



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103037
Application Type: Non-Farm Uses within the ALR
Status: Under Review by L/FNG
Name: MFLNRO
Local/First Nation Government: City of Vernon

1. Parcel(s) Under Application

Parcel #1

Parcel Type Crown
Legal Description Northwest 1/4, Section 28, Township 9, Plan B3667 and that part of Lot 2, Block F, Section 28, Township 9, Plan 210, all of Osoyoos Division Yale District
Approx. Map Area 5.15 ha
PID (optional) 010-535-241
PIN (optional) No Data
Farm Classification Yes
Civic Address No Civic Address
Certificate Of Title 241218_TITLE-X250358-PID-010-535-241.pdf

Government Parcel Contact

First Name Mark
Last Name Keely

Ministry or Department	MFLNRO
Phone	7783627202
Email	Mark.Keely@gov.bc.ca
Crown Type	provincial

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Local or First Nation Government Staff
First Name	Alexander
Last Name	Edwards
Organization (If Applicable)	Utilities
Phone	2505503714
Email	sandy.edwards@rdno.ca

4. Government

Local or First Nation Government: City of Vernon

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	The parcel was being used by the City of Vernon for spray irrigation. On July 23, 2018 the City of Vernon council removed the portion of land from the city lease number 338684 with the province in support of the proposed reservoir. The parcel is currently not being used.
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Describe all agricultural improvements made to the parcel(s).

There are no structures on the parcel. The Ribbons of Green Trail Society have been notified of the project as the existing Commonage (Okanagan College Connector) Trail is located near the property of the proposed water reservoir.

Describe all other uses that currently take place on the parcel(s).

none

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	Valleyview Place and Bellavue Drive as well as Okanagan Avenue
East	Other	Okanagan College Connector Trail
South	Unused	none
West	Other	Okanagan College Connector Trail

6. Proposal

How many hectares are proposed for non-farm use?

5.15 ha

What is the purpose of the proposal?

Construction of a new water reservoir, water mains and road access to the reservoir. This reservoir has yet to be designed, but will provide water storage capacity for the Greater Vernon Water Utility (GVWU) pressure zone 431. GVW supplies both domestic and agricultural water to this area and the reservoir will provide balancing, max day demand, peak and fire flows.

Could this proposal be accommodated on lands outside of the ALR?

McElhanney engineering provided a technical memo on site selection. A total of five (5) sites were reviewed with this site being the preferred location.

Does the proposal support agriculture in the short or long term?

GVW supplies both domestic and agricultural water to the Greater Vernon Area including Coldstream and parts of Electoral Areas B, C & D as well as Spallumcheen.

Proposal Map / Site Plan

ATT_A_Site_Plan.pdf

Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Soil and Fill Components

Describe the type and amount of fill proposed to be placed.

This will be determined at detailed design.

