

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: May 5, 2026
Meeting Type: Regular Council Meeting

Prepared by: Jason Tran, Planner
Carie Liefke, Manager of Current Planning

Department: Planning and Development

Title: Preliminary ALR Exclusion Application | ALR00201 | 11190 Deldor Rd
Description: Consideration of an Agricultural Land Reserve (ALR) Exclusion Application at 11190 Deldor Road

RECOMMENDATION

See Options for Council Consideration.

EXECUTIVE SUMMARY

The applicant is requesting Council's consideration of an exclusion of land from the Agricultural Land Reserve (ALR) for the property at 11190 Deldor Road for future residential development and park purposes.

Exclusion applications can only be submitted by government agencies or public bodies; private landowners may not request an ALR exclusion. Therefore, this report is to outline base information so that Council may decide if they would like to a) initiate a District exclusion application, b) request further information from the applicant, or c) not support the exclusion request.

Initiating a District ALR exclusion application would require the District to advertise the exclusion, hold a Public Hearing and pass a resolution regarding the exclusion after the Public Hearing. The ALR exclusion application would only then be submitted to the Agricultural Land Commission (ALC) for review.

Requesting additional information from the applicant would allow information on soils, geotechnical data, etc. to be provided prior to Council deciding if they wanted to initiate an exclusion application.

And finally, not supporting the exclusion request would result in this file being closed without further consideration by Council or the ALC.

BACKGROUND

Application Information			
Application Type	ALR Exclusion Application	Application Date:	Jan 15, 2026
Applicant:	McNeil, Tobi-Anne	Owner:	Vanderwerf Farms Ltd
Application Description	To request Council consideration of an Agricultural Land Reserve Exclusion		

Property Information: General	
Folio/Roll #:	11513.001
Legal Description:	Lot 5 District Lot 169 ODYDPlan 216 Except Plans H936, 20368 And 40043
PID:	011-816-996
Civic Address:	11190 Deldor Rd
Property Information: Land Use	
OCP Designation:	Agricultural
Zoning Designation:	A1 – Agriculture 1

ALR:	Yes	
Parcel Size:	~ 3.72 ha/ 9.212 ac	
Urban Containment Boundary:	Outside the Urban Containment Boundary (UCB)	
Development Permit Areas:	Multiple Unit, Commercial, Industrial, Drainage Hazard, Natural Environment	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	A1 – Agriculture 1	Agriculture (ALR)
<i>East:</i>	RU1 - Small-Scale Multiple Housing	Residential
<i>South:</i>	A1 – Agriculture 1	Agriculture (ALR)
<i>West:</i>	RU1 - Small-Scale Multiple Housing	Highway 97 and Residential

Property Information: Infrastructure and Development Engineering	
Road Network	Deldor Road (Residential Street)
Driveway Access	Required at subsequent application phase
Water Supply:	On-site source (current); if approved, municipal connection would be required
Sewer:	Municipal
Drainage / Stormwater	Ditch conveyance
Comments:	N/A

APPLICATION OVERVIEW

The subject property is located between Deldor Road and Highway 97 (Attachment A – Map 1 & 2). The property is approximately 3.72 hectares (9.21 acres) in size and is bisected by Winfield Creek. The property is within the Agricultural Land Reserve (ALR), with other ALR properties located to the north and south, residential to the east and Highway 97 to the west (Attachment A – Map 3). Currently, the property is developed with a single-family dwelling and accessory buildings; there is an on-site water source and municipal sewer is available within the Deldor Road right of way.

To facilitate a residential development of approximately 70 ground-oriented units, this application requests:

1. That Council consider initiating an ALC exclusion application for the subject property,
2. That the Official Community Plan be amended to redesignate the subject property
 - from Agricultural
 - to Urban Residential, and Parkland and Conservation.

The applicant, on behalf of the owner, has submitted rationale (Attachment B) for this project as summarized below:

- a) The property is flat, serviceable, and located in proximity to existing schools, transit, and recreation amenities,
- b) lands are within an isolated ALR pocket in a rapidly growing neighbourhood, as such the lands are more aligned with urban neighbourhood functions than with long-term agricultural production,
- c) proposed development could provide 70+ ground-oriented units, thereby helping to meet the current housing demand. While the Housing Needs Assessment indicates the District has a 20-year gross land supply, there remains a geographic and product-type gap in the Woodsdale neighbourhood for attainable, ground-oriented family housing near schools and amenities.
- d) Agricultural considerations addressed:
 - high water table, poor soils and frequent saturation limit agricultural productivity
 - proximity to a sensitive creek corridor complicates typical agricultural operations and compliance
 - property is small and within an isolated urban pocket where edge conflicts are chronic and intensifying
- e) Environmental and creek protection, along with a community-scale greenway adjacent to Winfield Creek:
 - Riparian protection meeting or exceeding provincial requirements
 - Habitat restoration (native planting, invasive species removal, etc.) and bank stabilization
 - A public greenway (3 m hard-surface multi-use path) located outside the riparian setback, with lighting designed to reduce spill and wildlife disturbance.

