



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100839
Application Type: Exclude Land from the ALR
Status: In Progress
Applicant:
Local/First Nation Government: Town of Osoyoos

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 DISTRICT LOT 43 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP64956
Approx. Map Area 0.2 ha
PID 024-566-853
Purchase Date Jul 14, 2000
Farm Classification No
Civic Address 4704 Main St
Certificate Of Title Certificate of Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
	No Data			Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? Yes

Type Local or First Nation Government Staff
First Name Shannon
Last Name Duong
Organization (If Applicable) Planning and Development Services
Phone 2504956191
Email plan@osoyoos.ca

4. Government

Local or First Nation Government: Town of Osoyoos

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). There are currently no agricultural activities taking place on the parcel.

Describe all agricultural improvements made to the parcel(s). There are no agricultural improvements on the parcel.

Describe all other uses that currently take place on the parcel(s).

The parcel is used for residential purposes and is understood to contain a single family dwelling.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Other	Osoyoos Indian Band (OIB) Reserve Lands (future BC Housing/OIB/Wolf Creek Housing Society multiple family residential development)
East	Other	Osoyoos Indian Band (OIB) Reserve Lands - various uses (agriculture, commercial paintball center, gas station ~200 metres east).
South	Agricultural / Farm	Orchard production across Main Street (Highway 3)
West	Residential	Manufactured home park strata development (i.e., Cedar Villa Strata Community)

6. Proposal

The governmental or prescribed public body that is applying to exclude land Local Government

How many hectares are you proposing to exclude? 0.2 ha

Does any land under application share a common property line with land in another Local or First Nation Government? Yes

What is the purpose of the proposal? The purpose of the proposed exclusion is to facilitate the use of the property for expanded residential purposes. The representative of the property owner has indicated that their intent is to facilitate a multi-family development.

Explain why you believe that the parcel(s) should be excluded from the ALR

The existing municipal servicing, location, and size of this property lend itself to use for residential purposes.

In particular, the parcel is seen to be isolated both physically and administratively from the ALR in that it is bordered by non-ALR lands to the west, used for residential purposes, and Indian Reserve lands to the north and east, which are not subject to the ALCA and regulations. Further, while there are ALR lands to the south which are under agricultural production, the parcel is disconnected from this larger ALR block due to the presence of Main Street (being Highway 3) immediately to the south.

Furthermore, while the lands to the north appear to have been used for agricultural purposes (based on available aerial imagery), it is understood that BC Housing and the Osoyoos Indian Band have identified the lands for a multiple family rental housing development (i.e., apartments).

Based on the small size of the property, in conjunction with its isolation from agricultural lands which retain protections under the ALCA, it appears that the parcel is unlikely to be used for substantive agricultural production in the future or be included as part of a larger farm unit. In this regard, it is noted that the proposed exclusion is unlikely to have substantial negative impacts on the overarching agricultural land base within the Town.

Lastly, the property has existing municipal water and sewer servicing, and is in relatively close proximity to an existing bus stop and trail networks, which provides merit with respect to the to its use for future residential development, whether it be in the form of a multiple family dwelling or small-scale multi-unit housing.

Proposal Map / Site Plan

Context Maps.png

Notice of Public Hearing (Advertisement)

No Data

Proof of Signage

No Data

Report of Public Hearing

No Data

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Aerial Image (2022)	Aerial Image (2022).png
Other files that are related	Shapefile	4704 Main St Shapefile.zip