



Staff Report
Application # T – 37665
Applicant: Interior Provincial Exhibition Association
Agent: Mark Dibblee
Location: Armstrong

DATE RECEIVED: September 7, 2007

DATE PREPARED: October 24, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To construct an office administration building of an unspecified size for use by the Interior Provincial Exhibition on a portion 6 ha subject property (lying on that portion of the property between Wood Rd. and Deep Creek).

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

City of Armstrong

Legal Description of Property:

PID: 007-792-000

Parcel 3, North East 1/4, Section 6, Township 35, Kamloops Division Yale District, Plan B708, EXCEPT 1) Part Shown as Right of Way on Plan M40, 2) Part Lying North of Right of Way Shown on Plan M40

Purchase Date:

1994-12-01

Location of Property:

3050 Wood Avenue, City of Armstrong

Size of Property:

6 ha (The entire property is in the ALR).

Present use of the Property:

One residence. The remainder of the property is used for hay, overflow parking during the fair, garden sheds. The parcel is bisected by Deep Creek.

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Highland Park Elementary School (in the ALR)
SOUTH: Fair Grounds, Recreational (not in the ALR)
EAST: Residential, small acreage of undeveloped land (not in the ALR)
NORTH: Public Road, Residential beyond (outside the ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L.045
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

City of Armstrong OCP Bylaw No. 1231 (1996) Designation: Agriculture Zone (AGR)

Zoning Bylaw and Designation:

City of Armstrong Zoning Bylaw No. 1268 (1997) Designation: Agriculture Zone (A1)
Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #25926-0

Applicant: Leslie Birnie
Decision Date: Dec. 20, 1991
Proposal: To subdivide the 6 ha property into two 3 ha lots as part of a estate settlement.
Decision: Refused.

Application #29852-0

Applicant: Interior Provincial Exhibition Association
Decision Date: July 14, 1995
Proposal: To continue the historical use of the property for overflow parking for the Exhibition. Also propose to bring in fill to raise low areas and improve drainage.
Decision: Allowed the use of the property for overflow parking for the exhibition but refused the filling of the property unless a detailed plan supporting the proposal is prepared by a qualified soil/drainage specialist and forwarded for the Commission's reconsideration. The Commission believes that fill is unnecessary for the agricultural use of the property, and that filling often creates rather than solves problems, particularly if the fill material used is inappropriate

RELEVANT APPLICATIONS:

Application #15409-0

Applicant: John & Joan Smith
Decision Date: September 23, 1982
Proposal: To use Lot 1 and Lot 2 (totaling 5.4 ha) for an elementary school and School District offices.
Decision: Allowed subject to Commission approval of site plan. All school buildings are to be located on Lot 1.

Application #15409-1

Applicant: John & Joan Smith
Decision Date: July 14, 1995
Proposal: 1) Overflow parking for Provincial Exhibition on Lot 2, from Sept. 5 - 10 yearly.
2) 80 x 120 ft. fenced/asphalt lacrosse court and additional parking.
Decision: Allowed based on existing non farm uses.

RELEVANT APPLICATIONS (continued):

Application #35644-0

Applicant: City of Armstrong

Decision Date: November 19, 2004

Proposal: To exclude four properties (each less than 0.8 ha) totaling 1.9 ha from the ALR in order to remove the notation from their Title indicating that they are affected by the ALR.

Decision: Allowed on the grounds they were not subject to the restrictions of the ALC Act, and because the Commission had indicated that it supported the eventual exclusion and non-farm uses of these lands in previous planning discussions with the City of Armstrong.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Armstrong Council: Forwarded the application with a recommendation that a covenant be placed on the title of the property stating that the property can only be used for office uses related to the Interior Provincial Exhibition Association.

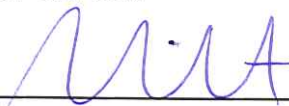
STAFF COMMENTS:

- The Interior Provincial Exhibition grounds lie across the street from the proposed facility.
- No information is provided as to why the office structure cannot be accommodated outside the ALR on the current exhibition grounds.
- No information is provided as to the size of the proposed building or parking and access.
- The land has very good capability for agriculture.
- The Commission refused the filling of the property for parking in order to preserve its agricultural capability. But overflow parking is allowed for the week of the Exhibition.
- This parcel and the adjoining property to the east are a suitable size for agriculture. However, these parcels are surrounded by non-farm uses.
- The OCP designates this land for agricultural use.

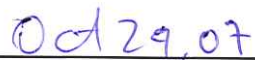
ATTACHMENTS:

- 1:5,000 ALR airphoto
- 1:20,000 ALR Map
- Sketch of proposal

END OF REPORT



Signature



Date