

---

**To:** Mayor and Council  
**From:** Paul Gipps, CAO  
**Meeting Date:** November 4, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Matt Vader, Director Parks, Recreation and Culture  
**Department:** Parks, Recreation and Culture

**Title:** Agricultural Land Reserve | ALR00200 | 3371, 3411 & 3471 Woodsdale Road - Woodsdale Recreation Park  
**Description:** Application to allow non-farm use to facilitate the development of a community recreation park

---

### **RECOMMENDATION**

THAT Non-Farm Use application Woodsdale Recreation Park for properties at 3371, 3411 and 3471 Woodsdale Road to allow future park expansion be supported;  
AND THAT the application be forwarded to the Agricultural Land Commission

### **EXECUTIVE SUMMARY**

In 2021 and 2025, Council authorized the purchase of three properties at 3371, 3411 and 3471 Woodsdale Road. The parcels, in their entirety are required for future park expansion including ball fields, soccer fields, sport courts, off-leash dog area, community gardens, washroom facilities and vehicle parking, and supports the expansion of servicing improvements along the Woodsdale corridor for active transportation and drainage.

The properties are located within the Agricultural Land Reserve (ALR) and zoned A1-Agricultural. The Official Community Plan identifies the future land use as Parkland-Conservation. Subject to Council approval and acquisition, a non-farm use application will be submitted to the Agricultural Land Commission (ALC) for the development of a community recreation park. Beasley and Reiswig Parks received similar approvals in the 1990's, and the subject property was also identified at that time for potential park use. The ALC has since supported the designation for park purposes in the Official Community Plan with specific reference to "playing fields."

### **DISCUSSION/ANALYSIS**

Lake Country's population has increased significantly over the years, and a recent analysis of the community's sport and recreation needs concluded that new sport field development is necessary in the near term to meet current and future demand.

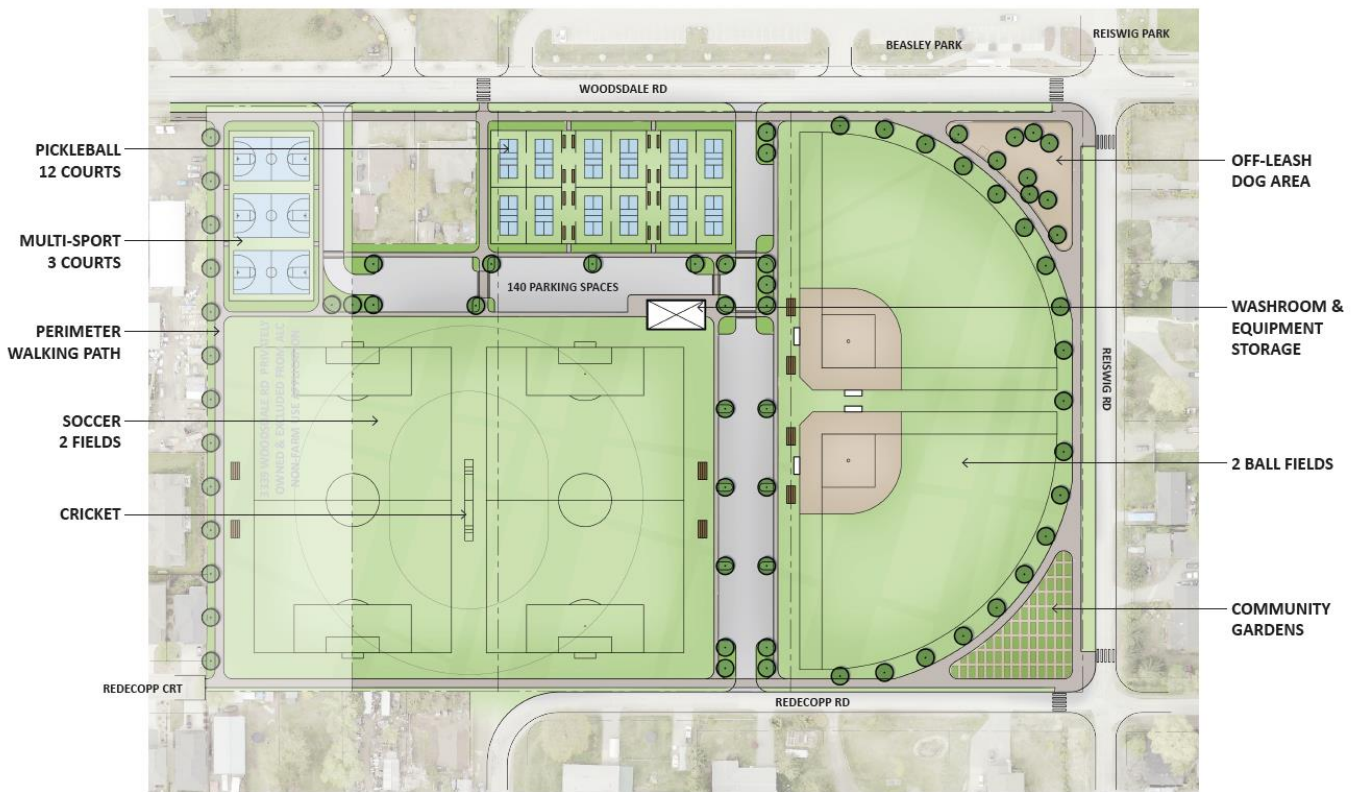
The subject properties present a strategic opportunity for sport field development. The large flat site is ideally located adjacent to existing recreation amenities at Beasley Park (District-owned) and Reiswig Park (RDCO-owned) and is centrally located within the community with access via alternative transportation options. Preliminary concepts for how the land will be developed include the following key program elements:

