

**To:** Her Worship Mayor McKortoff and Members of Council  
**From:** Leah Curtis, Planning Technician  
**Date:** March 14, 2023  
**Subject:** Report 2 – ALR Exclusion Application – 3621 Lakeshore Drive (ALR 23-01)  
**Tracker No:** AI-562

**RECOMMENDATION:**

That Council is in favor of the Town forwarding the Agricultural Land Reserve Exclusion Application No. 23-01 (ALC File: 67255) to the Agricultural Land Commission for their consideration.

**Director of Planning and Development Comments:**

Reviewed.

**CAO Comments:**

Approved for Council consideration.

**Executive Summary:**

On February 14, 2023, during a Regular Council Meeting, Council accepted Agricultural Land Reserve Exclusion Application ALR No. 23-01 (ALC File: 67255) and directed Administration to proceed with the notification process. This report seeks Council's endorsement for the submission of ALR Exclusion Application No.23-01 (ALC File: 67255) to the Agricultural Land Commission for their review.

**Background:**

*Property Details:*

<b>OWNER</b>	Gordon and Phyllis Reinhold
<b>APPLICANT</b>	Gordon and Phyllis Reinhold
<b>CIVIC ADDRESS</b>	3621 Lakeshore Drive
<b>LEGAL DESCRIPTION</b>	Lot A, District Lot 100, SDYD, Plan KAP40584
<b>OCP DESIGNATION</b>	Low-Medium Density Residential
<b>ZONING</b>	R1 – Single Family Residential

The subject property is 0.223 ha (0.552 ac) in size. Located on the property is a single-family home that was constructed in 1990. No agricultural uses have previously been located on the property. The property is bordered by an empty lot (the old pitch and putt golf course) to the north, single-family homes to the east and south, and Lakeshore Drive to the west with single-family homes and Osoyoos Lake across the road to the west.

The property is designated as Low-Medium Density Residential within the Town's Official Community Plan (OCP). The subject property is currently being serviced by Town water and sewer.

Should Council approve the ALR exclusion of the subject property, the property owner intends to move forward with the subdivision of his property into two residential lots, creating one new residential lot (incompliance with the current zoning of R1).

### *Official Community Plan Bylaw, No.1375*

There is a total of 288 hectares of Agricultural Land Reserve (ALR) land in Osoyoos. This comprises of 12% of the Town's total land area. Most of Osoyoos' ALR lands are in active agricultural production to some degree or another, with a few exceptions such as the Osoyoos Golf and Country Club that is non-farm use allowed by the Agricultural Land Commission (ALC).

The Town's Growth Management approach with the OCP aims to protect the integrity of our agricultural land base, as new development is only encouraged in areas with access to existing servicing infrastructure.

### *Agricultural Land Reserve Exclusion Application Policy*

The Town of Osoyoos is responsible for making applications to the Agricultural Land Commission (ALC) through their online portal, on the behalf of applicants looking to have their property excluded from the Agricultural Land Reserve (ALR). Exclusion applications which are supported by Council are forwarded to the ALC for their final decision for removal from the ALR.

## **Rationale for Recommendation**

Administration supports the applicant's proposal to exclude the property from the ALR as the subject property has not previously been used for agricultural purposes; and has been designated as other than agricultural land within the current and previous OCP. The current OCP designates the subject property as Low-Medium Density. The property is currently connected to Town water and sewer services.

## **Options / discussion**

### Option 1

That Council is in favor of the Town forwarding the Agricultural Land Reserve Exclusion Application No. 23-01 (ALC File: 67255) to the Agricultural Land Commission for their consideration, subject to comments at the Public Hearing.

## Option 2

That Council determines that consideration of Agricultural Land Reserve Exclusion Application No. ALR 23-01 (ALC File: 67255) should take place at a later date.

## Option 3

That Council rejects ALR Exclusion Application ALR No. 23-01 (ALC File: 67255) for 3621 Lakeshore Drive.

## **Implications:**

### a) **Community**

To ensure the timely supply of land is available to support economic and community development goals.

### b) **Organizational**

Should a resolution be passed stating the Town's intent to forward the ALR Exclusion Application to the Agricultural Land Commission (ALC) for their consideration, administration will submit the application using the online portal. The ALC will then review the application and provide a decision in writing, on whether they refuse, approve (with or without conditions) the application.

### c) **Budget**

There are no impacts to the budget associated with this report.

