landscaped back yard

Adjacent Land Uses

North

Land Use Type: Residential
Specify Activity: Residential properties with homes

East

Land Use Type: Residential
Specify Activity: Residential properties with homes

South

Land Use Type: Agricultural/Farm
Specify Activity: Agricultural with a residence

West

Land Use Type: Agricultural/Farm
Specify Activity: Agricultural with a residence

Proposal

- 1. Enter the total number of lots proposed for your property.**

0.4 ha
2.2 ha

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

The proposed home site severance of approximately 1 acre will retain the family home, leaving over 5 acres of farmable land to be sold.

Applicant: Florence Taneda

3. Why do you believe this parcel is suitable for subdivision?

The proposed home site parcel encompasses the existing landscaping and alignment of the property, and is compatible with the character of the neighbouring property at the south east corner. The remaining parcel is conducive to farming, and the configuration of the lot allows for a residential footprint along Paynter Rd with a large 5+ acre area behind for farming/agriculture.

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

The proposal leaves over 5 acres of farmable land for long term agricultural use. In the past it has been fruit orchards as well as vegetables. It is suitable for growing fruit or vegetables again, or for livestock, or hay production.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

Yes

Applicant Attachments

- Agent Agreement - Nicole Kelly
- Homesite Severance Qualification - 61295
- Site Photo - Home Site Photo
- Other correspondence or file information - Purchase agreement from 1967, first page
- Other correspondence or file information - Titles showing original Taneda family ownership
- Other correspondence or file information - part 2 of original titles
- Proposal Sketch - 61295
- Certificate of Title - 004-290-020

ALC Attachments

None.

Decisions

None.