- Rectangular soccer/multi-purpose fields
- Ball diamonds
- Sport courts
- Site circulation and vehicle parking
- Amenity buildings (e.g., washrooms, field houses)
- Off-leash dog area
- Community gardens
- Landscaping and shade trees

**MAP 1 – ALR LANDS CONTEXT**



**MAP 2 – CONCEPTUAL PARK MASTERPLAN**



### **Agricultural Considerations**

The proposed non-farm use supports long-term agricultural objectives by:

- Preserving the land as open green space,
- Preventing residential development, and
- Ensuring the land remains available for future agricultural use should community needs evolve.

Additionally, the consolidation of the parcels will enhance the size, continuity, and viability of the land for future farming purposes, as larger, contiguous parcels are generally more conducive to agricultural operations.

### **Consultation and Communication**

Community recreation park development would follow through on the 2023 Sport and Recreation Needs Assessment that was developed through substantial community input.

District staff have informed potential local user groups (softball, soccer, pickleball) about the project and will continue to work closely with them regarding next steps and communications to their members.

On October 20, 2025, the Parks and Recreation Advisory Committee (PARC) made a motion to support the project and recommends that Council authorize staff to submit the non-farm use application.

### **File Chronology**

Date	Event
1997	ALC grants non-farm use approval for Beasley Park, and subject properties were discussed for future park use.
2010	ALC supports District of Lake Country's Official Community Plan amendment with subject properties changed to future land use designation of 'parkland-conservation'.
2021	District purchases two properties at 3371 & 3471 Woodsdale Road.
2023	District completes the 2023 Sport and Recreation Needs Assessment. Recommendations include sport field and sport court development.

2024	District presents conceptual park masterplan for the proposed Woodsdale Recreation Park to the Parks and Recreation Advisory Committee.
2025	District purchases property at 3411 Woodsdale Road.

#### FINANCIAL IMPLICATIONS

None                       Budget Previously Approved     Other (see below)

The associated costs of construction will vary depending on available funding, economic conditions, phase selection, phase size, sequencing, design and construction timing. It is recommended that cost estimates be developed as and when required based on phasing and scope of work. Budgets for detailed design and construction will be established through the 5-year capital plan as part of the annual budgeting process.

Development Cost Charges (DCCs) have the potential to fund a significant portion of the capital costs, as the need for additional park space is largely driven by growth.

Respectfully Submitted.

**Matt Vader, Director Parks, Recreation and Culture**

---

**Report Approval Details**

Document Title:	ALR00200 - 3371, 3411, 3471 Woodsdale Road - Woodsdale Recreation Park.docx
Attachments:	
Final Approval Date:	Oct 28, 2025

This report and all of its attachments were approved and signed as outlined below:

**Reyna Seabrook, Director of Corporate Services - Oct 23, 2025 - 12:25 PM**

**Paul Gipps, Chief Administrative Officer - Oct 28, 2025 - 1:15 PM**

**Makayla Ablitt, Manager of Corporate Administration - Oct 28, 2025 - 2:44 PM**