



**Staff Report**  
**Application # G – 37694**  
**Applicant: City of Kelowna**  
**Contact: Ryan Smith**  
**Location: Kelowna**

**DATE RECEIVED:** September 11, 2007

**DATE PREPARED:** October 24, 2007

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To install an underground sanitary sewer pipe through the southwest corner of the property. The pipe would be 125 metres long and lie within a 3 metre statutory right-of-way. This would impact a 377 square metre area. A 6 metre wide working easement is also being proposed to be used as a temporary working area.

This application is made pursuant to Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

**BACKGROUND INFORMATION:**

The large diameter trunk sewer (1200 mm) is required to convey flows to the treatment plant from a large are of Kelowna including Ruland, Glenmore, UBCO, Black Mountain, and Airport Industrial. The existing trunks are near capacity.

The subject area is currently not cultivated and has been severed by the road dedication under Plan 77153. The work area would be fully restored after pipe installation.

There is an existing 10 metre wide right-of-way in the same general location that contains an existing sanitary line and a natural drainage ditch that feeds Fascieux Creek. In order to fit the proposed large diameter trunk into this area, an additional 3 metres are required.

**Local Government:**

City of Kelowna

**Legal Description of Property:**

PID: 012-403-750

Lot 11, District Lot 147, Osoyoos Division Yale District, Plan 415, EXCEPT Plans KAP77153 and KAP83366

**BACKGROUND INFORMATION (continued):**

**Purchase Date:**

March 2007

**Location of Property:**

Between Burtch Road and Munson Road, Kelowna

**Size of Property:**

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

**Present use of the Property:**

Agriculture

**Surrounding Land Uses:**

**NORTH:** ALR  
**EAST:** ALR  
**SOUTH:** ALR  
**WEST:** Non-ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E.083(digital)  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan/Zoning Bylaw and Designation:**

Information not provided

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

City of Kelowna is the applicant.

**STAFF COMMENTS:**

- Although the Burtch Road extension has not yet been constructed, once it is built, it will alienate the triangle of land on which the sewer will be located from the remainder of the property.
- The 0.04 ha area of the subject property is currently not under cultivation and will be fully restored after the pipe has been installed.

**ATTACHMENTS:**

- ALC Context Map (1:20,000)
- Air photo (from City of Kelowna website)
- Sketch of proposal

END OF REPORT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Oct 29, 07