



**Staff Report**  
**Application # V – 37678**  
**Applicant:**  
**Southern Okanagan Assoc for Integrated Community Living**  
**Agent: Jessica Murphy**

**DATE RECEIVED:** September 17, 2007

**DATE PREPARED:** November 21, 2007

**TO:** Chair and Commissioners – Okanagan Panel

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To use 5.5 ha for industrial uses, specifically to construct an RV manufacturing plant (100,000 square feet) with associated storage, parking etc. The applicant indicates that the current facility, located on three parcels within the Town of Oliver is inadequate and inefficient, and that there are no suitable non ALR parcels available. “General Coach” is the largest employer in the Oliver area and a significant generator of community income.

This application is made pursuant to section 22(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

One previous application has been considered on the property. See below for details. In addition, note the relevant applications.

**Local Government:**

Regional District of Okanagan-Similkameen

**Legal Description of Property:**

PID: 023-922-443

Lot A, District Lot 2450s, Similkameen Division of Yale District, Plan KAP59857

**Purchase Date:**

1997-08-01

**Location of Property:**

38246 - 93rd Street (Island Road), Rural Oliver

**Size of Property:**

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

**Present use of the Property:**

The property has been used as the site of an adult care facility since the 1960s until two years ago. Currently, the society still uses the main building as society offices.

**Surrounding Land Uses:**

**WEST:** Residence, fallow farm land  
**SOUTH:** Mixed vegetable and tree fruit farm  
**EAST:** Residences, one farm  
**NORTH:** Farms, residence

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 82E.023  
The majority of the property is identified as having prime dominant ratings (\*3AP).

**Official Community Plan and Designation:**

Electoral Area "C" Rural Oliver OCP, Bylaw No. 2122 (2002)  
Designation: Administration and Institutional

**Zoning Bylaw and Designation:**

Electoral Area "C" Rural Oliver Zoning Bylaw No. 2123 (2002)  
Designation: Administrative and Institutional  
Minimum Lot Size: 4,040m<sup>2</sup> with no community water and no community sewer; 2,020m<sup>2</sup> with community water, but no community sewer; 505m<sup>2</sup> with comm

**PREVIOUS APPLICATIONS:**

**Application #32441-0**

**Applicant:** Southern Okanagan Assoc for Integrated Community Living  
**Decision Date:** January 08, 1999  
**Proposal:** Subdivide the property into two parcels of 1.3 ha and 3.9 ha. The proposed 1.3 ha lot would contain "Beaver Lodge" car facility, and the 3.9 ha lot would be developed into a pitch & putt golf course for the lodge residents and the public  
**Decision:** Refused due to impact and agricultural capability

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**RELEVANT APPLICATIONS:**

**Application #35753-0**

**Applicant:** Fritz, Fred & Inga  
**Decision Date:** February 03, 2005  
**Proposal:** To exclude two properties totaling 4.2 ha from the ALR for the purpose of developing a one storey commercial building and garden centre (Canadian Tire) on the southern portion of the lands.  
**Decision:** The Commission refused the application to exclude two properties from the ALR to develop a Canadian Tire store on the grounds that the property has good agricultural capability, (supports an orchard) and that other non-ALR lands may

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be available.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

No comments or recommendations are provided as per Regional District policy.

**STAFF COMMENTS:**

Staff suggest that the Commission consider the following:

- The non farm use on the property is long standing, predating the establishment of the ALR. Given its current zoning and use, staff notes the applicant's comment that it is unlikely that farming uses would ever occur on the property.
- Industrial uses may raise expectations that similar non farm uses might be established in the ALR, destabilizing the entire ALR area.
- The property is well buffered from adjoining parcels by oxbow swampy areas. In addition industrial uses are the most compatible with farming.
- The Commission refused a golf course proposal in 1998 on the 3.9 ha area not used for institutional uses. This area continues to have reasonable agricultural capability and could be leased or sold to a farmer.
- The industrial use is not supported by any OCP policy or industrial strategy. Regional District staff consider the development of this site for industrial uses to represent ad-hoc leapfrog development, and not in keeping with overall community planning direction or any specific industrial strategy.

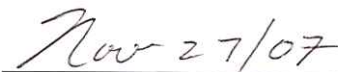
**ATTACHMENTS:**

- 1:20,000 scale ALR map
- 1:5,000 ALR airphoto
- Applicant's sketch plan showing existing buildings
- Addendum A, providing the applicant's rationale for the application.

**END OF REPORT**



**Signature**



**Date**