



Provincial Agricultural Land Commission - Staff Report

Application: 52047

Applicant: Fortis BC Inc.
Agent: New Town Planning Services Inc.
Local Government: City of Kelowna

Proposal: To expand the current electrical substation use on the 4.5 ha ALR parcel. The substation occupies slightly more than half the site, and would increase in size by 0.3 ha (expansion to the south). The expansion area is comprised of natural grassland which is occasionally grazed by cattle using adjacent areas.

BACKGROUND INFORMATION

The Fortis substation, which is located adjacent to the Tower Ranch development, has been in operation for more than 50 years on this site (since 1958), predating the establishment of the ALR. The site is proposed for expansion because of increasing electrical demand in the Kelowna area.

PROPERTY INFORMATION

PID: 023-697-440
Legal Description: Lot 1 Section 31 Township 27 Osoyoos Division Yale District Plan KAP58736
Property Area: 4.5 ha
ALR Area: 4.5 ha
Purchase Date: July 7, 2004
Location: 1955 MCurdy Road East
Owner: Fortis BC Inc.

LAND USE

Current Land Use:
FortisBC Electrical Station

Surrounding Land Uses:

North: ALR - Tower Ranch Golf Club & Orchard
East: ALR - Grazing land
South: ALR - Grazing land
West: ALR - Grazing land & Orchard

PROPOSAL DETAILS

Non- Farm Use Area: 0.3 ha
Non- Farm Use Type: Transportation/Utilities: Electrical Power Distribution Systems

Agricultural Capability:

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

Source: BCL

Mapsheet: 82 E.094

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 7416

Legacy #: 10495

Applicant: Gerald & Elizabeth Moscoso

Proposal: To subdivide a 2 ha area from Lot 38; consolidate this area with the adjoining ~2 ha substation parcel, and expand the substation within the 2 ha area.

Note: The Commission allowed the proposal. The resulting lot is the subject property.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Kelowna OCP; Bylaw #7600

Designation: Public Services/Utilities

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Kelowna Zoning Bylaw #8000

Zoning Designation: A1 - Agriculture 1

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

Kelowna's AAC supported the non farm use application.

Board/Council

City of Kelowna Council forwarded the application with a recommendation of support.

Planning Staff

Kelowna's planning staff supported the application because it is a long term non farm use.

ALC STAFF COMMENTS

Staff suggest that the application be allowed on the grounds the impacts on the ALR are minimal, and the substation predates the ALR.

ATTACHMENTS

52047_ContextMap20k.pdf

52047_AirphotoMap10k.pdf

52047 sketch plan.pdf

END OF REPORT

Prepared by: Martin Collins January 17, 2011