



Agricultural Land Commission Staff Report

DATE: March 10, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51605
PROPOSAL: To dedicate a right of way 7.5 metres wide and 310 metres long (0.2 ha) for a new 900 mm water main to improve water delivery for irrigation and domestic use in the North Okanagan. The right of way is proposed to be located on the westerly property boundary.

PROPOSAL INFORMATION

Background: The new water main will run from RDNO's new Duteau Creek Water Treatment Plant within an existing 20 meter wide right of way and then diverge and travel northwards 310 meters to the Von Keyserlingk pump station.

Received Date: February 25, 2010
Applicant: H.S. Jansen & Sons Farm Ltd
Agent: Bill DiPasquale
Local Government: Regional District of North Okanagan

DESCRIPTION OF LAND

PID: 023-217-936
Legal Description: Lot 1, District Lot 434 and 435, Osoyoos Division of Yale District, Plan KAP55683
Civic Address: 973 Whitevale Road, Vernon
Area: 104.2 ha
ALR Area: 104.2 ha
Purchase Date: November 10, 2004
Owner: H.S. Jansen & Sons Farm Ltd

Total Land Area: 104.2 ha
Total ALR Area: 104.2 ha
Current Land Use: Cultivated for silage corn for animal feed.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.2	Prime	CLI

Surrounding Land Uses:

North	Von Keyserlingk water booster station
East	cultivated land in the ALR
South	cultivated land in the ALR
West	Whitevale Road

Official Community Plan

Bylaw Name: Not provided

Designation:

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Not provided

Zoning Designation:

Minimum Lot Size:

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 43901

Applicant: Ronald Kirschner

Proposal: To subdivide an 8 ha lot from the northeast corner of the 53 ha property for a Water Treatment Plant for the Greater Vernon area.

Decisions:

Resolution

Number

338

Decision Date

July 5, 2007

Decision Description

The Commission allowed the subdivision of the 8 ha lot and the development of a water treatment plant because it represented a community benefit to both urban and rural water users.

Committee Recommendations

Type

Board/Council

Recommendation

No Comment

Description

No comments have been received from the Regional District.

STAFF COMMENTS

Staff suggest that the Commission consider allowing the application on the grounds the larger water line will improve irrigation water delivery in the region, and provide an overall public "water delivery" benefit.

Only a very small (0.2 ha) area is affected, located at the westerly edge of a cultivated field.

ATTACHMENTS

51605 sketch plan.pdf

51605_AirphotoMap20k.pdf

51605_ContextMap20k.pdf

END OF REPORT

Signature

Date