

Resolution #1243/93
File #59-G-93-28304

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Meeting held at the Council Chambers, Penticton City Hall, 171 Main Street, Penticton BC on the 16th day of September, 1993.

Present	K. Miller	Chair
	J. Glover	Vice-Chair
	P. Gambell	Commissioner
	N. Holbek	Commissioner

As a continuation of the study commenced under Resolution #388/93, the Commissioners viewed the Glenrosa area *en route* from Kelowna to Penticton. The Commissioners looked at various fine-tuning opportunities and walked the east and northeast perimeters of the Doerr vineyard to determine the precise impact of any future road proposal.

IT WAS

MOVED BY Commissioner P. Gambell

SECONDED BY Commissioner J. Glover

THAT

1. with respect to the Glenrosa Interchange project, the Ministry of Transportation & Highways be advised that the Commission expects any application for approval of the project must
 - a. provide for early access to the Doerr vineyard,
 - b. avoid encroachment on the east side of the Doerr vineyard so as to retain the existing equipment-manceuvring space at the base of the natural slope,
 - c. minimize encroachment on the northeast side of the Doerr vineyard in any proposal for a route there, balancing loss of operational space in that location with an addition to the operational space from the southern tongue of *Lot 1, D.L. 3188 ODYD, Plan 28052 except Plan 31679*, and
 - d. minimize encroachment on the "Lombardy" orchard;
2. with respect to roads associated with the Glenrosa Interchange project, a suggestion be made to the Regional District and the Ministry of Transportation & Highways that the route past the Doerr vineyard be designed so as to be capable of forming a second principal access to upper Glenrosa, parallel and to the south of the present Glenrosa Road, with a view to allowing a more complete urban development pattern (thus taking pressure away from the ALR blocks closer to downtown Westbank);
3. with respect to the request for leave to appeal the Commission's refusal of Application #02-G-89-23008, the owner be given until 10 November 1993 to advise whether the request will be activated, otherwise the request will be deemed to have been abandoned; and
4. with respect to the fine-tuning of the ALR boundary at Glenrosa,
 - a. the Commission supports exclusion of all remaining ALR lands west of Powers Creek north of D.L. 3482,
 - b. the Commission may support exclusion of the balance of the Woodell Road ALR block (northeast of the Doerr vineyard) depending on the impact of the proposed new road system (on completion of design and approval), and
 - c. the Commission supports inclusion of the balance of the Doerr vineyard and the balance of the "Lombardy" orchard into the ALR as part of any fine-tuning exercise (either instituted separately or as part of any update to the Westbank Official Community Plan),
 these exclusion and inclusion proposals to be recorded as Commission policy in relation to any applications which may be received in the area and to be conveyed to the Regional District as part of the consultation process on the next update to the Westbank OCP.

CARRIED.

APPENDIX to file #G-31061 [letter of 06 December 1996]

LOWER GLENROSA ALR STUDY 1993

- In 1978, the RD filed an application to allow "acreage subdivision" of the ALR block on the west side of Webber Road. The Commission reviewed the area, noted it was partly in tree fruit production with a CLI rating of 7:2X 3:3TM and concluded it was highly suited to agriculture. The application was refused by Cabinet.
- In 1982, the Commission undertook an ALR review of the main ALR block at Glenrosa (not including the Woodell Road area nor the area southeast of Highway 97). A 1983 capability study by the Ministry of Agriculture and Food showed the area east of Gates Road was mostly prime farmland whereas the area west of Gates Road was mostly secondary. The Regional District conducted a hearing and forwarded a block application for the area west of Gates Road, and in 1985 the area west of Gates Road was duly excluded from the ALR.
- In 1991, the Commission advised the RD that the Commission would be prepared to exclude the Webber Road ALR block.
- In 1992, Urban Systems Ltd. (consultant to the Ministry of Transportation & Highways) wrote to invite Commission participation in planning for a new major street intended to connect Glenrosa to a new interchange on Highway 97 near Gorman's Mill.
- In 1993, the Commission completed a planning study of ALR boundaries in relation to the proposed new major street system of Glenrosa. As a result of this study, the Commission (by Resolution #1243/93) decided that
 1. with respect to the Glenrosa Interchange project, the Ministry of Transportation & Highways be advised that the Commission expects any application for approval of the project must
 - a. provide for early access to the Doerr vineyard,
 - b. avoid encroachment on the east side of the Doerr vineyard so as to retain the existing equipment-manceuvring space at the base of the natural slope,
 - c. minimize encroachment on the northeast side of the Doerr vineyard in any proposal for a route there, balancing loss of operational space in that location with an addition to the operational space from the southern tongue of Lot 1, D.L. 3188 ODYD, Plan 28052 except Plan 31679, and
 - d. minimize encroachment on the "Lombardy" orchard;
 2. with respect to roads associated with the Glenrosa Interchange project, a suggestion be made to the Regional District and the Ministry of Transportation & Highways that the route past the Doerr vineyard be designed so as to be capable of forming a second principal access to upper Glenrosa, parallel and to the south of the present Glenrosa Road, with a view to allowing a more complete urban development pattern (thus taking pressure away from the ALR blocks closer to downtown Westbank); and
 3. with respect to the fine-tuning of the ALR boundary at Glenrosa,
 - a. the Commission supports exclusion of all remaining ALR lands west of Powers Creek north of D.L. 3482,
 - b. the Commission may support exclusion of the balance of the Woodell Road ALR block (northeast of the Doerr vineyard) depending on the impact of the proposed new road system (on completion of design and approval), and
 - c. the Commission supports inclusion of the balance of the Doerr vineyard and the balance of the "Lombardy" orchard into the ALR as part of any fine-tuning exercise (either instituted separately or as part of any update to the Westbank Official Community Plan),these exclusion and inclusion proposals to be recorded as Commission policy in relation to any applications which may be received in the area and to be conveyed to the Regional District as part of the consultation process on the next update to the Westbank OCP.