Fill to be Placed

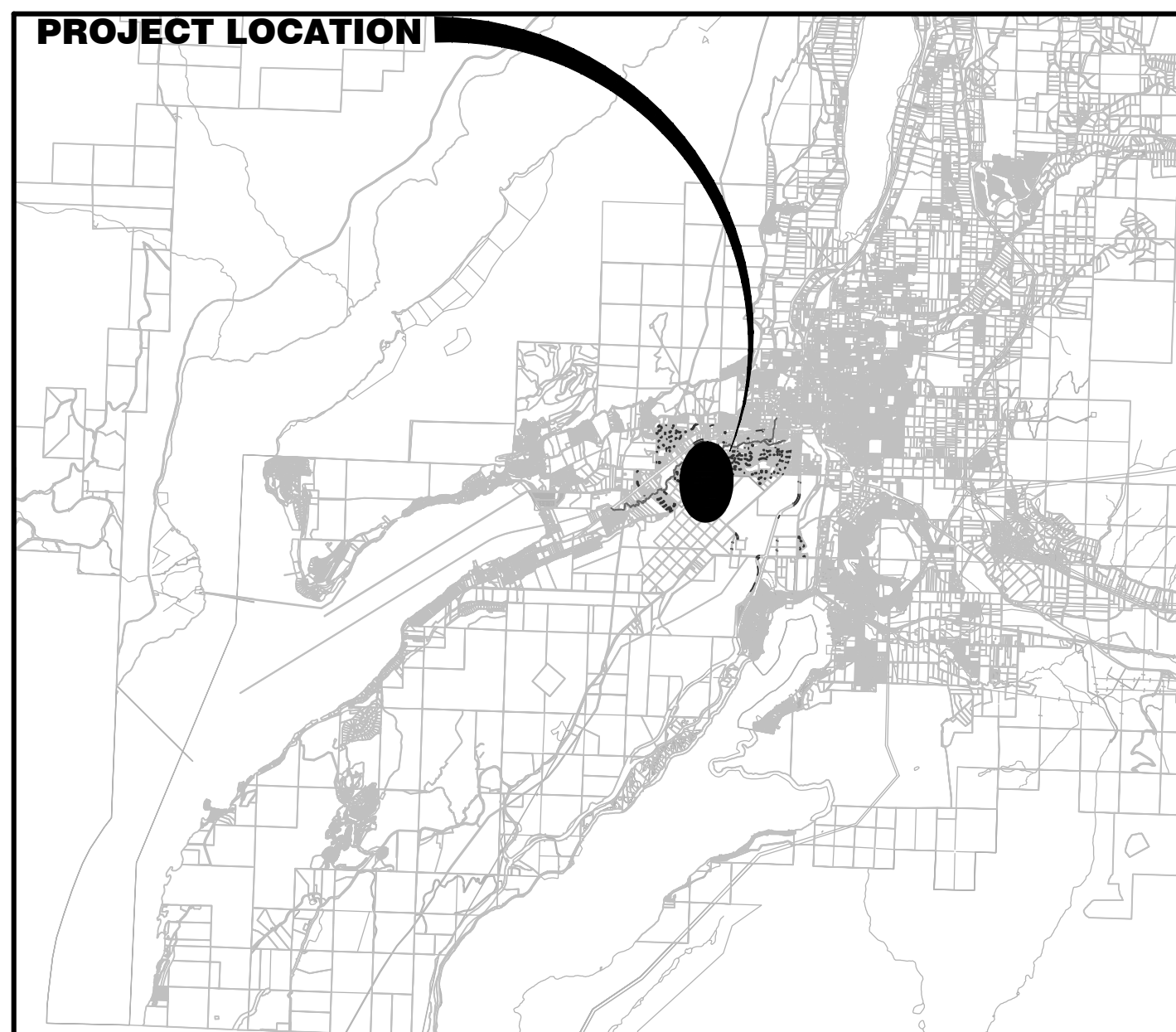
Area	8500 ha
Maximum Depth	8.94 m
Average Depth	0.73 m

7. Optional Documents

Type	Description	File Name
Other files that are related	Pre-Design Distribution Main	14-620-201-DISTRIBUTION_MAIN.pdf
Other files that are related	Pre-design Supply Water Main	14-620-200-SUPPLY_MAIN.pdf
Other files that are related	Proposed Key Plan	190114_14-620-030-KEY PLAN.pdf
Other files that are related	Proposed Reservoir Access	14-620-101- RESERVOIR_ACCESS_ROADWORKS (10% OPTION).pdf
Other files that are related	Site info	Vernon Property Info (4).pdf
Other files that are related	Licence of Occupation	221104_AGR_Land_Tenure_Reservoir. pdf
Professional Report	Archaeological - AOA & PFR	220802_RPT_URSUS.pdf
Other files that are related	City of Vernon Spray Irrigation removal	180727_CofV_council_resolution.pdf
Other files that are related	Report to GVAC Committee	220105_RPT_IC_GVAC_Land_Tenure_r eservoir.pdf
Professional Report	Site Selection Technical Memo	240820_Site_Selection_Memo_Final.p

