

Agricultural Land Reserve (ALR) Block Exclusion Proposal

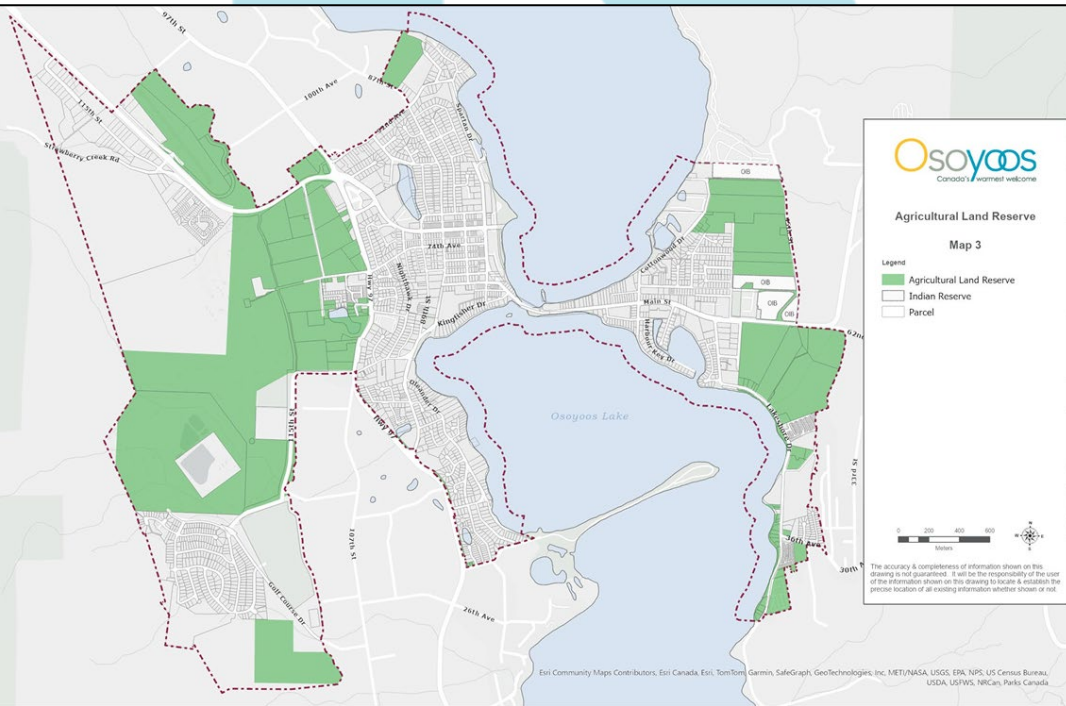
Public Hearing

April 28, 2026

Public Hearing - ALR Exclusion Proposal

Background

- Approximately 326.7 ha of lands in the Town are within the Agricultural Land Reserve (ALR).
- 138.24 ha is designated Agriculture (AG) under the Official Community Plan (OCP) Bylaw No. 1375, 2021.
- A majority of ALR lands within the Town have non-agricultural land use designations.



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Issue

- Challenges of ALR status for non-agricultural properties:
 - Does not reflect intended land use (per Town bylaws);
 - Restricts use/subdivision of the property despite zoning allowances;
 - Property owners may be unaware of ALR status;
 - Additional (potentially unexpected) application process can result in lengthy delays and additional costs.

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Statutory Context

- As of September 30, 2020, private property owners no longer able to apply for the exclusion of lands from the ALR.
- Exclusion applications can only be submitted by the Province, First Nation or local governments, and prescribed bodies.
 - These bodies may make exclusion applications for lands within that government's jurisdiction
- When making an exclusion application, the applicant must provide notice of the application, and also notify and hold a public hearing on the matter.