- Stormwater best practices: On-site detention, water-quality treatment, bioswales/rain gardens, and no net increase in peak flows to the creek, would help provide flood resiliency
 - Environmental Assessment report outlined that the riparian area for Winfield Creek provides wildlife connectivity to the George Mitchell Wildlife Preserve and Wood Lake. The streamside protection and enhancement area (SPEA) was determined to be 10m, and the subject property is comprised of approximately 31% High Sensitive (ESA1) area and 69% Not Sensitive (ESA4) areas. The report provided two recommendations:
 - i. Design all development features outside of the ESA1 and outside of the 10m SPEA.
 - ii. Retain a qualified environmental professional (QEP) to develop an environmental management plan at the time of a development site plan design to identify any risks to the environment.
- f) Project is within the public interest:
- resolves farm–urban conflicts (noise, odour, hours, spray, trespass, safety)
 - delivers affordable/attainable homes near transit and schools,
 - funds creek restoration and greenway connectivity.
- g) Other considerations:
- Potential for a housing agreement to provide at least 20% below-market housing (rental or ownership), with minimum of 60% of units to have 3 bedrooms or adaptable formats
 - Site layout and units to have universal design and be accessible
 - Mobility demand management (e-bike charging, secure bike rooms, etc.)
- h) Anticipated Technical Studies to be completed at future stages
- Agricultural Capability & Edge Planning Report (including soils/water table and conflict mitigation)
 - Geotechnical & Hydrogeology Report (drainage; high water table; flood hazard)
 - Traffic Impact Assessment & Active Transportation Plan (greenway design parameters & crossings)
 - Servicing & Stormwater Management Plan (low impact development features; no-net-increase flows)
 - Archaeological/Cultural Overview (as required)
 - Housing & Affordability Strategy (unit mix, below-market program and partnerships)

ANALYSIS

Agricultural Land Commission Act

In accordance with the provincial *Agricultural Land Commission Act*, an ALR Exclusion Application may only be submitted by the Province, a first nation government or a local government, or a prescribed public body; a property owner cannot apply to the Agricultural Land Commission (ALC) for an ALR exclusion. As such, the proponent of this application has requested that Council consider submitting an ALR Exclusion application to ALC for the subject property.

Should Council choose to initiate the requested ALR exclusion application, then the next steps, based on the ALC Exclusion Application Guide (Attachment C), would be:

STEP 1: Fill out the ALC Application on the ALC portal

STEP 2: Gives Notice of the Application (i.e. Sign on property, Notice of Public Hearing, Notice of Application)

STEP 3: Hold a Public Hearing in accordance with *Local Government Act s.465*

STEP 4: Pass a Resolution on the Application (i.e. to forward or not forward application to ALC)

STEP 5: Submit the Application to the ALC

STEP 6: Pay the ALC Application Fee (\$750)

STEP 7: ALC Holds the Exclusion Meeting

STEP 8: ALC Makes a Decision on the Application

At this stage of review, Council does not need to decide if they support the exclusion request; if Council chooses to initiate the exclusion application the decision on support (or not) should occur after the required Public Hearing.

Further, should Council initiate this application, it is recommended that Council require the owner of the subject property to be responsible for all monetary costs associated with the agricultural exclusion application; this would include costs associated with completing technical reports, drawings, application fees, public notifications, etc.

Official Community Plan (OCP)

The Official Community Plan (2018-2038) identifies the property's Future Land Use as Agricultural and locates the land outside the Urban Containment Boundary (Attachment D). In addition, the Future Trails Map identifies a potential recreational route within the subject property, generally aligned with the Winfield Creek corridor.

Within the OCP, there are several policies that would be applicable to this application, including policies that:

- a) respect the mandate and the legislation of the ALC. This includes discouraging further land exclusions and subdivisions of land located within the ALR.
- b) focus future development, land use changes and support multiple-unit housing within the UCB.
- c) discourage development outside the UCB and discourage the expansion of the UCB.
- d) assist in protecting and preserving the rural character of Lake Country, which exists outside the UCB.
- e) protect farmland as Lake Country is committed to protecting farmland in the community and preventing urban sprawl by promoting and supporting diversity within the agricultural industry, ensuring that all land within the Agricultural Land Reserve is used to its highest and best potential.

If this application were to move forward, it would result in additional ALR lands to the north & south being fragmented. While not supported by the current OCP policies, if Council decides to initiate an exclusion application for this property, staff would recommend that the ALR properties to the immediate north and south also be included with the exclusion application.

While existing language within the OCP would not support this application, the applicant has requested that these policies be reconsidered for the subject property based on the specifics of the site (i.e. location, soil capacity, environment, etc.). Council has the authority to consider revisions to the OCP in light of the factors presented.

