



Staff Report
Application # V – 37756
Applicant: BC Hydro & Power Authority
Owner: Norma Clarke
Location: West of Summerland

DATE RECEIVED: November 05, 2007

DATE PREPARED: November 26, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Martin Collins, Land Use Planner

PROPOSAL: To register a statutory right of way plan over 6.4 ha area in the southeast corner of DL3781 (130 ha), and to construct a capacitor station within the 6.4 ha area. The capacitor station is located adjacent to the existing 500 KV Transmission corridor running north/south through the property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

No previous applications have been considered on the property.

Local Government:

Regional District of Okanagan-Similkameen

Legal Description of Property:

PID: 011-416-254

District Lot 3781, Osoyoos Division of Yale District

Location of Property:

East of Summerland

Size of Property:

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

Present use of the Property:

Intermittent grazing.

Surrounding Land Uses:

WEST: Grazing land in the ALR
SOUTH: Grazing land in the ALR
EAST: Grazing land in the ALR
NORTH: Grazing land in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82E/12
The majority of the property is identified as having secondary ratings (5MT) with capacity for improvement with irrigation (7:4T 3:3C).

Official Community Plan and Zoning Designation:

Not provided

RELEVANT APPLICATIONS:

Application #37591-0

Applicant: Black Mountain Irrigation District
Decision Date: November 09, 2007
Proposal: To subdivide a 2.8 ha statutory right of way in order to construct an electrical sub station.
Decision: The Commission allowed the subdivision of a 2.8 ha lot for an electrical substation subject to the fencing of the actual facility and the use of the 2.5 ha remnant for grazing.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Regional District of Okanagan Similkameen has not had opportunity to comment. However, as a policy the Regional District does not comment on ALR applications.

STAFF COMMENTS:


Staff recommends that the Commission consider the following:

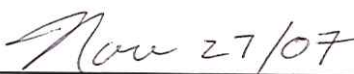
- The land has limited capacity for agricultural uses due to its elevation.
- The Commission has allowed similar proposals in other parts of the region.
- The capacitor facility must be located adjacent to the transmission line.
- In addition the construction of the facility will delay the need to construct more transmission rights of way in the area.

ATTACHMENTS:

- 1:50,000 scale ALC map
- 1:15,000 scale ALR orthophoto
- Applicant's sketch plan(s)

END OF REPORT


Signature


Date