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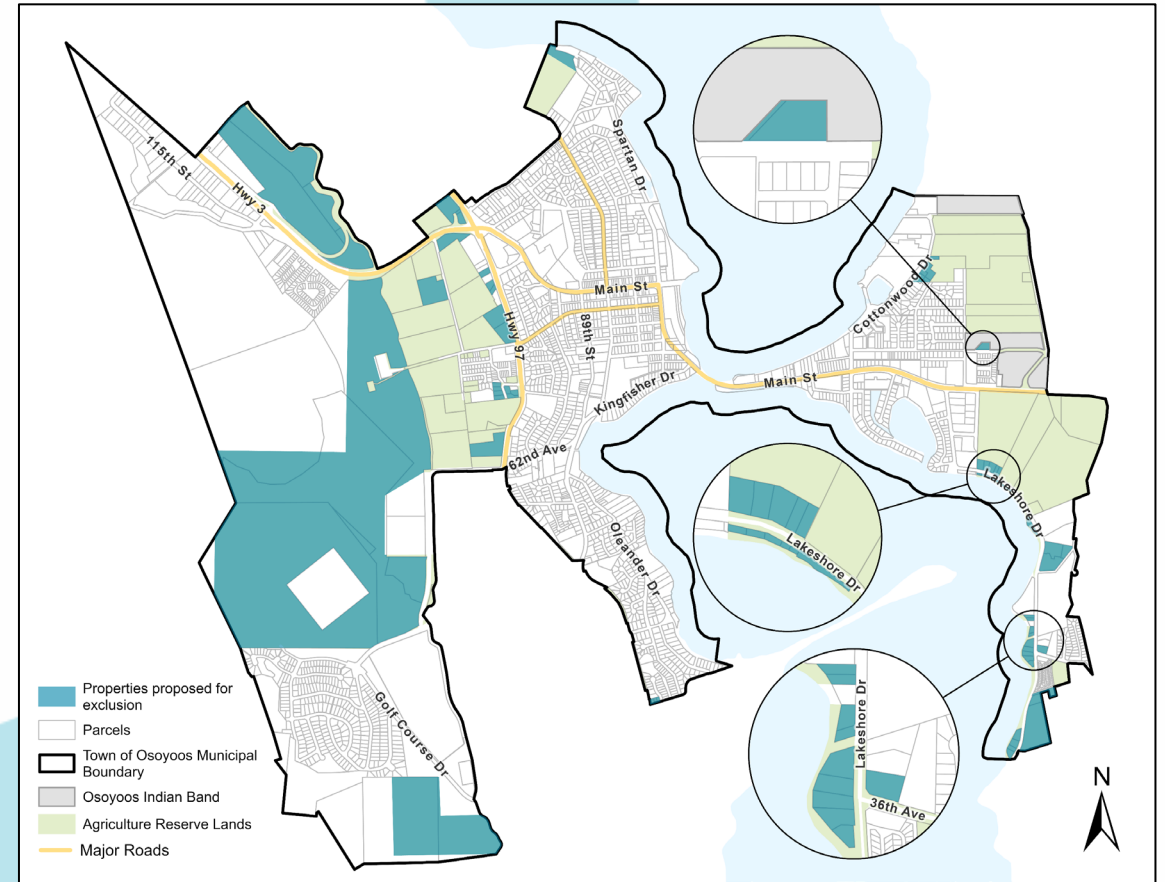
Previous Council Consideration

- On December 9, 2025, Council resolved to initiate an application to the ALC to exclude 62* non-agricultural parcels from the ALR and schedule a public hearing for April 28, 2026.
- On March 24, 2026, Council resolved to include 7 additional properties along Wren Place and 97th Street and a ~0.9 ha portion of the property at 9425 87th Street to the exclusion proposal.

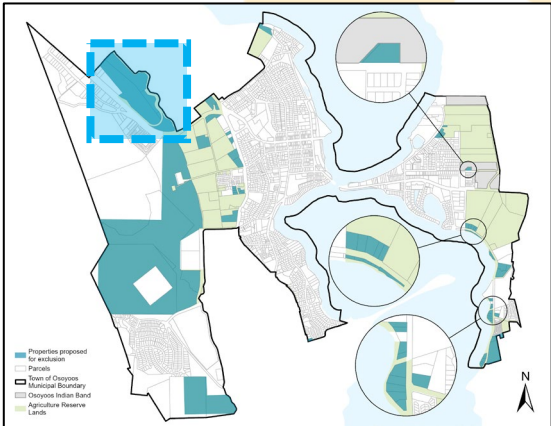
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Lands Proposed for Exclusion

- The identified exclusion candidates largely meet the following criteria:
 - ALR lands designated for non-agricultural land uses under the OCP Bylaw; and/or,
 - ALR lands which historically and currently are not being used for agriculture.
- Total of ~178.11 ha of lands



