



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

April 27, 2006

Reply to the attention of Brandy Ridout
ALC File #G-36413

Jordan Hettinga
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Mr. Hettinga:

Re: Application to subdivide in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #175/2006 outlining the Commission's decision as it relates to the above noted application. As agent it is your responsibility to notify Donald and Judith Winkler accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

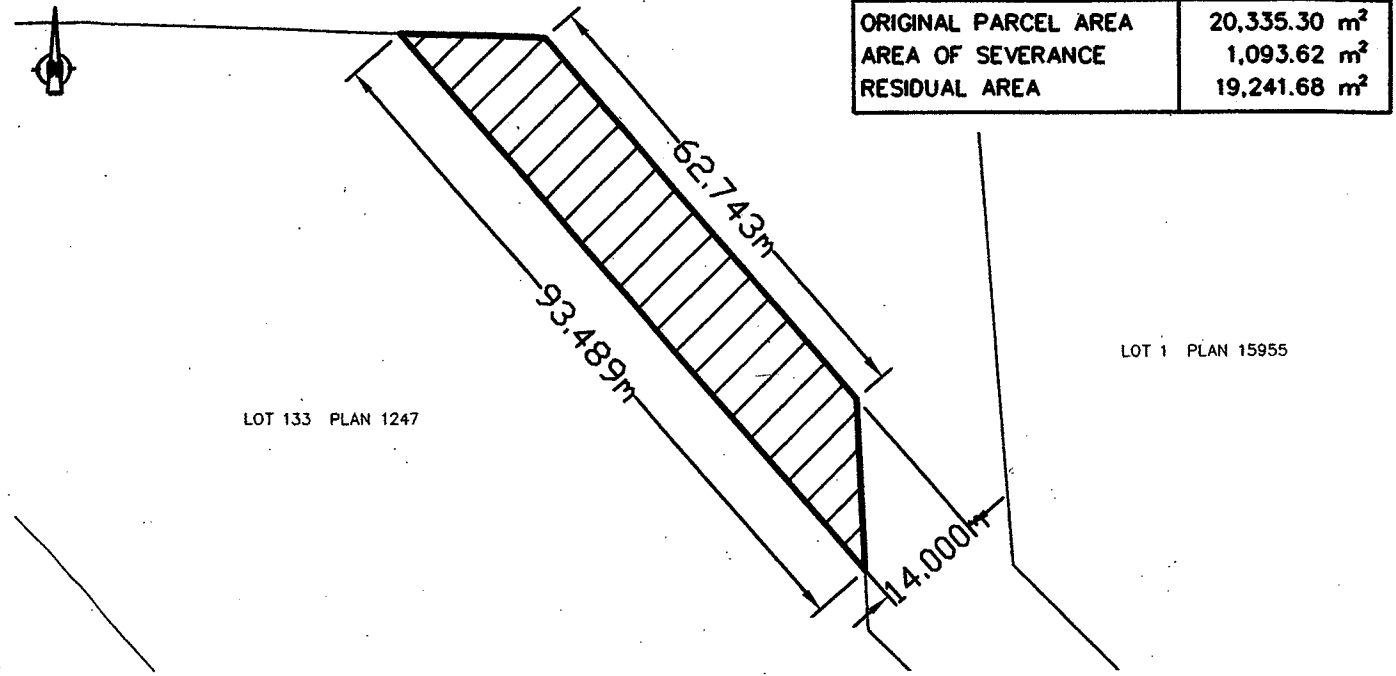
BR/lv/Encl.: Minutes
Sketch Plan

36413d1

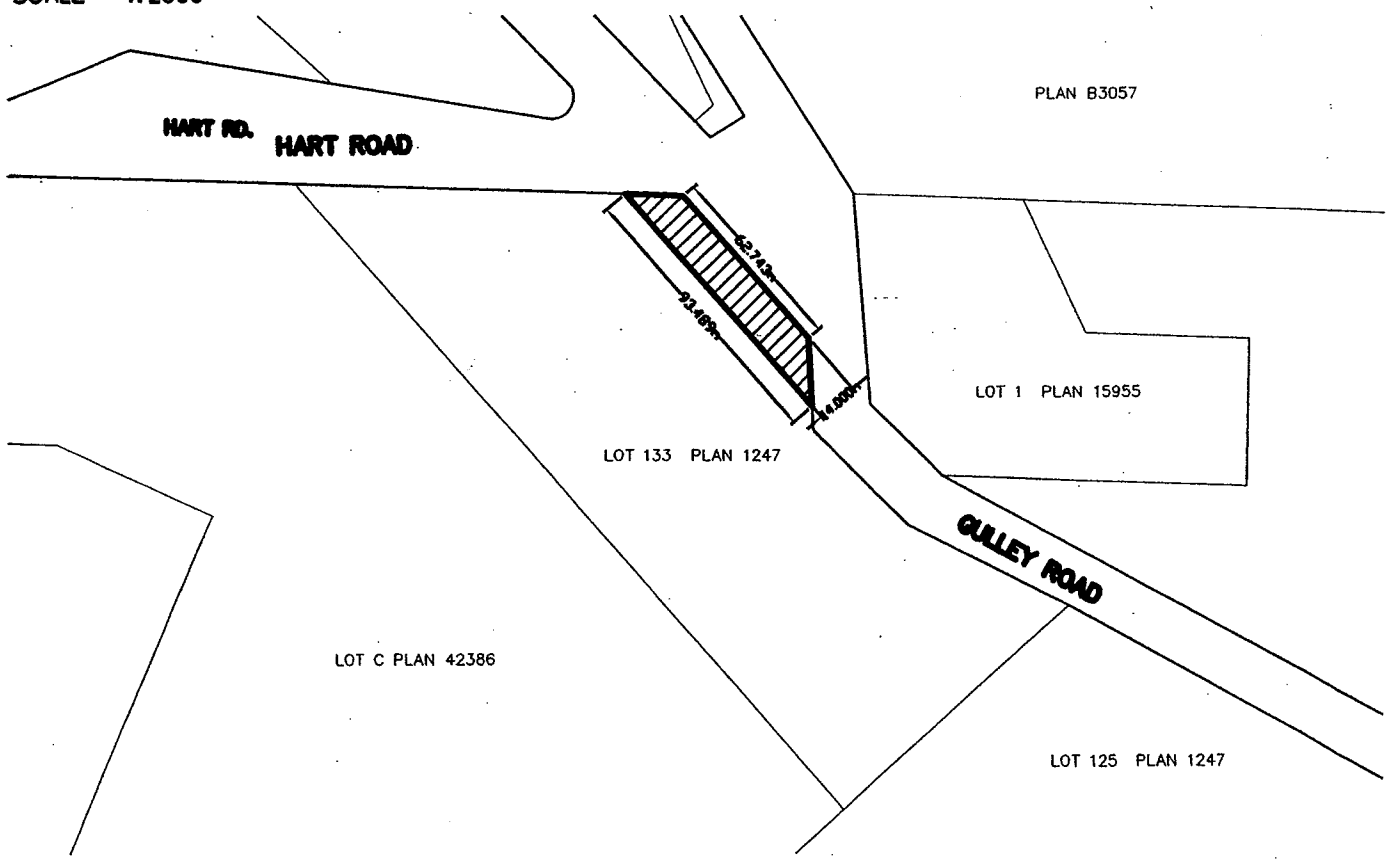
SCHEDULE A

SCALE 1:1000

| ACQUISITION DATA | |
|----------------------|--------------------------|
| ORIGINAL PARCEL AREA | 20,335.30 m ² |
| AREA OF SEVERANCE | 1,093.62 m ² |
| RESIDUAL AREA | 19,241.68 m ² |



SCALE 1:2500



Provincial Agricultural Land Commission
 Application #G-36413
 Resolution #175/2006

OF-WAY REQUIREMENTS

LEGAL DESCRIPTION: LOT 133, PLAN 1247

MUNICIPAL ADDRESS: 2925 GULLEY ROAD

OWNER:



0.1 ha area approved for road widening and ditching project



Staff Report
Application # G – 36413
Applicant: City of Kelowna
Landowners: Donald and Judith Winkler
Location: Kelowna

DATE RECEIVED: December 15, 2005

DATE PREPARED: January 27, 2006

TO: Chair and Commissioners – Okanagan Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To widen Gulley Road and improve a ditch that channels Rumohr Creek. The ditch improvement will be 300 m² and the road improvements will require the remaining 800 m².

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

BACKGROUND INFORMATION:

Improvements to the ditch will provide capacity for the 1:100 year flood events and therefore reduce flooding potential.

Improvements to the road will not take place immediately. When the road is realigned, two rows of trees will be affected (approximately 30 trees).

Local Government:

City of Kelowna

Legal Description of Property:

PID: 011-703-377

Lot 133 (E7119), Sections 3 and 4, Township 26, Osoyoos Division Yale District, Plan 1247

Location of Property:

2925 Gulley Road, Kelowna

Area under application:

0.1 ha (The entire property is in the ALR)

Present use of the Property:

Residence and orchard

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Orchards in ALR
SOUTH: Orchards in ALR
EAST: Gulley Road, active orchards and rural residences, in ALR
NORTH: Hart Road, rural residences and active orchards, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E.083
The majority of the property is identified as having Prime Dominant ratings of Class 3.

STAFF COMMENTS:

This proposal will not significantly reduce the usable area of the farm and will lead to better road safety and reduced flood potential from the creek. Staff recommends approval.