### d) **Significant Dates**

A notice of Exclusion sign has been posted on the subject property since January 19, 2023, and the public hearing date was added to the sign on March 1, 2023. Notification of the public hearing has been mailed to registered owners on March 1, 2023 and hand-delivered to properties within a 60-metre radius on March 1, 2023 as per the Town's *Land Use Procedure Bylaw*.

A notice of public hearing was placed on the Town's notice board on March 1, 2023. Notices were published in the Times Chronicle on March 2, 2023 and on March 9, 2023.

Should the ALC support the removal of the subject property, Administration would proceed with the subdivision of the property.

### e) **Sustainability**

The release of the subject lands from the ALR would present the potential for infill residential development within an already serviced area and is in conformance with the Town's OCP policies and the Agricultural Land Reserve Exclusion Application policy.

## **Others Consulted:**

**Attachments:**

1. General Location Map
2. Motion from Regular Council Meeting February 14, 2023
3. Mail out and Newspaper Ad (March 2, 2023)

Appendix

- a) Report 1 to Council with attachments dated February 14, 2023

**Respectfully submitted,**

*Leah Curtis*

**Leah Curtis, Planning Technician**



**PROPERTY LOCATION MAP**  
**Agricultural Land Reserve Exclusion Application No. ALR 23-01**

APPLICANT:	Gordon Reinhold and Phyllis Reinhold
PROPERTY OWNER:	Gordon Reinhold and Phyllis Reinhold
LEGAL DESCRIPTION:	Lot A, District Lot 100, SDYD, Plan KAP40584
CIVIC ADDRESS:	3621 Lakeshore Drive
APPLICATION DATE:	2023 01 05
ALC FILE:	67255



EXTRACTED FROM THE  
FEBRUARY/14/2023  
REGULAR OPEN COUNCIL MEETING

Report 1 - ALR Exclusion Application (ALR 23-01)  
3621 Lakeshore Drive  
- Report from Planning Technician  
- AI-562

**Moved by Councillor Cheong**

**Seconded by Councillor Poturica**

**That Agricultural Land Reserve Exclusion Application No. ALR 23-01 (ALC File: 67255) be accepted.**

**CARRIED**

**Moved by Councillor King**

**Seconded by Councillor Poturica**

**That Council authorizes staff to proceed with the notification process which advises of Council's intention to consider Agricultural Land Reserve Exclusion Application ALR 23-01 (ALC File: 67255) at the March 14, 2023 Council meeting.**

**CARRIED**



8707 Main Street, PO Box 3010  
 Osoyoos BC V0H1V0  
 (T) 250.495.6515  
 (W) www.osoyoos.ca

## Notice of Public Hearing

Please be advised that a public hearing will be held in the Town of Osoyoos Council Chambers located at 8707 Main Street, Osoyoos on **Tuesday, March 14, 2023, at 2:00 pm**, for the following application:

### ALR Exclusion Application No. ALR 23-01 (ALC File: 67255)

The Town will be conducting the Public Hearing in person and virtually. The public is invited to participate by virtually attending the Zoom Video Conference or by phone. For more information on how to participate in the Public Hearing, please go to the Town of Osoyoos Website at: [www.osoyoos.ca/council/publichearings](http://www.osoyoos.ca/council/publichearings)

All persons who believe their interest in property is affected by the proposed ALR application are encouraged to provide written submission to the Corporate Officer by **12:00pm (Noon) on March 14, 2023** by delivering or mailing a copy of their submission to the Town Office located at 8707 Main Street, PO Box 3010 Osoyoos, BC V0H1V0 or email [info@osoyoos.ca](mailto:info@osoyoos.ca). Only emails that are submitted to the [info@osoyoos.ca](mailto:info@osoyoos.ca) email will be included in the agenda package. All written submissions will be provided to Council and be made public and form a part of the public record.

**ALR Exclusion Application for 3621 Lakeshore Drive:** To exclude 0.223 hectares (0.552 acres) from the Agricultural Land Reserve in order to subdivide the property into 2 lots.

**Address: 3621 Lakeshore Drive**

**Legal Description: Lot A, District Lot 100, SDYD, Plan KAP40584**



**Inspection of Documents:** Copies of the application and related documents will be available to review at the Planning and Development Services Office located at 8711 Main Street, on the following weekdays: March 2, 3, 6, 7, 8, 9, 10, 13, 14, 2023 excluding lunch hours from 12:00-1:00 pm.

