



Provincial Agricultural Land Commission - Staff Report

Application: 51990

Applicant: Columbia Shuswap Regional District
Local Government: Columbia Shuswap Regional District

Proposal: Utility Corridor - proposed acquisition of a 6 m wide watermain right-of-way for the Copperview to Sorrento trunkmain to allow continuous access for maintenance and repairs. The majority of the project will take place under roadways within existing right-of-ways in the ALR (4.5 km). However, it will extend through three fee simple ALR properties for a combined area of 0.5 ha. A 0.01 ha portion of the affected area will be used to expand the current reservoir that exists on one of the ALR properties. The water main will be placed 1.8 m underground and any disturbances to agricultural land will be reclaimed post construction. CSRD has contacted the 3 affected land owners and no opposition has been recorded.

BACKGROUND INFORMATION

The water main will tie Copperview Haven estates into the planned Sorrento water treatment plant in order to meet guidelines set in the Drinking Water Protection Act to provide safe access to drinking water. The water line also allows for the provision of safe drinking water to small communities between Sorrento and Copperview in the future.

PROPERTY INFORMATION

PID: 004-683-528
Legal Description: Lot 29 Section 16 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 690
Property Area: 0.1 ha
Purchase Date: March 12, 2003
Location: Dilworth, Kinghorn, Garroway, Buckley, Armentiers, Abel Roads, Trans Canada Hwy, Waverly Park RD
Owner: Edward & Rena Szybunka

PID: 003-852-831
Legal Description: Lot 10 Section 19 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 30746
Property Area: 0.2 ha
Purchase Date: August 22, 2007
Location: Dilworth, Kinghorn, Garroway, Buckley, Armentiers, Abel Roads, Trans Canada Hwy, Waverly Park RD
Owner: Billy Lee Shore

PID: 012-123-307
Legal Description: Lot 30 Section 17 Township 22 Range 11 West of the 6th Meridian Kamloops Division Yale District Plan 690 Except Plan 20026
Property Area: 0.1 ha
Purchase Date: October 23, 2006
Location: Dilworth, Kinghorn, Garroway, Buckley, Armentiers, Abel Roads, Trans Canada Hwy, Waverly Park RD
Owner: Rodney & Leisya Woods

Total Land Area: 0.4 ha

LAND USE

Current Land Use:

Roadway, hayfield and residential. The trunkmain will be installed primarily on lands which are currently used as roads. The proposed reservoir site is currently being used for residential purposes.

Surrounding Land Uses:

North: Hay and stock grazing, residential - Partial ALR
East: Hay and stock grazing - Partial ALR
South: Hay and stock grazing - Partial ALR
West: Hay and stock grazing - Partial ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.5 ha

Non- Farm Use Type: Transportation/Utilities: Water Distribution Systems

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: BCLI

Mapsheet: 82L.083 &.084

ALC STAFF COMMENTS

Staff would like the Commission to note the following:

- 1) The private land affected has an improved BCLI rating of 4 with low fertility and excess water limitations. It is currently used for grazing and hay production and would be again after installation of the watermain. In some cases when a right-of-way is registered, the local government requires a covenant over the area that restricts the crop that can be grown over the watermain. In this case, a covenant will not be registered.
- 2) The existing reservoir is proposed to be expanded by approximately 100 square metres at the end of the proposed line.
- 3) Section 3 of the Permitted Uses indicates that no application is needed for the watermain within an existing dedicated right of way. This applies to the water line installation not on private land and along roads that have an existing designated right-of-way.

ATTACHMENTS

51990 - Proposal outline, background and mitigation plans.pdf
ALC Context 125,000.pdf
air photo.pdf
reservoir sketch.pdf

END OF REPORT

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