



Staff Report
Application # T – 37998
Applicant: Albas Ventures Inc.
Agent: Keith Wahlstrom, P.Eng
Location: Enderby

DATE RECEIVED: February 21, 2008

DATE PREPARED: February 26, 2008

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To include 0.7 ha into the Agricultural Land Reserve

This application is made pursuant to section 17 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Under Resolution #651/2006 (application #T-37017), the Commission required the inclusion of a 1.3 ha area as a condition of approval. Ministry of Transportation and Highways subsequently required a dedicated right of way connecting McNabb Road on the west of the subject property. Although the road has been engineered as far north as possible, it cuts through part of the hayfield area, reducing the inclusion area from 1.3 ha to 0.7 ha.

Local Government:

Regional District of North Okanagan (RDNO)

Legal Description of Property:

PID: 008-336-245
Lot A, Section 29, Township 18, Range 8, W6M, Kamloops Division Yale District, Plan 17943

Purchase Date:

June 2006

Location of Property:

441 Mabel Lake Road, Enderby

Size of Property:

44.4 ha (approximately 22 ha are in the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Two hayfields, 780 sq foot farmhouse, hayshed and three small sheds. Balance of the property is timbered.

Surrounding Land Uses:

WEST: Vacant hayfield and Residential home
SOUTH: Splantsin First Nation's Band Land/River
EAST: Residential home with horses and fields
NORTH: Vacant hillside land

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/11
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Electoral Area "F" OCP Bylaw No. 1934 (2004)
Designation: Non/Urban

Zoning Bylaw and Designation:

Zoning: Bylaw No. 1888 (2003)
Designation: Urban Zone
Minimum Lot Size: 7.2 ha

PREVIOUS APPLICATIONS:

Application #37017-0

Applicant: Albas Ventures Inc.
Decision Date: December 12, 2006

Proposal: To construct a new road and to decommission the existing driveway/roadway through the property. The new road will be used to access the three non-ALR 8 ha lots presently being considered for subdivision and for the registered right-of-way for BC Hydro and BC Tel Mobility.

Decision: Allowed a revised road alignment that did not affect the productive areas of the property subject to the inclusion of the 1.3 ha hayfield area lying to the north of the ALR boundary.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

RDNO Board: Forwarded the application with a recommendation of support.

STAFF COMMENTS:

- The road conditionally approved under Resolution #651/2006 will require the use of approximately 2 ha of ALR land.
- The east/west road was originally proposed to be located just north of the current ALR boundary. However, discussions with the applicant resulted in the road being shifted as far to the north as possible.

ATTACHMENTS:

- ALC Context Map (1:50,000)
- Provincial orthophot (1:10,000)
- Attachment from letter of November 23, 2006 from Albas Ventures
- Proposed inclusion area (supplied by applicants)

END OF REPORT

Signature

Date