



Provincial Agricultural Land Commission - Staff Report

Application: 52098

Applicant: Robert Johnson
Agent: Site360 Consulting Inc
Local Government: City of Kelowna

Proposal: Glenmore Ellison Improvement District (GEID) is requesting to use of 0.35 ha of ALR for a Statutory Right of Way to accommodate structures necessary for treating, pumping and storage of water from the McKinley reservoir. GEID owns the adjacent property which also encompasses the McKinley Reservoir. Most of the proposed facilities will be located outside the ALR on GEID land, However the narrow strip of land at the based of the hillside will be used for construction and maintenance access and permit the regrading of the slope after construction.

BACKGROUND INFORMATION

The 0.35 ha area affects steeply sloping land with little agricultural potential.

PROPERTY INFORMATION

PID: 010-316-141
Legal Description: Lot A Sections 21 and 28 Township 23 Osoyoos Division Yale District Plan 5353 Except Plans B7114, 17921, 18046, 19773, 22105, 23083, 29083 and KAP78846
Property Area: 24.1 ha
ALR Area: 15.7 ha
Purchase Date: August 22, 2005
Location: 2702 Glenmore Road North
Owner: Robert Johnson

LAND USE

Current Land Use:
Unimproved forested hillside

Surrounding Land Uses:

North: Future Golf Resort in the ALR
East: Glenmore Road - Rural residential in the ALR
South: GEID - reservoir and waterworks site
West: McKinley reservoir, future golf course

PROPOSAL DETAILS

Non- Farm Use Area: 0.4 ha
Non- Farm Use Type: Transportation/Utilities: Water Distribution Systems

Agricultural Capability:

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

Source: BCL

Mapsheet: 82E.093

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 6816

Legacy #: 25681

Applicant: Glenmore Ellison Improvement District

Proposal: exclude the property in order to store irrigation pipe, construct a storage shed/workshop and validate existing land use (chlorinator building, dam & reservoir)

Decision:

Resolution #	Decision Date	Decision Description
750/1991	August 14, 1991	allowed

Note: The proposed development is located primarily on this excluded parcel.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Kelowna OCP

Designation: Rural/Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: City of Kelowna Zoning Bylaw

Zoning Designation: A1-Agriculture zone

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

City of Kelowna AAC supports the application.

Board/Council

The City of Kelowna initiated the application, therefore Council supports.

Planning Staff

City planning staff support the application.

ALC STAFF COMMENTS

Staff recommends that the application be allowed as proposed because there are no agricultural impacts, and because the farm business community benefits from a secure water supply.

ATTACHMENTS

52098 sketch #1.pdf

52098 sketch #2.pdf

52098 airphoto map 1 10000.pdf

52098_ContextMap20k.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011