



Provincial Agricultural Land Commission - Staff Report

Application: 52099

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

Proposal: To expand the existing FortisBC substation on the 4.2 ha subject property. Currently the substation occupies ~1 ha. The expansion would result in the entire arable portion of the property being used for substation uses. A significant portion of the property (> 1) ha is a non buildable slope.

BACKGROUND INFORMATION

The substation predates the ALR (being constructed in 1968). The ~3 ha remainder is not cultivated due to ownership by FortisBC.

PROPERTY INFORMATION

PID: 001-951-912
Legal Description: Lot 210 Section 29 Township 29 Osoyoos Division Yale District Plan 1247
Property Area: 4.2 ha
ALR Area: 4.2 ha
Purchase Date: July 7, 2004
Location: 4716 Stewart Road East
Owner: Fortis BC Inc.

LAND USE

Current Land Use:
Electrical substation on ~1 ha. The remainder is vacant cleared land.

Surrounding Land Uses:
North: Residence, small farm
East: Residence & Myra-Bellevue Provincial Park
South: Old gravel pit
West: Residence, small farm

PROPOSAL DETAILS

Non- Farm Use Area: 4.2 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: BCLI
Mapsheet: 82 E.083

LOCAL GOVERNMENT INFORMATION

Official Community Plan:
Bylaw Name: Kelowna OCP
Designation: Rural/Agricultural
OCP Compliance: No

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Kelowna Zoning Bylaw
Zoning Designation: A1 - Agriculture 1 zone
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

City of Kelowna AAC supported the application because it represented an infrastructure benefit for Kelowna.

Board/Council

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

Planning Staff

Kelowna Planning staff recommended that the application be allowed subject to buffering.

ALC STAFF COMMENTS

Staff recommends that the application be allowed on the grounds it affects land with limited agricultural capability and because it is consistent with Commission direction to FortisBC to expand existing sites rather than seek greenfield locations.

ATTACHMENTS

52099_ContextMap20k.pdf
52099_AirphotoMap5k.pdf
52099 sketch plan.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011