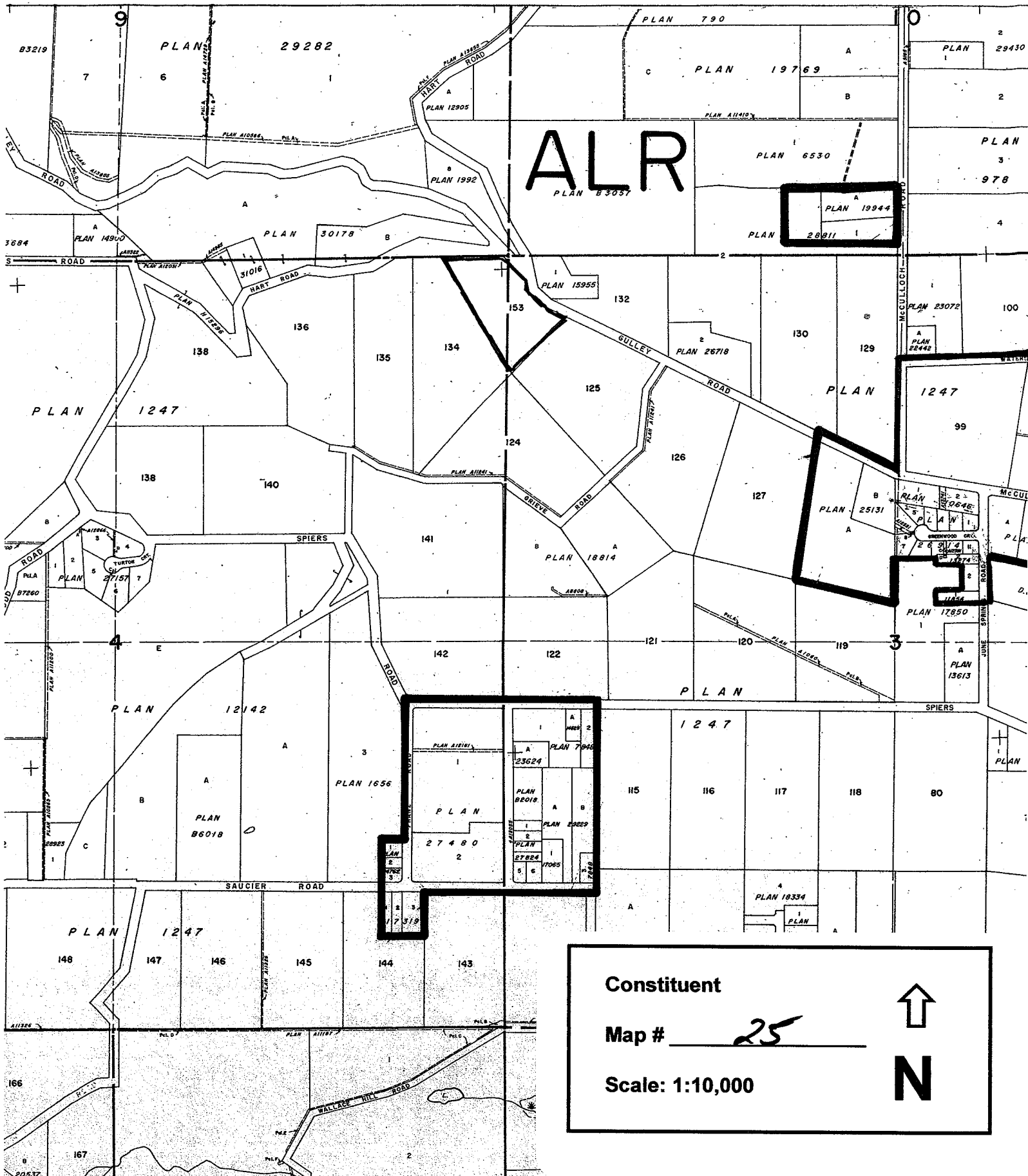
END OF REPORT

Signature

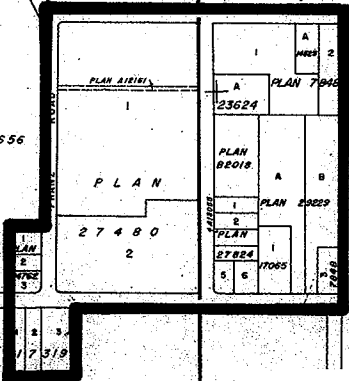
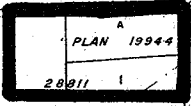
A large, stylized handwritten signature in black ink, appearing to be the letter 'B' with a large loop.

Date

Feb 21/06



ALR



Constituent
Map # 25
Scale: 1:10,000

↑
N