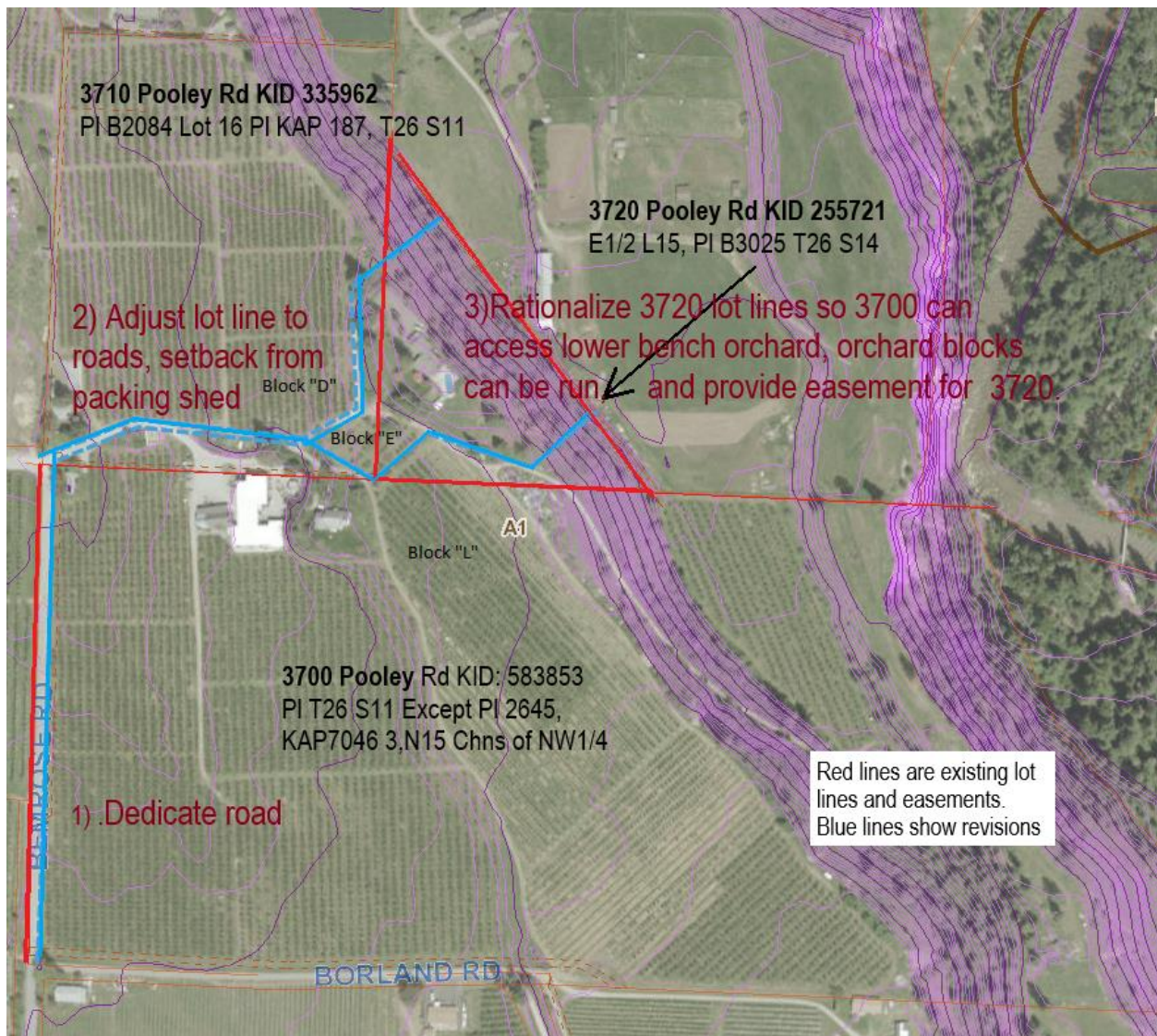


## Dendy & Geen Property Lot Line Changes – Subdivision Application

The following map shows three titles for 3720 Pooley Rd (Dendy) and 3710 (Geens) and 3700 Pooley Rd. (Coral Beach Farms Ltd. / Geens). The properties are all flanked by a steep bank on the northeast, with 3700 continuing on the lower benches and dropping down to the border on Mission Greenway (subdivided previously to provide land to the Greenway).