Zoning Bylaw #561, 2007

The property is zoned A1 – Agriculture 1 (Attachment D), which is in compliance with the future land use of the OCP.

The applicant has not yet applied for a rezoning application. Should the exclusion ultimately be approved by the ALC, the applicant would then be in a position to apply to rezone the land for residential purposes. Any development applied for would be required to meet all applicable District bylaws, including but not limited to the Subdivision and Development Servicing Bylaw and Building Bylaw.

Farm Classification and Soil Considerations

BC assessment has classified the property as 'residential'. The property is not currently being farmed and therefore has not been classified as 'farm'.

The BC soil classification map, from the BC GIS system, was referenced. The majority of the parcel was not classified, however the west side of the subject property was identified as Class 6 (Attachment E). Class 6 Soils are capable only of producing perennial forage crops, and improvement practices are not feasible.

At this time an agrologist report has not been submitted by the applicant. It is recommended that an agrologist report be provided by the applicant prior to a public hearing being held for this matter. An agrologist report should provide information on both the soil capability and limitations, water sources, drainage considerations and the implications for agricultural use, comments on long-term agricultural viability of the site, etc.

Slopes and Hazards

The subject property is identified as being within a drainage-hazard development permit area along Winfield Creek, which may prohibit or impede agricultural use (or other uses) within that area. A geotechnical and hydro-geological report would provide beneficial information as to whether the land is suitable for the intended residential uses.

Public Interest

Staff recommend that Council consider whether there is a strategic public interest for requesting these lands to be excluded from the ALR. The following examples are generally considered when determining if a proposal is within the public interest:

- Excluding land for projects that serve the greater community, i.e. building schools, hospitals or emergency service stations.
- Land required for public utilities, power, major sewer, water pipelines, or drainage improvements.
- Removing land to construct major public roads, highways, or transit infrastructure.
- Reclassifying land to establish public parks, playgrounds, or sports fields.
- Designating land as protected, such as wildlife management areas or ecological reserves.
- Projects that address specific demographic needs, such as a proposed seniors' housing complex in a designated area.
- Projects that address critical housing shortages for affordable housing, provided the land is not prime agricultural soil.
- Other purposes as determined by Council.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal departments for comment.

OPTIONS FOR COUNCIL CONSIDERATION

Option 1: Further Information Required

THAT agricultural exclusion application, file ALR00201, for the property at 11190 Deldor Road, legally described as Lot 5 DL 169 ODYD Plan 216 Except Plans H936, 20368 and 40043, for the exclusion of ~3.7 hectares (9.2 acres) of land from the Agricultural Land Reserve, be referred back to staff for a comprehensive review and analysis based on additional information as identified by Council;

AND THAT the owner of Lot 5 DL 169 ODYD Plan 216 Except Plans H936, 20368 and 40043 (11190 Deldor Road) shall be responsible for all monetary costs associated with the agricultural exclusion application (file ALR00201).

Option 2: Initiate Exclusion Application

THAT an Agricultural Land Reserve Exclusion Application, for the property located at 11190 Deldor Road, legally described as Lot 5 DL 169 ODYD Plan 216 Except Plans H936, 20368 and 40043, for the exclusion of ~3.7 hectares (9.2 acres) of land to facilitate residential development, be initiated by the District of Lake Country;

AND THAT the owner of Lot 5 DL 169 ODYD Plan 216 Except Plans H936, 20368 and 40043 (11190 Deldor Road) shall be responsible for all monetary costs associated with the agricultural exclusion application (file ALR00201).

Option 3: Not Support Application

THAT an Agricultural Land Reserve Exclusion Application, for the property located at 11190 Deldor Road, legally described as Lot 5 DL 169 ODYD Plan 216 Except Plans H936, 20368 and 40043, not be initiated by the District of Lake Country;

AND THAT agricultural exclusion application, file ALR00201, be closed.

Respectfully Submitted,

Jason Tran, Planner

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	ALR00201 - 11190 DELDOR RD - Preliminary ALR Exclusion Application .docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - Location, Orthophoto and ALR Map.pdf - Attachment B - Rationale for ALR Exemption.pdf - Attachment C - ALC Exclusion Guide.pdf - Attachment D - Land Use Maps.pdf - Attachment E - BC Soil Class Map.pdf
Final Approval Date:	Apr 30, 2026

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

Carie Liefke, Manager of Current Planning - Apr 28, 2026 - 3:48 PM

Steven Gubbels, Development Engineering Manager - Apr 29, 2026 - 8:57 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Apr 29, 2026 - 9:24 AM

Jeremy Frick, Director of Development Approvals - Apr 29, 2026 - 4:30 PM

Reyna Seabrook, Director of Corporate Services - Apr 29, 2026 - 4:34 PM

Paul Gipps, Chief Administrative Officer - Apr 30, 2026 - 6:22 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Apr 30, 2026 - 9:19 AM