



Agricultural Land Commission Staff Report

DATE: August 24, 2010
TO: Vice Chair and Commissioners - Okanagan Panel
FROM: Martin Collins

RE: Application # 51886
PROPOSAL: To dedicate and construct a water reservoir and supply main affecting 0.53 ha. The distribution line is proposed to be 6 meters wide and ~500 meters long. The reservoir is proposed to be 400 sq meters (20 m x 20 m).

PROPOSAL INFORMATION

Background: The Commission included the area proposed for the reservoir into the ALR in 1996.
Received Date: July 30, 2010
Applicant: Keremeos Irrigation District
Agent: TRUE Consulting Group
Local Government: Regional District of Okanagan-Similkameen

DESCRIPTION OF LAND

PID: 007-862-229
Legal Description: That Part of District Lot 2821 Shown on Plan B1221; Similkameen Division Yale District Except Plans 25632, KAP51206 and KAP59330
Civic Address: 483 Water Reservoir, Keremeos
Area: 46.2 ha
ALR Area: 17.3 ha
Purchase Date: March 14, 2007
Owner: Nirmal & Mohinder Sidhu

Total Land Area: 46.2 ha
Total ALR Area: 17.3 ha
Current Land Use: The area proposed for the reservoir is undeveloped ALR hillside adjoining cultivated land.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.5	Prime	BCLI

Surrounding Land Uses:

North Non ALR hillside
East Keremeos Bypass, orchard in the ALR
South Orchard in the ALR
West Non ALR hillside

Official Community Plan

Bylaw Name: Not provided
Designation: n/a
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Not provided
Zoning Designation: n/a
Minimum Lot Size:
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 5374

Applicant: Lawrence & Jennifer LISS

Proposal: To subdivide the 51.8 ha property into 6 small holding lots

Decisions:

Resolution

Number

Decision Date

Decision Description

736

September 6, 1996

Refused on the grounds of increased parcelization. Large parcels are necessary to support the primary types of agriculture suited to this area.

Note: This decision included the site of the proposed reservoir.

Application #: 2601

Applicant: Oskar & Maureen KEMPF

Proposal: to s/d the 58.5 ha parcel into 2 lots (12.1 ha and 46.4 ha) as divided by the Keremeos Bypass Road.

Decisions:

Resolution

Number

Decision Date

Decision Description

89

January 12, 1996

Allow s/d as proposed subject to the inclusion of the approx. 1 - 2 ha of agriculturally capable land located in the south west of the property.

STAFF COMMENTS

Staff offers the following observations for the Commission's consideration.

- 1) The area proposed for the reservoir has good agricultural capability if irrigated. However the land is not developed for agriculture.
- 2) The primary purpose of the reservoir is to improve fire protection in Keremeos. However, another

benefit is that the water utility will be able to provide more water to meet peak irrigation demands.

3) Given the agricultural benefits associated with irrigation supply it is recommended that the application be allowed. Very little land is affected, and none currently under cultivation.

ATTACHMENTS

51886 sketch plan.pdf

51886_ContextMap20k.pdf

51886_AirphotoMap10k.pdf

END OF REPORT

Signature

Date