This application serves three objectives, to deed land to previously undedicated Bemrose Road, to adjust lot lines between 3710 and 3700 to actual roadways and contours and provide setbacks, and to rationalize access to and around 3720 (triangle) and improve the operational efficiency of orchard blocks. These are described in further detail below, but the following map provides an overview. The red lines are the existing lot lines, the blue lines are proposed lot line revisions and easement. The lilac lines are contour lines showing the steep banks.



### **Part 1. Dedication of Bemrose Road.**

Bemrose Road (formerly Carruthers Road) does not technically exist between Pooley Road and Borland Rd. As part of an earlier plan for the farm, the plan to deed the paved area to the City has already been surveyed and previously approved in 2009. For various reasons that plan was not completed but will now be completed as part of this revised 2018 application.

### **Part 2. Adjustment of lot line between 3710 and 3700.**

The actual driveway 'between' these properties is fully on 3710 and, by the contours of the land and evolution of orchard blocks on the orchard (all three properties were owned and planted by Pooleys, then sold to the Dendys, and 3710 and 3700 now owned by Geens). While the owners are one and the same, there is no issue about the driveway, but the expansion of a farm building in 2009 required approval of a lot line change to accommodate required setbacks, as it is too close to the lot line. As for Part 1, above, this lot line change was previously surveyed and approved in 2009, but the third element of the plan at that time entailed dividing 3710 in two, and Dendys reconsidered and decided that was not in the best interests of the farm and did not implement the plan. The shift in the lot line and addition of an easement to 3720 will not alter or impact the orchard blocks, nor their operation, as the lot lines will now follow historic driveway and lanes. This is a rationalization of the lot line to follow existing roads and provide required setbacks from the cherry packinghouse structure.

### **Part 3. 3720 Pooley Road area and proposed boundary adjustments.**

Objectives are three fold in the lot line adjustments for 3720 Pooley Rd.

The first change is to move the east part of the south lot line of 3720 further north so the access road to the orchards on the lower bench part at the east end of 3700 will be entirely on that title. Currently the road at the top of the hill curves through 3720. The existing lane down the bank has been in service for many years and is a good grade and stable. However the soil at the top of the hill is very sandy and would therefore be difficult to move the top end of the lane entirely onto 3700 without cutting into existing orchard plantings and significantly changing the roads. The second part of this lot line change is to extend the line around the existing cherry Block "L", such that that entire cherry block falls fully within 3700, and allow sufficient headland for tractor turning and efficient operation of the block. The rows run parallel to the bank edge to maximize the plantable area and continuous length of the tree rows. This reduces need for tractor turning areas.

In return for losing this agricultural land, the remaining portion of "E" block would be removed from 3710 and added to 3720, to make a more workable square orchard block fully on 3720 property. This is roughly the same orchard area being swapped. If not done, the two portions of "E" block would remain in two small pie shaped pieces – impractical for fruit tree plantings or anything else. These two changes effectively 'square up' the orchard blocks and make them operable whether farmed together or separately. The orchard land of 3720 has previously always been farmed as an integral part of a larger

orchard, including 3710 and 3700. It is anticipated that Geens/Coral Beach Farms Ltd., the new owners of 3710 and 3700, will continue to run orchard on 3720 with plans to replant Block E in line with tree rows of Block L so it can be managed as a continuous block with a gap between.

The second objective is to provide easements and egress for 3720. The change in lot line between 3710 and 3700 to follow the actual historical driveway from Pooley Rd., but shift to an orchard lane further away from the farm buildings (as proposed and approved in 2009), will achieve this, with a proper easement in favour of 3720. This easement would also be in favour of 3710, minimizing any need to remove production from agricultural land for operation of the orchard, if ever the properties have different owners in future. The west border of 3720 would shift west to the east side of the existing driveway, and that section of driveway would become an easement on 3710 for access to 3720 without requiring any further loss of land. It should be noted that the pastures adjacent to (east and west) of the house on 3720 were used for sheep until recently, and as a fruit tree nursery prior to that. Although the soil is sandy, it is quite suitable for agricultural production, though fairly sloped. It is currently being xeriscaped back to native Okanagan grasses and plants to reduce water demand.

3720 was created by connecting the points at the bottom of a steep bank, creating a triangular lot against the east border of 3710 and north border of 3700. The third objective is to remove the north and southeast 'wings' of the triangular lot, such that the steep bank areas will belong to the properties above them. This is prudent from conservation, management, and liability perspectives.

