



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

December 20, 2005

Reply to the attention of Brandy Ridout

John Grant
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Mr. Grant:

Re: **Application #G-36287-0**
PID: 003-806-723
Lot 32, Block 5, Section 9, Township 23, Osoyoos Division Yale District, Plan 896

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to dedicate a 0.4 ha area for planned road widening for the Glenmore Bypass. The application was submitted pursuant to Section 6 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

During its review, the Commission noted that under application #G-26101, the dedication and construction of the Glenmore Valley Bypass was approved. It also noted that the current application is consistent with the approved alignment.

As such, the Commission writes to advise that it approved your application subject to:

- dedication of the area as outlined on the attached plan, 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 decision noted above is recorded as Resolution #666/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable it will authorize the Registrar of Land Titles to accept the application for deposit of the plan.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: Benjamin and Deborah Morey, 845 Glenmore Road, Kelowna, BC - V1V 2C6
BR/lv/Encl.
36287d1



Staff Report
Application # G – 36287-0
Applicant: Benjamin and Deborah Morey
Agent: City of Kelowna
Location: Kelowna

DATE RECEIVED: October 3, 2005

DATE PREPARED: December 2, 2005

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Regional Research Officer

PROPOSAL: To dedicate a 0.4 ha area for planned road widening for the Glenmore Bypass.

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

BACKGROUND INFORMATION:

In 1991, the Commission approved the City of Kelowna's application (#G-26101) to dedicate and construct the Glenmore Valley Bypass. The subject property is the only property along the approved route that has a house located in the road dedication area. As such, although construction of the highway is not planned to start until 2010, road dedication is being requested at this time in order to allow the landowner to build a new home on a portion of the property that will not be affected by the future road. The existing house will be rented out until highway construction begins.

The current landowner, Mr. Morey, has been given a licence by the City to continue growing and harvesting crops on a portion of the dedicated road area until construction begins.

Local Government:

City of Kelowna

Legal Description of Property:

PID: 003-806-723

Lot 32, Block 5, Section 9, Township 23, Osoyoos Division Yale District, Plan 896

Purchase Date:

April 1, 2004

Location of Property:

845 Glenmore Road, Kelowna

BACKGROUND INFORMATION (continued):

Size of Property:

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

Present use of the Property:

Single-family dwelling, detached garage and shop, hay field.

Surrounding Land Uses:

WEST: Hay field, open range (ALR)
SOUTH: Tree farm (ALR)
EAST: Forested area (non-ALR)
NORTH: Single-family dwelling, hay field (ALR)

Agricultural Capability:

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

Official Community Plan/ Zoning Bylaw and Designation:

Information not provided.

PREVIOUS APPLICATIONS:

Application #26101-0

Applicant: Glenmore Bypass Road, Sewer
Decision Date: September 10, 1992
Proposal: To dedicate and construct the Glenmore Valley Bypass road as per plans submitted with the application.
Decision: Allowed - subject to conditions.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The City of Kelowna is the agent for this application.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

- The route of the bypass was approved in 1991 under application #G-26101.
- Although the rest of the road dedication will take place closer to road construction, it would appear to be mutually beneficial for the City and the landowner to dedicate this section now.

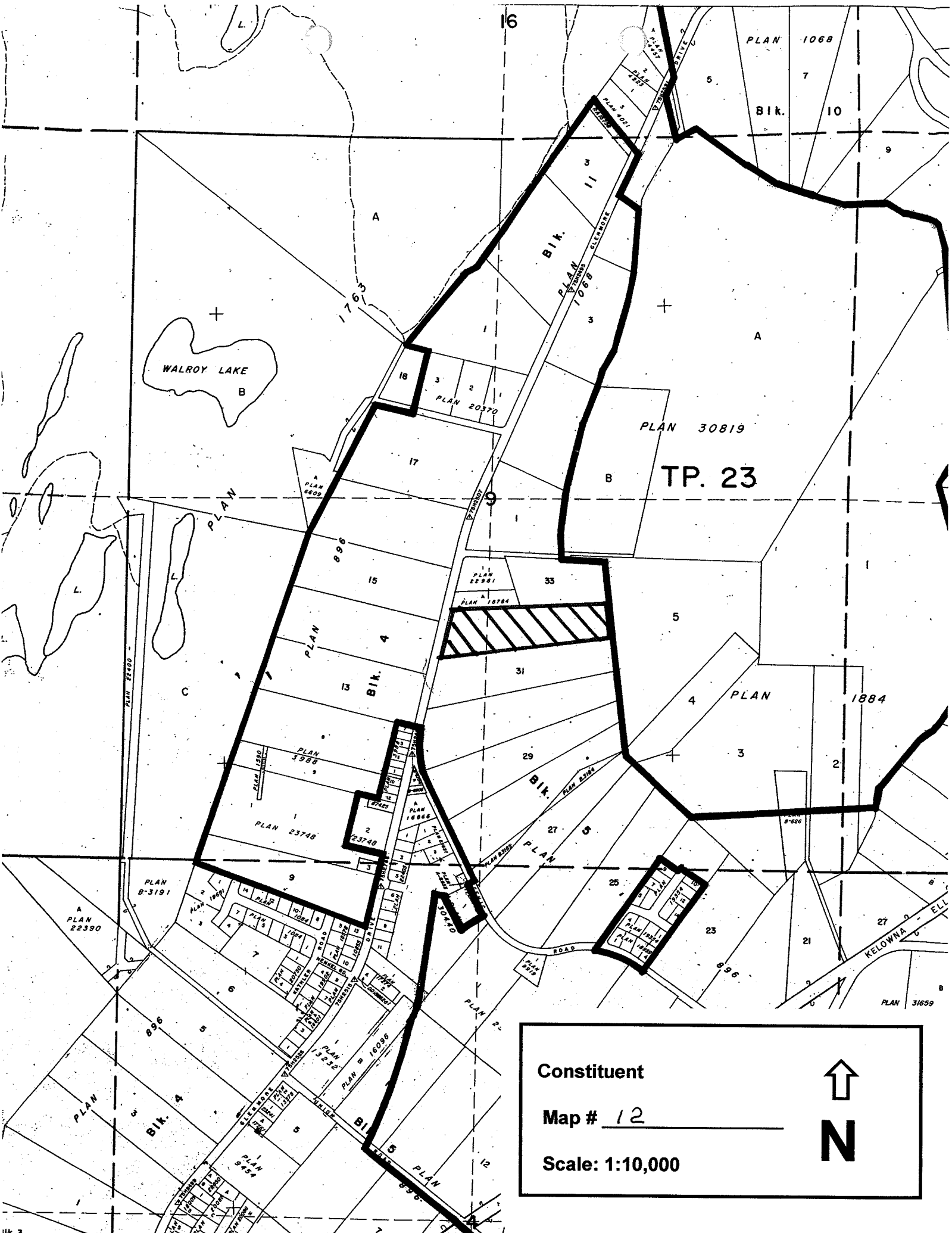
END OF REPORT

Signature

Date



Dec 2, 05



Constituent
 Map # 12
 Scale: 1:10,000

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N