



Provincial Agricultural Land Commission - Staff Report

Application: 52116

Applicant: Ministry of Transportation and Infrastructure
Local Government: Regional District of Central Okanagan

Proposal: To dedicate portions of three parcels for Walker Hill Climbing lane (0.3 ha), easing the Eight Mile Creek Curve (7.9 ha) and to provide access to I.R. #12 south of Mission Creek (2.7 ha). A total of ~11 ha is required, most of which is uncultivable hillside, with little grazing potential.

BACKGROUND INFORMATION

The lands proposed for road expansion are not intensively used for agriculture due to high elevation and rough topography.

PROPERTY INFORMATION

Legal Description: Lot 2, Plan 2008, Except Parcel D, Plan A1441, Section 17, Tp 27, Osoyoos Division Yale District

Property Area: 62.5 ha
ALR Area: 61.3 ha

Location:
Owner: Province of British Columbia -Crown Land

Legal Description: Plan 32677, Lot 9

Property Area: 8.1 ha
ALR Area: 7.9 ha

Location:
Owner:

Legal Description: Plan 32677, Lot 1

Property Area: 20.3 ha
ALR Area: 20.3 ha

Location:
Owner: Province of British Columbia - Crown Lands

Total Land Area: 90.9 ha
Total ALR Area: 89.5 ha

LAND USE

Current Land Use:

Lot 9 is grazing land for livestock.
 Lot 2 is Crown land next to Hwy 33 and,
 Lot 1 is very steep topographically

Surrounding Land Uses:

North: ALR grazing lands
 East: ALR grazing lands
 South: Mission Creek canyon
 West: ALR grazing lands

PROPOSAL DETAILS

Non- Farm Use Area: 11.0 ha
Non- Farm Use Type: Transportation/Utilities: Roads

Agricultural Capability:

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

Source: BCLI

Mapsheet: 82 E.084

RELEVANT APPLICATIONS

Application ID: 44130 **Legacy #:** 37502

Applicant: Ministry of Transportation

Proposal: To widen Highway 33 to four lanes between Muir Road to Gallagher Road.

Fifteen properties, totalling 4.5 ha, are affected. The largest taking for road from a property is 0.88 ha - Lot B, Plan 33567. However, most of the affected farm properties will lose 0.2 - 0.4 ha.

Decision:

Resolution #	Decision Date	Decision Description
481/2007	September 20, 2007	Allow subject to: <ul style="list-style-type: none">• The road widening be in substantial compliance with the plan submitted with the application.• Replacement of agricultural infrastructure, such as fencing and drainage systems, to the same or better standard upon completion of the project.• Maintenance of temporary fences, farm accesses and other farm facilities during construction to minimize disruption to farm operations.• Preparation of a soil salvage plan by a professional agrologist.• Installation of signs indicating that this is an active agricultural area.

Note: Highway 33 widening to the west.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Not provided

Zoning:

Zoning Bylaw Name: Not provided

ALC STAFF COMMENTS

Staff recommends that the application be allowed on the grounds the agricultural impacts are minimal, and the road widening serves a wider community and provincial interest.

ATTACHMENTS

52116_ContextMap20k.pdf

52116_AirphotoMap20k.pdf

END OF REPORT

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