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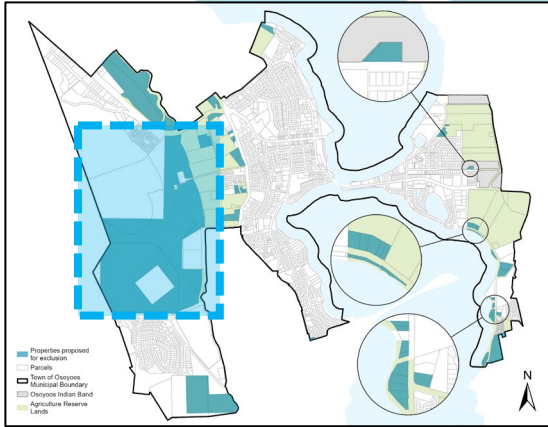
Civic Address: N/A
OCP Designation: Environmental Conservation (ENV)
Zoning Designation: Conservation Area (CA)
Current Use: Undeveloped Crown land

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Current Use: Undeveloped Crown land

Civic Address: N/A
OCP Designation: Environmental Conservation (ENV)
Zoning Designation: Conservation Area (CA)
Current Use: Undeveloped Crown land

Civic Address: 10100/10400/104800 Highway 3
OCP Designation: Airport (AP)
Zoning Designation: Airport (AP)
Current Use: Airport

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Civic Address: 8214 Meadowlark Drive
OCP Designation: Agriculture (AG)
Zoning Designation: Agriculture (AG)
Current Use: Auto Yard

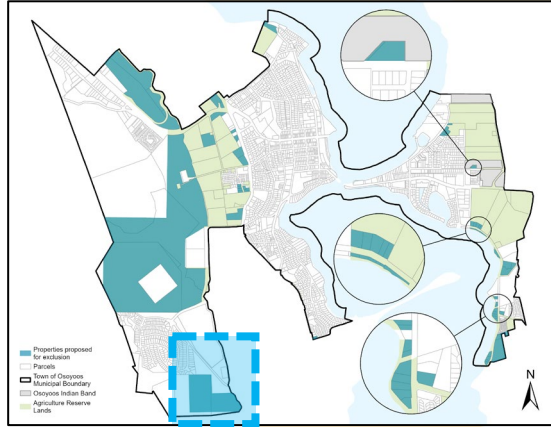
Civic Address: N/A
OCP Designation: Recreation (REC)
Zoning Designation: Parks & Recreation Site Specific (PRs)
Current Use: Golf Course

Civic Address: N/A
OCP Designation: Recreation (REC)
Zoning Designation: Parks & Recreation (PR)
Current Use: Sports Field Parking (West Bench Complex)

Civic Address: N/A
OCP Designation: Recreation (REC)
Zoning Designation: Parks & Recreation Site Specific (PRs)
Current Use: Golf Course

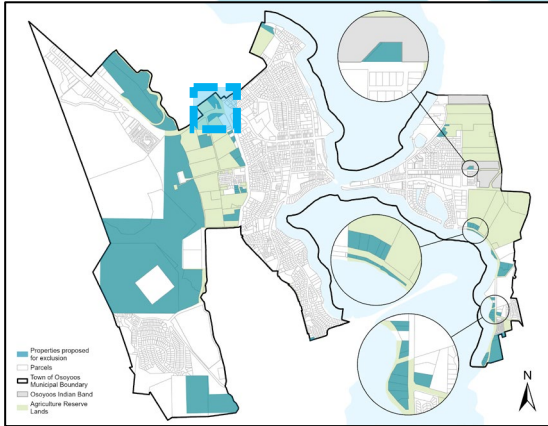
Civic Address: N/A
OCP Designation: Agriculture (AG)
Zoning Designation: Agriculture (AG)
Current Use: Municipal Bladders

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Civic Address: N/A
OCP Designation: Environmental Conservation (ENV)
Zoning Designation: Conservation Area (CA)
Current Use: Undeveloped Crown lands

