



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 66985

**Application Status:** Under LG Review

**Applicant:** The Board of School Trustees of School District No.23 (Central Okanagan)

**Agent:** Tartaglia Planning Consulting

**Local Government:** City of West Kelowna

**Local Government Date of Receipt:** 03/03/2023

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Based on the ALC's previous decisions and feedback, the School District has been working to solve the continued critical school capacity challenges they are facing, while still protecting the opportunities for agriculture on the two subject properties in the future.

The non-farm use request for the Commissions consideration is to allow for all school district related uses, including but not limited to changes/additions to school related buildings and structures, playgrounds, parking areas and driveways within the school footprint area. The General Elementary School Site Amenities document included as part of the ALC Decision #348/2019 would be the guiding document for the definition of school district related uses. Any proposed non-farm uses outside of the school footprint, with the exception of maintenance of the school fields and landscaping, would continue to require individual application approval by the ALC as per the ALC Act and regulations. The School District requests that the school related non-farm use within the school related footprint be approved for as long as the properties are owned and operated by the School District.

The intent of this school non-farm use footprint is to provide certainty for the Ministry of Education during their budget deliberations for school improvement funding requests, and certainty for the ALC that the undeveloped portions of the properties remain available for agricultural purposes in the future.

Further details are provided in the attached Proposal Summary.

## Agent Information

**Agent :** Tartaglia Planning Consulting

**Mailing Address :**

[Redacted Mailing Address]

**Primary Phone :** [Redacted]

**Email :** [Redacted]

## Parcel Information

**Applicant:** The Board of School Trustees of School District No.23 (Central Okanagan)

## Parcel(s) Under Application

1. **Ownership Type** : Fee Simple

**Parcel Identifier** : 010-346-961

**Legal Description** : LOT 45 DISTRICT LOT 506 OSOYOOS DIVISION YALE DISTRICT PLAN 5381

**Parcel Area** : 7.9 ha

**Civic Address** : 1221 Hudson Road, West Kelowna, BC, V1Z 1J5

**Date of Purchase** : 01/06/1974

**Farm Classification** : No

**Owners**

1. **Name** : The Board of School Trustees of School District No.23 (Central Okanagan)

**Address** :

[REDACTED]

**Phone** :

**Email** :

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2. **Ownership Type** : Fee Simple

**Parcel Identifier** : 004-771-133

**Legal Description** : LOT 111 DISTRICT LOT 2599 OSOYOOS DIVISION YALE DISTRICT PLAN 27602 EXCEPT PLAN 32367

**Parcel Area** : 2.9 ha

**Civic Address** : 3044 Sandstone Crescent, West Kelowna, BC,

**Date of Purchase** : 01/01/1974

**Farm Classification** : No

**Owners**

1. **Name** : The Board of School Trustees of School District No.23 (Central Okanagan)

**Address** :

[REDACTED]

**Phone** :

**Email** :

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## Ownership or Interest in Other Lands Within This Community

1. **Ownership Type** : Fee Simple

**Parcel Identifier** : 007-928-190

**Owner with Parcel Interest** : The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area** : 5.65 ha

**Land Use Type** : Civic/Institutional

**Interest Type** : Full Ownership

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2. **Ownership Type** : Fee Simple

**Parcel Identifier** : 004-771-133

**Applicant**: The Board of School Trustees of School District No.23 (Central Okanagan)

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 2.9 ha

**Land Use Type :** Civic/Institutional

**Interest Type :** Full Ownership

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3. **Ownership Type :** Fee Simple

**Parcel Identifier :** 024-367-745

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 2.4 ha

**Land Use Type :** Civic/Institutional

**Interest Type :** Full Ownership

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4. **Ownership Type :** Fee Simple

**Parcel Identifier :** 023-019-093

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 2.6 ha

**Land Use Type :** Civic/Institutional

**Interest Type :** Full Ownership

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5. **Ownership Type :** Fee Simple

**Parcel Identifier :** 005-725-593

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 3.9 ha

**Land Use Type :** Civic/Institutional

**Interest Type :** Full Ownership

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6. **Ownership Type :** Fee Simple

**Parcel Identifier :** 026-863-740

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 4.3 ha

**Land Use Type :** Civic/Institutional

**Interest Type :** Full Ownership

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7. **Ownership Type :** Fee Simple

**Parcel Identifier :** 026-863-758

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 0.9 ha

**Land Use Type :** Civic/Institutional

**Interest Type :** Full Ownership

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8. **Ownership Type :** Fee Simple