No further submission can be considered by Council after the conclusion of the public hearing.

If you have any questions or require further information, please contact the Planning and Development Services Department at 250.495.6191 or [plan@osoyoos.ca](mailto:plan@osoyoos.ca).

The documents can be reviewed online at:  
[www.osoyoos.ca/3621-lakeshore-drive](http://www.osoyoos.ca/3621-lakeshore-drive)

**Gina MacKay**  
 Director of Planning & Development  
 (T) 250.495.6191 (E) [gmackay@osoyoos.ca](mailto:gmackay@osoyoos.ca)



# 17-05.R11.M1

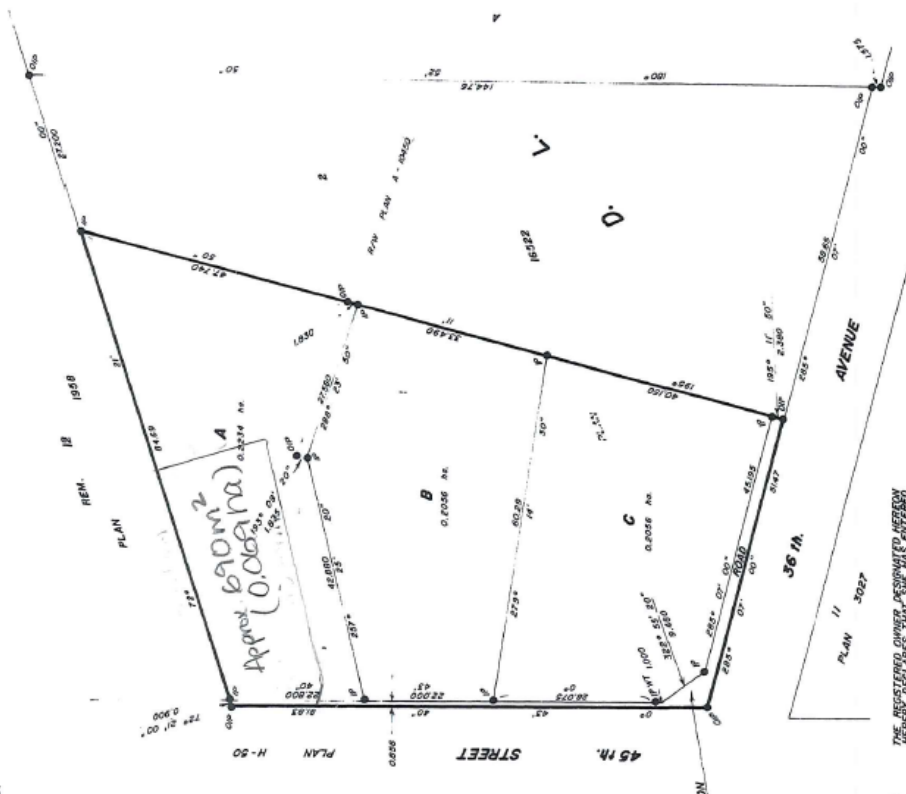
## SUBDIVISION PLAN OF LOT 1, D.L. 100, S.D.X.D., PLAN 16522.

PLAN NO. 40584  
 OF THE LAND TITLE OFFICE  
 AT VANCOUVER, B.C.  
 THIS PLAN DATED 27 FEBRUARY 1989

*[Signature]*  
 REGISTERED  
 MC-2506/89

B.C.S. 82E.003  
 SCALE 1:1,500  
 ALL DISTANCES ARE IN METRES

**LEGEND**  
 BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 16522.  
 ● DENOTES OLD IRON PIN FOUND.  
 ○ DENOTES IRON PIN SET.



# Residential lot to be created on Lakeshore Drive

**Madeline Baker**  
reporter@timeschronicle.ca

Owners of a property on Lakeshore Drive in Osoyoos are hoping to have their 0.2 hectare property released from land reserves held by the Agricultural Land Commission (ALC) to allow for subdivision and further development at the site.

The 0.2 hectare property at 3621 Lakeshore Drive is zoned as low-medium residential in the town's Official Community Plan, has never been used for agricultural

purposes, is bordered by single-family homes and one empty lot, and is serviced by the Town's water and sewer systems, but still falls under the ALC's reserve land.