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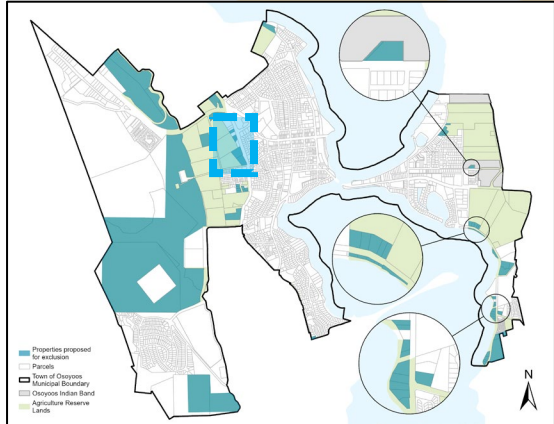
Civic Address: 9206 97th Street
OCP Designation: General Commercial (GC)
Zoning Designation: Service Commercial One (CS1)
Current Use: Gas Station

Civic Address: N/A
OCP Designation: General Commercial (GC)
Zoning Designation: Highway Commercial (C1)
Current Use: Parking Area / Crown Statutory Right-of-Way

Civic Address: 9912 Highway 3
OCP Designation: General Commercial (GC)
Zoning Designation: Highway Commercial (C1)
Current Use: Osoyoos Visitor Centre

Civic Address: 9913 Highway 3
OCP Designation: Tourist Commercial (TC)
Zoning Designation: Highway Commercial (C1)
Current Use: Tourist Accommodations and Restaurant

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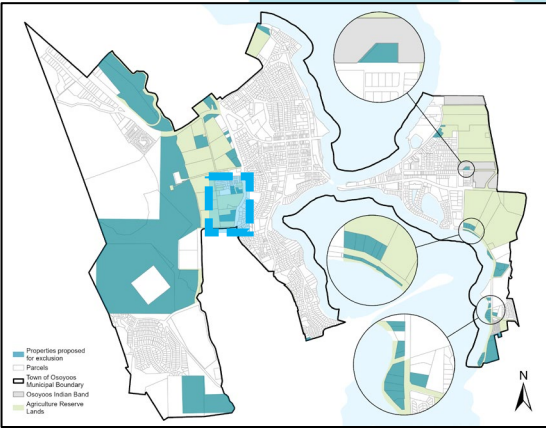
Civic Address: 8404 97th Street
OCP Designation: General Commercial (GC)
Zoning Designation: Highway Commercial (C1)
Current Use: Bowling Alley and Fitness Facilities

Civic Address: 8210 & 8016 97th Street
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Address: 7612 97th Street
OCP Designation: Medium Density Residential (MR)
Zoning Designation: Residential Manufactured Home Park (RSM)
Current Use: Manufactured Home Park

Civic Address: 7414 97th Street
OCP Designation: Medium Density Residential (MR)
Zoning Designation: Residential Manufactured Home Park (RSM) and General Commercial (C1)
Current Use: Manufactured Home Park and Tourist Accommodations

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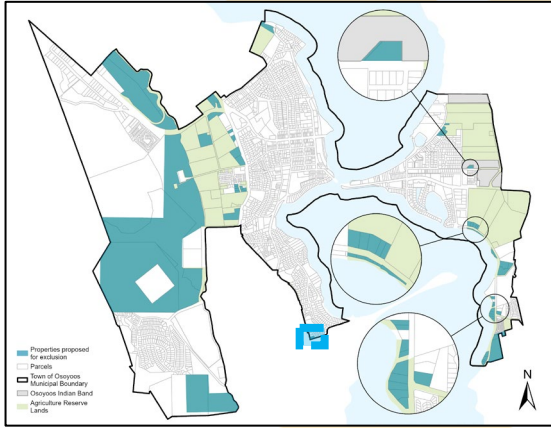
Civic Address: 5, 7, 9 Wren Place
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Address: 6/8, 10 Wren Place, 6806 97th Street
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Address: 11 Wren Place
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Vacant

