



Report to Council

To: Mayor and Council File No: ALR00025
Date: May 26, 2025
From: Wesley Miles, Senior Planner
Subject: Agricultural Land Commission (ALC) Non-Farm Use Application for Okanagan Avenue

Purpose:

To present for Council's consideration an Agricultural Land Commission (ALC) "Non-Farm Use" application for the property located on Okanagan Avenue.

Recommendation:

THAT Council authorize Agricultural Land Commission Application 00025 (ALR00025), for the Northwest ¼. Section 28, Township 9, Plan B3667 and that part of Lot 2, Block F, Section 28, Township 9, Plan 210, all of Osoyoos Division Yale District (Okanagan Avenue), to proceed to the Agricultural Land Commission.

Background:

a. Overview:

The subject property is an irregular shaped parcel located south-east of Okanagan Avenue and is approximately 19.8 ha (49 ac) in size. The property is wholly within the Agricultural Land Reserve, and zoned ALR. The proposed site is a portion of the overall property encompassing about 5.15 ha and would be accessed from the dead end of Bellevue Drive (Attachment 1).

The purpose of the application is to permit the construction of a new water reservoir and associated infrastructure for Greater Vernon Water (GVW) (Attachment 2). The proposed reservoir would provide storage capacity and pressure for zone 431. GVW supplies both domestic and agricultural water to the area and the reservoir would provide balancing, max day demand, peak and fire flows. The project would help improve servicing for the existing residents and future development in the Okanagan Landing area.

The majority of the site has steep slopes (20-30%) and is currently being used as the Okanagan College Connector Trail. The trail switch backs up the slope and is fenced off from the existing spray irrigation/cattle grazing area. The main reservoir structure is proposed on the upper bench due to the need to reach the minimum elevation of 431.

Most of the access road and related infrastructure is proposed on the steep portion of the site which is not usable for agricultural purposes. The proposal is anticipated to have limited impact on the overall agricultural capability of the area.

b. Rationale:

A site selection study was conducted and provided by McElhanney, dated August 20, 2024. The review was conducted to determine the most beneficial and cost-effective location for the proposed new reservoir. The report analyzed five sites overall, of which four were located in the ALR. Further site analysis and selection criteria is available in the report as shown in Attachment 3. A previous Council resolution in 2018 removed the lands from the existing lease area to allow the RDNO-GVW to pursue new lease options for the reservoir and submission to the ALC (Attachment 4).

The existing Okanagan College Connector Trail does traverse the proposed location. The existing trail connection is proposed to be realigned and utilize the new access road to retain connectivity and integrity of the trail. A Development Permit with the City will be required prior to any building or construction and will include detailed trail design.

Administration recommends forwarding the application to the ALC for decision as it has limited impact on the agricultural capability of the overall property and provides community benefit of improved water servicing through GVW.

c. Relevant Legislative:

- The Agricultural Land Commission Act, S.B.C. 2002, c. 36 (the “ALC Act”)
- Agricultural Land Reserve General Regulation, B.C. Reg. 57/2020

d. Council’s Strategic Plan Alignment:

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|--|--|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

Attachments:

Attachment 1: Site Plan

Attachment 2: ALC Application

Attachment 3: Site Selection Study

Attachment 4: 2018 Council Resolution

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, General Manager, City Planning

Reviewed by: Terry Barton, Director, Planning & Community Services

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer