



Staff Report
Application # T – 37668
Applicant: H. S. Jansen and Sons Farm Ltd
Agent: Dale Jansen
Location: east of Coldstream

DATE RECEIVED: September 10, 2007

DATE PREPARED: October 22, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To deposit 65,000 cubic meters of fill on the 99 ha subject property to increase the land's cultivable area by about 10 ha. The majority of the fill is to be placed in a gully.

The source of the fill material is the proposed Duteau Creek water treatment plant, located nearby, south of Whitevale Road. The Commission, by Resolution # 338/2007, recently approved the construction of the water treatment plant on an 8 ha parcel within the Agricultural Land Reserve.

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

BACKGROUND INFORMATION:

Local Government:

Regional District of North Okanagan

Legal Description of Property:

PID: 023-217-936

Lot 1, District Lot 434 and 435, Osoyoos Division Yale District, Plan KAP55683

Location of Property:

973 Whitevale Road, Vernon

Size of Property:

99 ha (~10 ha is proposed for filling)

Present use of the Property:

Grazing land, crop land

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Farmland in the ALR
SOUTH: Farmland in the ALR
EAST: Farmland in the ALR
NORTH: Farmland in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/3
The majority of the property is identified as having prime dominant ratings (7:3TP 3:2X).

Official Community Plan and Designation:

"Agricultural" in Bylaw #1690

Zoning Bylaw and Designation:

"Large Holdings" in Bylaw #1888

RELEVANT APPLICATIONS:

#T-37319 Greater Vernon Services
Date July 5, 2007
Decision Allowed the subdivision of an 8 ha lot from the 53 ha property for a water treatment plant.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The District of Coldstream forwarded the application without comment.

STAFF COMMENTS:

Staff recommend that the Commission view the ~ 10 ha area proposed for filling to assess whether the proposed filling will improve the land's agricultural capability, and what, if any conditions may be placed on the project.

Conditions to consider include, but are not limited to, the following;

- Submission of an agrologist's report, prior to and upon completion of the fill project.
- Development of a drainage impact plan
- Assessment of fill material (by a registered soil specialist)

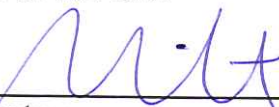
ATTACHMENTS:

- ALC Context map (1:20,000)
- Airphoto
- Agricultural Capability Map 82L/3

END OF REPORT

Signature

Date



Oct 29, 07