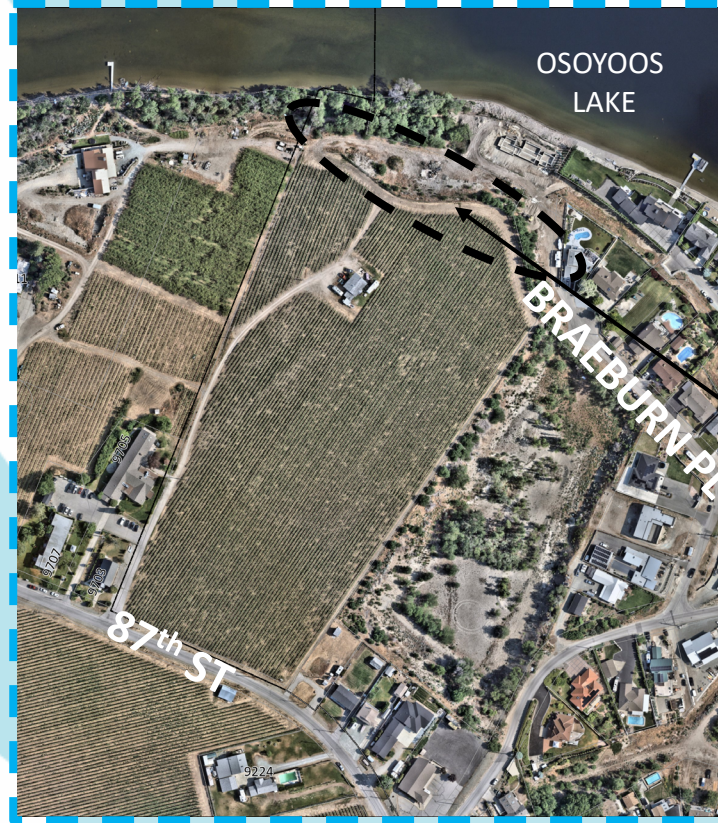
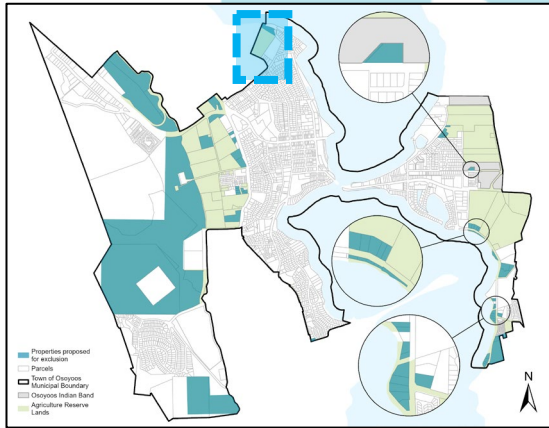
Civic Address: 6210 97th Street
OCP Designation: Agriculture (AG) & Institutional (INST)
Zoning Designation: Agriculture (AG) & Administrative & Institutional (AI)
Current Use: Church

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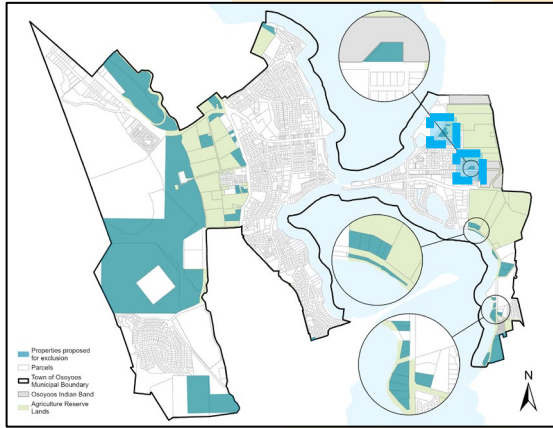
Civic Address: 9506, 9308 & 9320 32nd Avenue
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

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Civic Address: 9425 87th Street
OCP Designation: Agriculture (AG)
Zoning Designation: Agriculture (AG)
Current Use: Agriculture / Vacant

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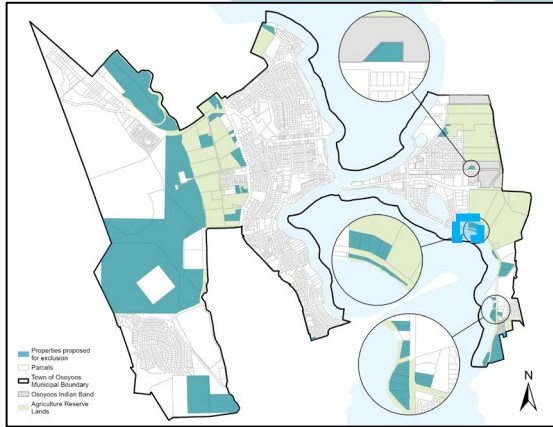
Civic Address: 7401 Cottonwood Drive
OCP Designation: Institutional (INST)
Zoning Designation: Administrative & Institutional (AI)
Current Use: Utilities (FortisBC)



