



Provincial Agricultural Land Commission - Staff Report

Application: 52428

Applicant: Kamloops Airport Authority Society
Agent: David Freeman
Local Government: City of Kamloops

Proposal: To include 30 ha of cultivated land into the ALR, lying to the south of the City of Kamloops Airport Runway.

BACKGROUND INFORMATION

The Commission allowed the development of playing fields (Softball City) in the ALR on a 38 ha North Thompson site (formerly the Rayleigh Correctional Centre). As a condition of approval the Commission required the inclusion, into the ALR of high capability cultivated farmland adjacent to the airport (among other conditions).

PROPERTY INFORMATION

PID: 017-921-406
Legal Description: Lot 1, DL A, Group 2, KDYD and of DL's 250, 251 and 348, KDYD Plan KAP48109 Except Plan KAP54480
Property Area: 225.7 ha
ALR Area: 28.0 ha
Purchase Date: August 27, 1997
Location: Kamloops Airport
Owner: Kamloops Airport Authority Society

Total ALR Area:

LAND USE

Current Land Use:

Cultivated farmland

Surrounding Land Uses:

North: Kamloops Airport Runway
East: Kamloops Airport Runway
South: Thompson River
West: Cultivated farmland in the ALR

PROPOSAL DETAILS

Inclusion Area: 30.0 ha

Agricultural Capability:

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

Source: CLI

Mapsheet: 92 I/9

RELEVANT APPLICATIONS

Application ID: 43812

Legacy #: 37252

Applicant: Kamloops

Proposal: The City of Kamloops proposes the following development and subdivision on the 117 ha former prison site in the ALR, comprised of three large and two small properties:

- 1) Softball (10 diamonds) and rugby (3 pitches) sports facilities (including parking and infrastructure) on a 38 ha property
- 2) To subdivide an 8 ha rivershore area and transfer the parcel to the Kamloops Indian Band for seasonal campground uses.
- 3) To relocate the KXA exhibition site on approximately 14 ha of the site.
- 4) To develop a public trail along the North Thompson River foreshore for the entire site.
- 5) City is also proposing to return 14 ha immediately to farm uses and to eventually remediate the contaminated soils on portions of the remaining ~40 ha (with the intent to return these lands to agricultural production).

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|-----------------|--|
| 430/2007 | August 23, 2007 | Allowed the development of softball fields subject to the submission of an inclusion application of 30 ha at the airport and remediation of 14 ha as proposed. Other uses subject to more information. |

Application ID: 29537

Legacy #: 03527

Applicant: Bar H.H. Cattle Co. Ltd.

Proposal: To exclude 86 ha from the ALR.

Note: The Commission refused the exclusion application, but allowed the subdivision of the parcel into two lots as divided by the airport runway. The decision was never concluded.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Kamplan

Designation: Community Facility

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Kamloops Zoning Bylaw 5-1-2001

Zoning Designation: Agriculture/Public/Industrial

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

The City of Kamloops Council forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The improvable CLI soils ratings for the proposed parcel are (8:1 2:2X)
- 2) The 30 ha area proposed for inclusion is cultivated for agriculture.
- 3) The Commission, by resolution # 430/2007 required the inclusion of the subject 30 ha airport parcel as a condition to using 38 ha on the Rayleigh Correctional Site (on the North Thompson River) for recreational uses.

END OF REPORT

Prepared by: Martin Collins, August 23, 2011