



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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March 30, 2011

Reply to the attention of Martin Collins  
ALC File: # 52047

Attn: Malindi Elmore  
New Town Planning Services Inc.  
1450 Pandosy Street  
Kelowna, BC  
V1Y 1P3

Dear Malindi Elmore:

**Re: Application for Non-Farm Use on Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 88/2011 and a sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Other approval may be necessary. Prior to proceeding, the Commission suggest you contact the City of Kelowna.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a light blue horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: City of Kelowna

EW/52047d1



**A meeting was held by the Provincial Agricultural Land Commission on March 17<sup>th</sup>, 2011 at Vernon, B.C.**

<b>PRESENT:</b>	Richard Bullock	Chair, Agricultural Land Commission
	Jim Johnson	Commissioner
	Bert Miles	Commissioner
	Liz Sutton	Staff
	Martin Collins	Staff

### **For Consideration**

Application: 52047  
Applicant: Fortis BC Inc.  
Agent: New Town Planning Services Inc.  
Proposal: To expand the existing electrical substation that resides on the 4.5 ha subject property. The expansion would increase the footprint by 0.3 ha.  
Legal: Lot 1, Section 31, Township 27, Osoyoos Division, Yale District, Plan KAP58736  
Location: 1955 McCurdy Road East, Kelowna, BC

### **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### **Discussion**

#### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is improvable to Class 2 and 3.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Topography is the only major limiting subclass.

### **Assessment of Agricultural Suitability**

The Commission believed that the proposed expansion would not change the overall agricultural suitability of the remaining portion of the subject property.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposed expansion of the existing facility would not impact present or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

The Commission also considered the importance the proposed expansion has to the City of Kelowna and that the facility predates the establishment of the ALR.

### **Conclusions**

1. That the land under application has agricultural capability, is appropriately designated as ALR, and is suitable for agriculture.
2. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Bert Miles  
**SECONDED BY:** Commissioner Jim Johnson

THAT the application to expand the existing substation onto 0.3 ha be approved as proposed.

AND THAT the approval is subject to the following conditions:

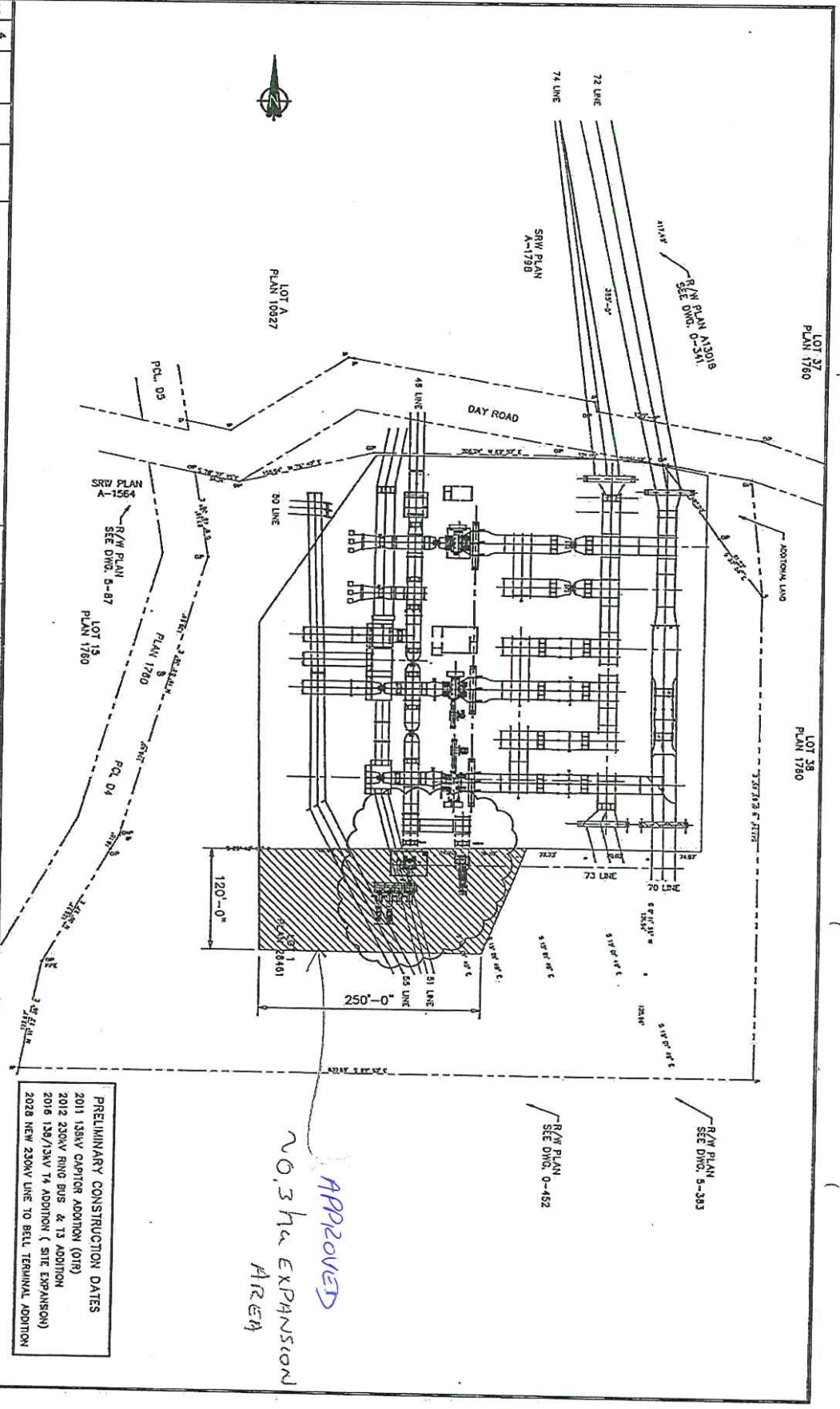
- the non-farm use be in substantial compliance with the plan submitted with the application
- the construction of a fence for the purpose of site security and protection of neighbouring agricultural land
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

### **CARRIED**

**Resolution # 88/2011**



SKETCH PLAN  
 APPROVED NON-FARM USE  
 RESOLUTION # 08/2011  
 APPLICATION # S2047



APPROVED  
 NO. 3 ha EXPANSION AREA

PRELIMINARY CONSTRUCTION DATES  
 2011 138V CAPTOR ADDITION (OIR)  
 2012 230V RING BUS & T3 ADDITION  
 2016 138V/134V T4 ADDITION (SITE EXPANSION)  
 2028 NEW 230V LINE TO BELL TERMINAL ADDITION

REVISIONS			
REV	DATE	BY	CHECKED
4			
3			
2			
1			

REV.	APPR.	DATE	DRAWN BY	DESIGNED BY

<b>FORTISBC</b>		OKANAGAN PLANNING
		LEE TERMINAL - 2016 ULTIMATE SITE PLAN C/W EXTENSION
DRAWING NUMBER	PLN11-1001-GAZ	REV
		0