Civic Address: 7013, 7225, 7227, 7237, & 7401 Cottonwood Drive and 7012 & 7014 Maple Drive
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Address: 4906 Cedar Lane
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

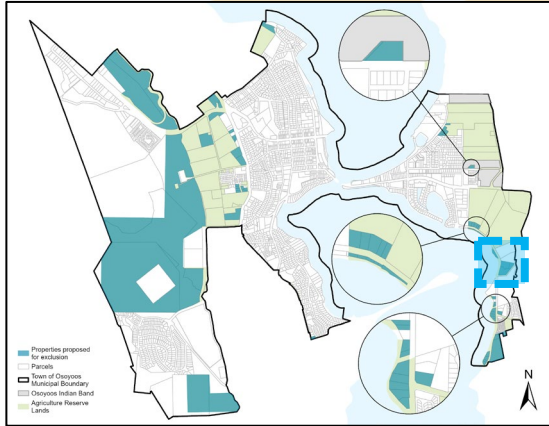
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Civic Address: 5223, 5225, 5227, 5229, 5231 Lakeshore Drive
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential and Lakefront

Civic Address: N/A
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Lakefront

Public Hearing - ALR Exclusion Proposal



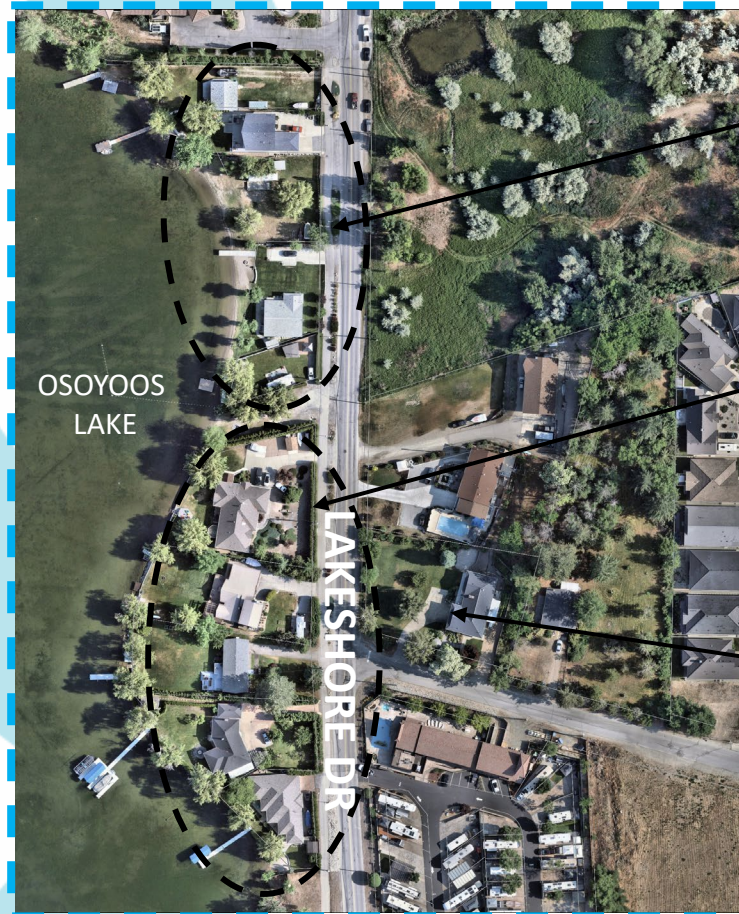
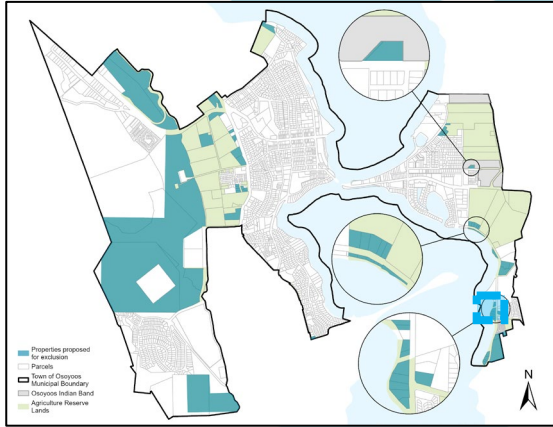
Civic Address: N/A
OCP Designation: Tourist Commercial (TC)
Zoning Designation: Campground Commercial (CT2)
Current Use: Lakefront