According to the Town of Osoyoos' growth management approach, which works in concert with the ALC to protect 288 hectares of mostly active agricultural land base, properties that have access to the town's servicing infrastructure, like this one, are well suited to development rather than protection.

The property owner, who currently

has their home on the property, plans to subdivide it into two smaller residential lots. This would, according to the Town of Osoyoos's report to council, "open up potential for infill residential development within an already serviced area," an important consideration given the housing shortage that plagues the town.

Normally it would be the Town staff's responsibility to make an application to the ALC on behalf of the land owner, but as this property has no history of agricultural use and is not designated as agricul-

tural by the OCP, the application instead fell to council at their February 14 meeting, where it was accepted without discussion.

A Notice of Exclusion sign has been posted at the property since January. Now that the application has been accepted by council, members of the public can learn more and weigh in at a public hearing to be announced at a later date. Properties within a 60-metre radius of the property will receive notification of the hearing date by mail.



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### ALR Exclusion Application No. ALR 23-01 (ALC File: 67255)

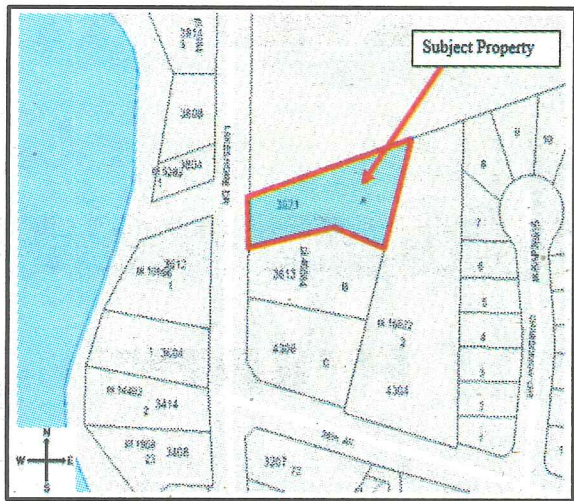
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No further submission can be considered by Council after the conclusion of the public hearing.

If you have any questions or require further information, please contact the Planning and Development Services Department at 250.495.6191 or [plan@osoyoos.ca](mailto:plan@osoyoos.ca).

This is the first of two notices respecting the matter. Dated this 2<sup>nd</sup> day of March 2023.

The documents can be reviewed online at: [www.osoyoos.ca/3621-lakeshore-drive](http://www.osoyoos.ca/3621-lakeshore-drive)

**Brianne Hillson**  
Director of Corporate Services  
(T) 250.495.6515 (E) [brianne@osoyoos.ca](mailto:brianne@osoyoos.ca)



# COVID 19 concerns still making rounds

**Sebastian Kanally**  
sebastian@timeschronicle.ca

According to a new study, about a quarter (23 per cent) of British Columbians would welcome the introduction of "proof of vaccination certificates" in order to access specific venues and locations.

These results are based on an online study conducted by Research Co. and Glacier Media last month which saw 800 adults in British Columbia respond.

Fewer than 23 per cent believe it would be justified to bring back mask mandates when entering an indoor premise (21 per cent), and even fewer still think there should be capacity restrictions for sporting events, worship services, and concerts (17 per cent).

There were some political differences in the responses, but they were subtle. BC NDP voters were more in favour of vaccine passports at 30 per cent, BC Greens were 26 per cent in favour of the passports, and BC Liberals at 25 per cent.

The timing around this poll is interesting as there has been a growing apathy towards the still ongoing pandemic. As we know from past phases of the pandemic when this happens there tends to be a spike in cases.

The government of British Columbia is reminding people to get vaccinated with a bivalent COVID-19 booster shot. This past winter, with the particularly high number of respiratory infections that were circulating, BC's COVID-19 vaccination program has vaccinated 1,613,826 people since Sept. 1, 2023.

Those who received a monovalent booster in summer 2022 are eligible for a bivalent booster. If you received a monovalent booster six months ago then you will receive an invitation from the Get Vaccinated program to book an appointment.

Those who received a bivalent booster in the fall are still protected against COVID-19 and therefore the National Advisory Committee on Immunization (NACI) does not recommend a second booster.

This reminder to get vaccinated has become more significant for children under five years of age as the province is warning that the current supply of the infant Moderna mRNA COVID-19 vaccine expires March 8, 2023. The province has yet to receive a confirmed date for a new supply to arrive. The federal government says it will be at least a month.