



Staff Report
Application # H – 38964
Applicant: Ministry of Transportation and Infrastructure
Agent: Ken Aura

DATE RECEIVED: April 16, 2009

DATE PREPARED: June 8, 2009

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To widen Highway 1 from 2-lanes to 4-lanes from Hilltop Road to Balmoral Road.

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

BACKGROUND INFORMATION:

The Commission has previously allowed the widening of the section of Highway 1 south of the proposal area from 2-lanes to 4-lanes.

Local Government:

Columbia Shuswap Regional District (CSRD)

Legal Description of Properties (all of Kamloops Division of Yale District):

1. PID: 014-268-621
The North West ¼, Section 7, Township 22, Range 10, W6M, EXCEPT Plans H425, H9463, 42044 and KAP63720
2. PID: 026-921-961
Lot 1, Section 7, Township 22, Range 10, W6M, Plan KAP82657
3. PID: 026-921-979
Lot 2, Section 7, Township 22, Range 10, W6M, Plan KAP82657
4. PID: 026-921-987
Lot 3, Section 7, Township 22, Range 10, W6M, Plan KAP82657
5. PID: 014-258-752
The North East ¼, Section 7, Township 22, Range 10, W6M, EXCEPT (1) the Land Covered by the Waters of Loon Lake at the Time of Survey of said Lake as Shown on a Plan of Survey of the South West ¼ of said Township Dated at Ottawa the 16th March, 1917 (2) Plan 17841 (3) Plan H425 (4) Plans 42044 and KAP82657
6. PID: 006-178-618
Lot C, Section 7, Township 22, Range 10, W6M, Plan 23949
7. PID: 004-612-710
The South West ¼, Section 8, Township 22, Range 10, W6M, EXCEPT Plans 36962, H425, H944, KAP58710 and KAP67184
8. PID: 002-948-231
Lot 1, Section 7, Township 22, Range 10, W6M, Plan 34508 EXCEPT Plan A18333

BACKGROUND INFORMATION (continued):

Location of Properties:

8 properties are affected along the stretch of highway north of the Balmoral Corner.

Affected Area:

3.1 ha

Present use of the Properties:

Various types of agriculture

Agricultural Capability:

Data Source: Agricultural Capability Map #

The majority of the properties is identified as having Prime Dominant ratings.

RELEVANT APPLICATIONS:

Application #32753-0

Applicant: Ministry of Transportation & Highways

Decision Date: May 26, 1999

Proposal: To widen the Trans-Canada Highway to 4 lanes, with extra-wide shoulders and turn-arounds for farm vehicles

Decision: Approved as follows:

1. the Commission determined that all interested parties (including CSRD) have been afforded sufficient opportunity to offer comment to the Commission.
2. the Commission rescind the approval granted under Resolution #346/99;
3. the Commission approve the amended Application #32753 as it pertains to all lands under application other than SW $\frac{1}{4}$ Sec 8;
4. the Commission approve Application #32753 as it pertains to SW $\frac{1}{4}$ Sec 8 subject to review by the Commission of any modifications the owner may consider necessary to resolve any bona fide agricultural issues which may be identified prior to the commencement of construction of the Highway upgrading project; and
5. the Commission request that in any broader study of the future of the Blind Bay community, it be afforded a full opportunity for review of all reasonable options for Blind Bay's long term access or accesses to the Trans-Canada Highway.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

CSRD: No comment.

STAFF COMMENTS:

- The Ministry of Transportation (MoT) has provided Information as to alternate options, agricultural capacity, soil salvage plan, agricultural infrastructure and mitigative/restorative measures.
- Commission staff previously indicated that a concern with the widening was the location of an underpass for a farm which has its fields on one side of the highway and the dwellings on the other. MoT indicates that a tentative agreement has been reached which would provide a cattle underpass type structure to allow the owners to cross under the highway.

ATTACHMENTS:

- ALC Context Map (1:20,000)
- Provincial Orthophoto (1:10,000, 2007)
- Table 1 showing area of each property affected by proposed widening
- Letter from Ministry of Transportation

END OF REPORT

Signature

Date