



# Provincial Agricultural Land Commission - Staff Report

## Application: 52517

**Applicant:** Kenneth & Valerie Williams  
**Agent:** District of West Kelowna  
**Local Government:** District of West Kelowna

**Proposal:** Transportation, Utility Corridor Use - Dedication road ROW. To dedicate a 2,564 sq. m. road along the northern edge of the subject property as road right-of-way. The proposed road will facilitate the connection of two currently discontinuous portions of the existing Salish Road.

## BACKGROUND INFORMATION

The District of West Kelowna is seeking approval for the road right-of-way to improve overall community connectivity and provide a means of secondary access to a portion of the existing neighbourhood in case of fire or other emergency road closures.

## PROPERTY INFORMATION

**PID:** 003-752-101  
**Legal Description:** Lot 2, DL 804, Osoyoos Division, Yale District Plan 21475  
**Property Area:** 4.6 ha  
**ALR Area:** 4.6 ha  
**Purchase Date:** June 1, 1989  
**Location:**  
**Owner:** Kenneth & Valerie Williams

**Total ALR Area:**

## LAND USE

### Current Land Use:

The subject property is currently used as pasture land.

### Surrounding Land Uses:

North: Residential, outside of the ALR  
East: Residential, outside of the ALR  
South: Agricultural land  
West: Agricultural land and residential use

## PROPOSAL DETAILS

**Non- Farm Use Area:** 0.2 ha  
**Non- Farm Use Type:** Transportation/Utilities: Roads

### Agricultural Capability:

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

**Source:** BCLI

**Mapsheet:** 82E.082

## PREVIOUS APPLICATIONS

**Application ID:** 1691

**Legacy #:** 28391

**Applicant:** V. & K. WILLIAMS

**Note:** Application to exclude the property was refused. However, the Commission granted permission to subdivide the property into one -.2 ha and a 4.3 ha remainder. This permitted subdivision is currently under application with the District of West Kelowna to complete.

## ALC STAFF COMMENTS

Staff has the following comments:

- The ALC approved a previous application involving the subject property in 1993 to subdivide a ~ 0.2 ha lot off the northeast corner of the property.
- The proposed road dedication cuts through the northwest corner of the subject property to connect two currently discontinuous portions of the existing Salish Road, The proposed dedicated road area and northwest corner of the property isolated from the road totals approximately 0.31 ha.

## ATTACHMENTS

52517\_ContextMap5k.pdf  
52517\_AgCapabilityMap.pdf  
52517\_AirphotoMap10k.pdf  
52517plans.pdf

## END OF REPORT

**Prepared by:** Ron Wallace, April 18, 2012