



## Agricultural Land Commission Staff Report

**DATE:** August 26, 2010  
**TO:** Vice Chair and Commissioners - Okanagan Panel  
**FROM:** Martin Collins

**RE:** Application # 51907  
**PROPOSAL:** Transportation & Utility Corridor Use- to install an underground duct bank approx 1.6 km in length (occupying 0.23 ha) to accommodate electrical lines egressing the newly constructed Benvoulin Substation. The line will occupy a road reserve adjacent to Casorso Road.

### PROPOSAL INFORMATION

**Background:** The ALC previously allowed the construction of the Benvoulin Substation under application # 38900. An application for a portion of the underground distribution system in the vicinity of Wilson Creek was subsequently approved under Resolution # 228/2010

**Received Date:** August 19, 2010  
**Applicant:** Fortis BC Inc  
**Agent:** New Town Planning Services  
**Local Government:** City of Kelowna

### DESCRIPTION OF LAND

**PID:** 025-912-887  
**Legal Description:** Lot 2 Section 5 Township 26 Osoyoos Division Yale District Plan KAP75382  
**Civic Address:** 3925 Casorso Road  
**Area:** 5.7 ha  
**ALR Area:** 5.7 ha  
**Purchase Date:** April 19, 2004  
**Owner:** Kenneth & Belva Casorso

**PID:** 023-748-966  
**Legal Description:** Lot C, Section 5, Township 26, Osoyoos Division of Yale District, Plan KAP58972 Except Plans DAP89916 and KAP89917  
**Civic Address:** 3985 Casorso Road, Kelowna  
**Area:** 8.7 ha  
**ALR Area:** 8.7 ha  
**Purchase Date:** October 26, 2009  
**Owner:**

**Total Land Area:** 14.4 ha  
**Total ALR Area:** 14.4 ha  
**Current Land Use:** The affected area is in its natural, forested state.

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.2	Mixed Prime and Secondary	BCLI

### Surrounding Land Uses:

North	Gravel pit, undeveloped ALR
East	Gravel pit, undeveloped ALR
South	Casorso Road
West	Casorso Road

### Official Community Plan

**Bylaw Name:** No information provided

**Designation:**

**OCP Compliance:**

### Zoning

**Zoning Bylaw Name:** No information provided

**Zoning Designation:**

**Minimum Lot Size:**

**Zoning Compliance:**

## PREVIOUS APPLICATIONS

**Application #:** 45857

**Applicant:** Kenneth and Belva Casorso

**Proposal:** To secure a Statutory Right of Way for a 2 ha portion of the 8.9 ha subject property to accomodate a new electrical substation for the area.

### Decisions:

Resolution Number	Decision Date	Decision Description
281	June 17, 2009	Allowed

**Note:** The construction of the substation precipitated the application for the distribution system.

## STAFF COMMENTS

Staff recommend that the application be allowed because there are no agricultural impacts. The affected land is not suitable for agricultural production.

## ATTACHMENTS

51907\_ContextMap10k.pdf

51907\_AirphotoMap10k.pdf  
51907 sketch plan.pdf

## END OF REPORT

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Signature

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Date