



Provincial Agricultural Land Commission - Staff Report

Application: 52111

Applicant: Okanagan College
Local Government: District of Coldstream

Proposal: To use the 5.8 ha parcel for a community track and field facility and field house. Currently ~1.5 ha of the parcel is used for College parking.

BACKGROUND INFORMATION

The subject parcel was refused exclusion in 1986, but parking lots were permitted on the southerly portion.

PROPERTY INFORMATION

PID: 011-381-400
Legal Description: Lot 4 Section 22 Township 9 Osoyoos Division Yale District Plan 1961 Except Plans 37599 and 38856
Property Area: 5.8 ha
ALR Area: 5.8 ha
Purchase Date: March 31, 2006
Location: 7000 College Way
Owner: Okanagan College

LAND USE

Current Land Use:

Vacant grassland and 1.5 ha of parking lot for the adjacent college.

Surrounding Land Uses:

North: Forest Research Centre in the ALR
East: Forest Research Centre in the ALR
South: Okanagan College Parking Lots and Buildings
West: Highway 97 and Commonage lands (DND) in the ALR

PROPOSAL DETAILS

Non- Farm Use Area: 5.8 ha
Non- Farm Use Type: Recreational: Parks & Playing Fields

Agricultural Capability:

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

Source: BCLI

Mapsheet: 82 L.024

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 36494

Legacy #: 20435

Applicant: Okanagan College

Proposal: To exclude two parcels totalling 13.4 ha from the ALR. Lot 5 contains the Okanagan College structures and a small portion of Lot 4 is being used for parking. The remainder of Lot 4 is vacant undeveloped land.

Note: The Commission allowed the exclusion of Lot 5, but refused the exclusion of Lot 4. Upon reconsideration it allowed the parking use of up to 0.8 ha of the 5.8 ha Lot 4.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

The District of Coldstream forwarded the application with a recommendation of support, and a recommendation that a covenant be registered against the area of not required for recreational uses be preserved for agricultural use.

ALC STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The land under application has very good agricultural potential if irrigated. The BCLI ratings indicate that with irrigation the tree fruit ratings are Class 1,2 and 3.
- 2) Previously the Commission refused the exclusion of Lot 4. However, by Resolution # 1071/1986 the Commission indicated that when the college is ready to expand the Commission would be willing to discuss and proposals for Lot 4.
- 3) The proposed recreational facilities will be used by a variety of community groups, and not wholly by the College. Recreational facilities generally achieve widespread community support.
- 4) The District of Coldstream supports the preservation of a portion of the site for College based agricultural research. However, the sketch plan shows only a very small area not taken up by facilities ~0.6 ha.
- 5) A letter from Paul Christie P.Ag is attached for the Commission's review. The letter recommends that the Commission not support the proposal, or alternately that 2 ha of the ~4 ha development site be retained for agricultural research.

ATTACHMENTS

52111 christie letter.pdf
52111_ContextMap20k.pdf
52111 rationale and sketch.pdf
52111_AirphotoMap5k.pdf

END OF REPORT

Prepared by: Martin Collins, January 2011