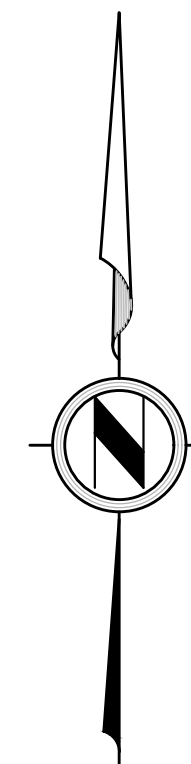
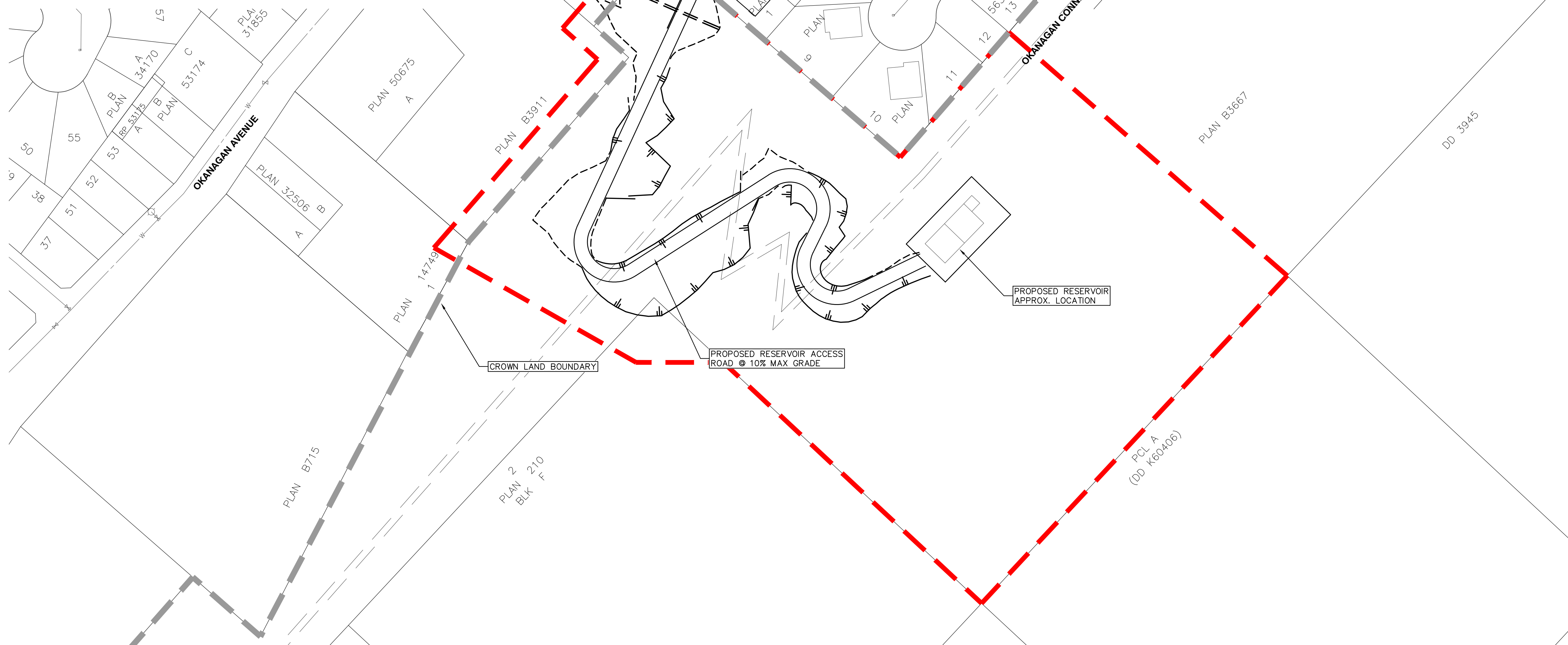
df

NOTICE TO IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



CITY OF VERNON LOCATION MAP

SCALE: N.T.S.

[illegible]

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

454 Leon Avenue, Kelowna, B.C. Canada V1Y 6J3
Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com

CLIENT:

REGIONAL DISTRICT OF NORTH OKANAGAN

9848 ABERDEEN ROAD, COLDSTREAM BC

PROJECT:

PZ431 - 1.4ML RESERVOIR

VERNON BC

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE:

SITE PLAN

DESIGN: JRG	CHECK: BR
DRAWN: JRG	APPR: CAB

A & M FILE
14-620

DRAWING DATE:
JANUARY, 2019

SHEET NO.	REV.
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