**Parcel Identifier :** 015-490-271

**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)

**Parcel Area :** 2.2 ha

**Applicant:** The Board of School Trustees of School District No.23 (Central Okanagan)

**Land Use Type :** Civic/Institutional  
**Interest Type :** Full Ownership

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9. **Ownership Type :** Fee Simple  
**Parcel Identifier :** 005-015-715  
**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)  
**Parcel Area :** 5.6 ha  
**Land Use Type :** Civic/Institutional  
**Interest Type :** Full Ownership

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10. **Ownership Type :** Fee Simple  
**Parcel Identifier :** 025-670-654  
**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)  
**Parcel Area :** 2.4 ha  
**Land Use Type :** Civic/Institutional  
**Interest Type :** Full Ownership

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11. **Ownership Type :** Fee Simple  
**Parcel Identifier :** 004-772-687  
**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)  
**Parcel Area :** 2.4 ha  
**Land Use Type :** Civic/Institutional  
**Interest Type :** Full Ownership

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12. **Ownership Type :** Fee Simple  
**Parcel Identifier :** 023-652-900  
**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)  
**Parcel Area :** 2.8 ha  
**Land Use Type :** Civic/Institutional  
**Interest Type :** Full Ownership

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13. **Ownership Type :** Fee Simple  
**Parcel Identifier :** 020-863-758  
**Owner with Parcel Interest :** The Board of School Trustees of School District No.23 (Central Okanagan)  
**Parcel Area :** 0.9 ha  
**Land Use Type :** Civic/Institutional  
**Interest Type :** Full Ownership

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### **Current Use of Parcels Under Application**

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*N/A*

*The two properties have been utilized as elementary schools for over 40 years.*

**Applicant:** The Board of School Trustees of School District No.23 (Central Okanagan)

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*N/A*

*The two properties have been utilized as an elementary school for over 40 years.*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*The two properties have been utilized as elementary schools for over 40 years.*

**Adjacent Land Uses**

**North**

**Land Use Type:** Other

**Specify Activity :** Property 1: Hudson Road (Sonic Car Wash); Property 2: Residential

**East**

**Land Use Type:** Other

**Specify Activity :** Property 1: Single Family Homes, Property 2: Residential

**South**

**Land Use Type:** Other

**Specify Activity :** Property 1: Public Park: Mount Boucherie; Property 2: Residential

**West**

**Land Use Type:** Other

**Specify Activity :** Property 1: Alhambra Road (Single Family Homes & a Church); Property 2: Residential

**Proposal**

**1. How many hectares are proposed for non-farm use?**

*5 ha*

**2. What is the purpose of the proposal?**

*Based on the ALC's previous decisions and feedback, the School District has been working to solve the continued critical school capacity challenges they are facing, while still protecting the opportunities for agriculture on the two subject properties in the future.*

*The non-farm use request for the Commissions consideration is to allow for all school district related uses, including but not limited to changes/additions to school related buildings and structures, playgrounds, parking areas and driveways within the school footprint area. The General Elementary School Site Amenities document included as part of the ALC Decision #348/2019 would be the guiding document for the definition of school district related uses. Any proposed non-farm uses outside of the school footprint, with the exception of maintenance of the school fields and landscaping, would continue to require individual application approval by the ALC as per the ALC Act and regulations. The School District requests that the school related non-farm use within the school related footprint be approved for as long as the properties are owned and operated by the School District.*

*The intent of this school non-farm use footprint is to provide certainty for the Ministry of Education during their budget deliberations for school improvement funding requests, and certainty for the ALC that the*

*undeveloped portions of the properties remain available for agricultural purposes in the future.*

*Further details are provided in the attached Proposal Summary.*

**3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*No.*

*See attached Proposal Summary for further detail and supporting rationale.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

*See Proposal Summary*

**5. Do you need to import any fill to construct or conduct the proposed Non-farm use?**

*No*

## **Applicant Attachments**

- Agent Agreement - Tartaglia Planning Consulting
- Proposal Sketch - 66985
- Other correspondence or file information - Context Maps
- Other correspondence or file information - Proposal Summary
- Other correspondence or file information - GENERAL ELEMENTARY SCHOOL SITE AMENITIES
- Certificate of Title - 010-346-961
- Certificate of Title - 004-771-133

## **ALC Attachments**

None.

## **Decisions**

None.