

Rationale

OCP & ALR Exclusion — 11190 Deldor Road (Woodsdale Neighborhood)

December 8, 2025

Applicants: Vanderwerf Farms Ltd.

Properties: 11190 Deldor Road, Lake Country, BC

Request:

- Amend the District of Lake Country (DLC) Official Community Plan (OCP) to designate 11190 Deldor Road for residential (ground-oriented and low-rise multi-family) and greenway uses as part of an expanded Woodsdale Neighbourhood Plan area; and
- Place a Formal OCP Review Referral to seek approval from the Agricultural Land Commission (ALC) for Exclusion from the Agricultural Land Reserve (ALR) for Council consideration, with supporting rationale and a net benefit to agriculture package.

1) Executive Summary

Vanderwerf Farms Deldor lands are in an isolated ALR pocket in the heart of the rapidly growing Woodsdale neighbourhood. The property is flat, serviceable, and central, immediately adjacent to existing and approved multi-family neighbourhoods, schools, transit, and recreation amenities. Middle Vernon Creek forms the western edge and offers a corridor for a 3 m public greenway set outside the 10 m SPEA setback.

Converting the subject lands to residential/greenway use and removing them from the ALR will:

- Deliver attainable, family-friendly housing (duplexes, townhomes, and small apartment buildings) with 70+ ground-oriented units that meet current DLC housing demand.
- Create a community-scale creek greenway with habitat restoration, riparian buffers, flood resilience measures, and an all-ages-and-abilities (AAA) pathway eventually connecting the George Mitchell Wildlife Preserve to Woodsdale Road (keeping pedestrian traffic away from Woodsdale Road).

Potential Pathway Connecting George Mitchell Wildlife Preserve to Woodsdale Road



A preliminary test-fit shows the site can support **70–75 duplex/townhome units** (or equivalent multi-family mix) alongside public open space and a greenway. Servicing can extend logically from surrounding streets, minimizing off-site costs and ensuring efficient use of existing infrastructure.

2) Site & Surrounding Context

- Location: West of Bottom Wood Lake Road, bounded on the west by Middle Vernon Creek, within the Woodsdale neighbourhood.
- Terrain: Flat, with a high-water table and poor soils for commercial agriculture.
- Edges & adjacencies: Rapidly growing multi-family residential to the east/south; Highway 97 and the creek corridor to the west; schools, parks, transit, and shops nearby.
- Status: Within the ALR but largely functionally separated from larger, contiguous agricultural blocks; effectively an infill pocket in an urban context.

Implication: The subject lands are more aligned with urban neighbourhood functions than with long-term agricultural production.

3) Policy Context & Alignment - OCP Renewal (target adoption 2026)

- DLC is updating its OCP and Woodsdale planning. Staff feedback indicates that **now** is the right time to evaluate the Deldor lands for future land use change.

Housing Needs Assessment (HNA)

- While the HNA indicates DLC has a 20-year gross land supply, there remains a geographic and product-type gap in central Woodsdale for attainable, ground-oriented family housing near schools and amenities. Delivering supply where households want and can use it without long commutes addresses attainability, transportation emissions, and infrastructure efficiency—not merely adding total units at the districts scale.

Potential neighborhood layout (ai generated)



ALC Considerations (public interest & agricultural capability)

This proposal responds directly to typical ALC considerations:

- **Capability & constraints:** High water table and poor soils; frequent saturation; small, isolated urban pocket; edge conflicts are chronic and intensifying.
- **Public interest:** Resolves farm–urban conflicts, delivers affordable/attainable homes near transit/schools, funds creek restoration and greenway connectivity.

4) Housing & Land Use

1. Attainable family formats: The site can introduce 3-bedroom duplexes, townhomes, and small apartments that are scarce and price-pressured in Lake Country.
2. Best place for density: Flat topography and proximity to services markedly reduce per-unit costs and construction risk compared to the many hillside sites in Lake Country.
3. Complete community outcomes: Walkable access to schools, parks, Okanagan Rail Trail/Wood Lake, and local employment. The greenway will provide a traffic-free east–west connection parallel to Highway 97.
4. Compatibility with surroundings: Adjacent multi-family approvals provide clear precedent and infrastructure readiness. The subject lands are a logical extension.

5) Constraints for Agriculture

- Isolated ALR pocket surrounded by urban uses; ongoing and escalating land-use conflicts (noise, odour, hours, spray, trespass, safety) are expected as Woodsdale builds out.
- Poor soils / high water table reduce productivity and increase costs; proximity to a sensitive creek corridor complicates typical agricultural operations and compliance.
- Rising land values from adjacent residential development further erode agricultural viability.
- **Edge planning & covenanting:** Register a Right-to-Farm disclosure on the subject development and implement enhanced edge buffers (setbacks, berms, tree belts, fencing) on any remaining agriculture-residential interfaces.
- **Education & good-neighbour program:** Signage and homeowner education regarding standard farm practices; clear complaint management protocols to minimize nuisance escalation.

6) Environmental & Creek Protection

Middle Vernon Creek forms the western edge. The proposal will improve environmental outcomes compared to status quo agriculture through:

- Riparian protection meeting or exceeding provincial requirements - SPEA as determined by Okanagan Environmental (see attached report dated November 26, 2025).
- Habitat restoration (native planting, invasive species removal, large woody material where appropriate) 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, LID features (bioswales/rain gardens), and no net increase in peak flows to the creek.

Outcome: A continuous nature-forward creek corridor that is monitored and maintained through development approvals and strata/park stewardship—outcomes that are more difficult to ensure under typical agricultural operations.