Civic Address: 4413 Lakeshore Drive
OCP Designation: Tourist Commercial (TC)
Zoning Designation: Medium Density Residential One (RM1)
Current Use: Vacant

Civic Address: 4610 44th Avenue
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Address: 4300 44th Avenue
OCP Designation: Tourist Commercial (TC)
Zoning Designation: Resort Commercial (CT4)
Current Use: Resort Residential

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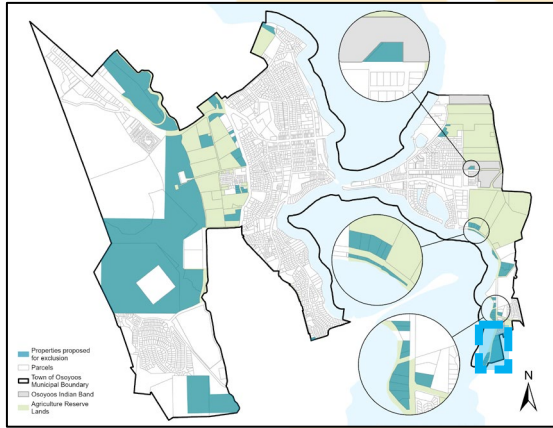


Civic Addresses: 3804, 3808, 3818, 3820 Lakeshore Dr
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Addresses: 3404, 3408, 3414, 3604, 3612 Lakeshore Dr
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

Civic Addresses: 4306 36th Dr
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

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Civic Address: 3013 Lakeshore Drive
OCP Designation: Low Density Residential (LR)
Zoning Designation: Tourist Commercial (CT1)
Current Use: Residential

Civic Address: 2801 Lakeshore Drive
OCP Designation: Tourist Commercial (TC)
Zoning Designation: Campground Commercial (CT2)
Current Use: Campground

Civic Address: 2615 Lakeshore Drive
OCP Designation: Tourist Commercial (TC)
Zoning Designation: Campground Commercial (CT2)
Current Use: Campground and Lakefront

Civic Address: 2418 Lakeshore Drive
OCP Designation: Medium Density Residential (MR)
Zoning Designation: Resort Commercial (CT4)
Current Use: Resort Residential

Civic Address: 2412 & 2414 Lakeshore Drive
OCP Designation: Low Density Residential (LR)
Zoning Designation: Small-Scale Multi-Unit Residential (RS1)
Current Use: Residential

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Implications

- For properties currently subject to restrictions within the ALR, the exclusion of these properties would remove the requirement to apply to, and obtain approvals from, the ALC to undertake non-farm uses or subdivide.
 - NOTE: This project does not propose any zoning amendments and the subject properties would remain subject to applicable zoning regulations.

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Agricultural land reserve exemption

- 130** (1) Subject to this section, 50% of the assessed value of a parcel of land is exempt from taxation under this Act if
- (a) the parcel of land is class 9 property, or
 - (b) the parcel of land is in the agricultural land reserve, is subject to sections 18 to 20.3 and 28 of the *Agricultural Land Commission Act* and is used in one or more of the ways set out in subsection (2) of this section.
- (2) The parcel of land referred to in subsection (1) (b) must be
- (a) vacant and unused,
 - (b) used for a farm or residential purpose, or
 - (c) used for a purpose prescribed by the Lieutenant Governor in Council.

Implications

- 8 of the identified properties currently receive the ALR school tax exemption, do not have farm status, and would therefore be ineligible for the exemption if the exclusion is successful.
 - Staff have contacted these property owners.

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Next Steps

- After the public hearing, Council will consider whether to submit the application to the ALC.
- If Council is supportive, staff would submit the application and work with the ALC to progress the application (e.g., attend exclusion meeting, etc.)
- If the application is approved, conditions may need to be met prior to the approval being actioned.

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Next Steps

- Given the recent messaging from the ALC in relation to staffing reductions, it is unclear how long the process will take.
 - In the meantime, ALR properties will remain subject to the ALC Act and regulations.
- Some properties *may* currently be considered exceptions to use restrictions under the ALC Act.
 - I.e., less than 2 acres in area as of December 21, 1972 and sole parcel on title.
 - Remain subject to restrictions on subdivision.