7) Transportation, Servicing & Infrastructure Efficiency

- Road & active transportation: Local street extensions will create a fine-grained block pattern; the greenway offers a safe, off-street link between the George Mitchell Wildlife Preserve and Woodsdale Road.
- Transit proximity: Short walks to existing routes and on Bottom Wood Lake Road and Woodsdale Road.
- Servicing: Gravity sewer and shallow utilities are feasible due to flat topography and proximity to existing mains; off-site upgrades are expected to be limited and cost-efficient relative to hillside green fields.
- Construction phasing: 2–3 phases are anticipated, aligning infrastructure delivery with unit absorption and greenway build-out.

8) Community Benefits & Amenity Commitments (for Council Consideration)

1. Creek Greenway Dedication & Construction: Secure a public access corridor with a 3 m multi-use path; deliver habitat restoration; install seating, overlooks, and interpretive signage.
2. Affordable/Attainable Housing: At least 20% below-market rental or entry-level ownership through a housing agreement (details to be refined with DLC).
3. Family-sized Homes: Minimum 60% of units to be 3-bedroom or adaptable family formats.
4. Universal Design & Accessibility: Curb-free routes, accessible units, and age-friendly features.
5. Mobility Demand Management: Unbundled parking, secure bike rooms, e-bike charging, and transit pass incentives.
6. Public Art & Placemaking: Trailheads, wayfinding, and small gathering spaces near the creek crossings.

9) Preliminary Land Use Program (Conceptual)

- Residential: ~70–75 duplex/townhome units, plus potential for limited low-rise apartment buildings in future phases; heights predominantly 2–3 storeys; built-form edges stepping down to the creek greenway with enhanced landscape buffers.
- Open Space & Greenway: Creek setback per Okanagan Environmental (see attached report dated November 26, 2025.; additional public greenway corridor; pocket parks and a small neighbourhood park area.
- Parking: On-site, with visitor parking distributed; priority for bicycle parking and micro-mobility.

(A refined test-fit, lot layout, and sections will be provided at rezoning stage.)

10) Addressing DLC Staff Feedback (2025)

1. ALC Endorsement & DLC Priorities: We understand DLC has limited “cards to play.” Our net benefit to agriculture package and urban-edge conflict resolution creates a strong, distinct case that complements (not competes with) fire-safety and public-access priorities at McCarthy Road and DLC lands.
2. OCP Timing (2026): We are filing now, at staff’s recommended time, to align with OCP work and Woodsdale updates.
3. ALC Engagement: We seek early ALC input via DLC, and we will engage the farming community to co-design edge treatments.
4. Council Support Options: We welcome either full endorsement or forwarding with rationale. Our package is crafted to be supportable on public-interest grounds regardless of the district’s finite endorsement capacity.

5. Isolation & Conflicts: The site's isolation within a growing multi-family urban area means conflicts will intensify if agricultural use continues. Our proposal converts a chronic conflict zone into a complete community asset.
6. Soils/Water Table & Creek: Poor soils/high water table, plus adjacency to a sensitive creek, limit agricultural viability and pose environmental risk under farm use. The proposed riparian restoration and stewardship program provides better long-term protection.
7. Schools/Transit/Services: The location is ideal for family housing and supports DLC objectives for walkability, GHG reduction, and infrastructure efficiency.

11) Anticipated Technical Studies (to accompany Rezoning)

- Qualified Environmental Professional (QEP) Riparian Assessment (SPEA delineation; restoration plan; invasive removal) -COMPLETED: Okanagan Environmental (see attached report dated November 26, 2025)
- 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 and crossings)
- Servicing & Stormwater Management Plan (LID features; no-net-increase flows)
- Archaeological/Cultural Overview (as required)
- Housing & Affordability Strategy (unit mix, below-market program and partnerships)

12) Requested Council Actions

1. Receive this rationale and direct staff to place a Formal OCP Review Referral with support in principle to seek approval from the (ALC) for Exclusion from the ALR.
2. Receive this rationale and direct staff to process an OCP amendment to redesignate the subject lands to Residential and Greenway/Open Space within the Woodsdale Neighbourhood Plan area.

13) ALC Bylaw Review Guide below. Referrals requesting endorsements.

4.2 Requesting ALC Endorsement for Bylaws that are Inconsistent with the ALCA

Approximate timeline: a minimum of 90 days.

This step typically follows the initial review by ALC staff, who identify the need for Executive Committee review. If a draft bylaw proposes to designate ALR land for non-agricultural uses (Residential, Industrial, Commercial, etc.) or to support the exclusion or non-farm use of ALR land, then the bylaw review must be elevated to the Commission's Executive Committee.

Support for these bylaws can only be achieved via a resolution of the Executive Committee. This process is more complex, can involve multiple meetings between the Executive Committee and L/FNG staff or elected officials, and may also include site visits to affected properties. The Executive Committee must review and consider bylaw referrals in the context of their mandate set out in s. 6 of the ALCA. A resolution of the Commission may endorse or refuse to endorse specific bylaw provisions if they are determined to be inconsistent with the ALCA. Resolutions of the Executive Committee are communicated via a letter outlining the Commission's reasons for the decision.

An endorsement indicates the Commission's support in principle but does not necessarily fetter or bind the Commission in its future decisions. Endorsement of a bylaw can streamline decision-making on future ALC applications that are consistent with the endorsement but does not grant immediate approval to carry out any non-agricultural development in the endorsed area. A future ALC application is still required for the Commission to consider the details of a proposal on a specific property(ies) and determine whether it is consistent with the Commission's endorsement.

Figure 2: Bylaw Review by ALC Commissioners

This process is applicable to draft L/FNG bylaws that propose the redesignation of ALR land for non-agricultural uses or that propose supporting future exclusion or non-farm use applications.