3720 Pooley Rd Area: 1.72328 ha (198.73 x 173.43m /2), ~ 4.2 Acres, original triangle to be modified as follows:

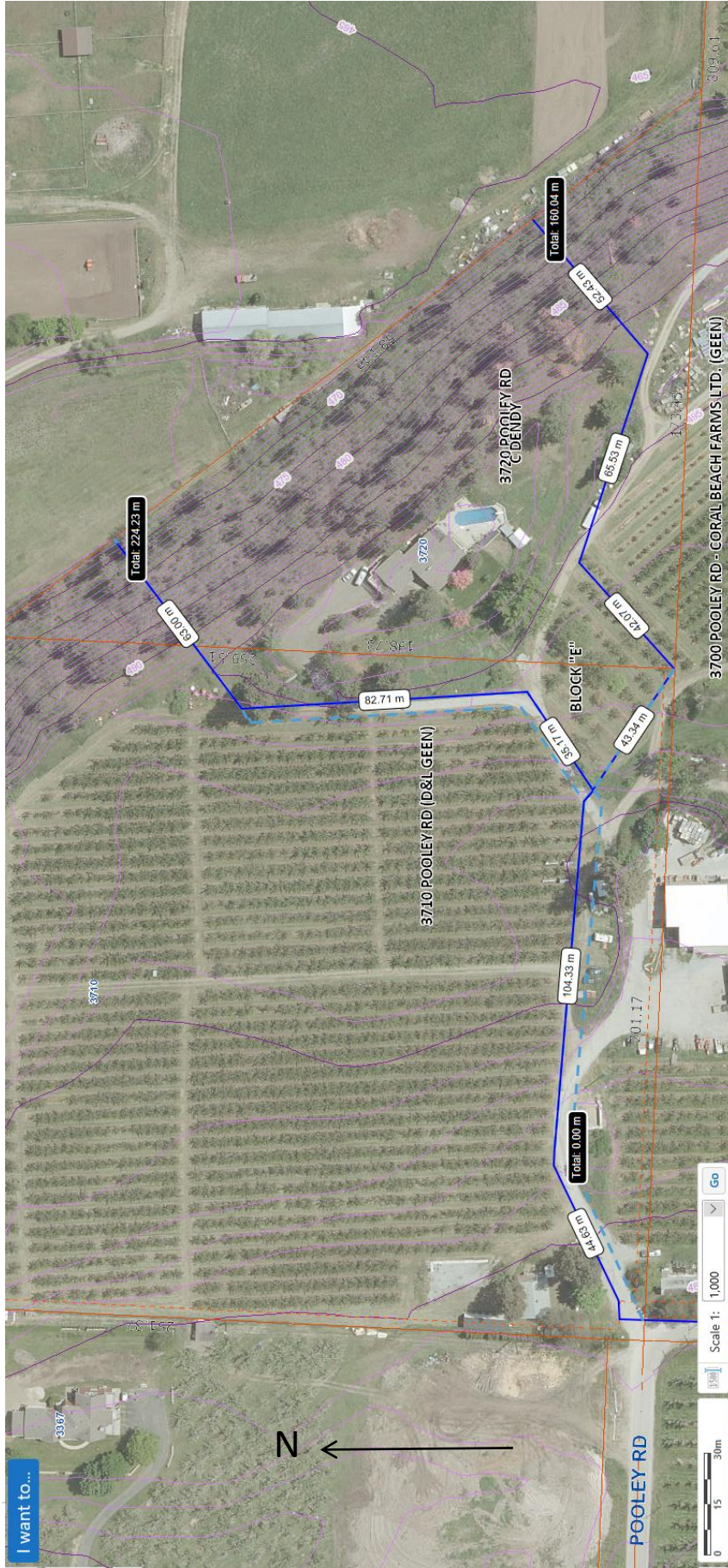
1. less ~1780m<sup>2</sup> portion of "Block L" cherries (about 1059m<sup>2</sup> planted) and area of lane access for 3700 Pooley Rd to its lower land on existing lane, rationalize operation of Block L cherries (currently extending from 3700 into 3720) and adequate headland for tractor turning in the event 3720 is no longer leased and run as an integral part of the 3700 & 3720 cherry farm blocks;
2. plus ~ 2137 m<sup>2</sup> added from 3710 Pooley Rd. of which about 680m<sup>2</sup> is Block "E" orchard plus another 280m<sup>2</sup> arable land. Fruit trees were removed August 2018 with planned replanting to be run contiguously with Block L by Coral Beach Farms Ltd.;
3. less ~935 m<sup>2</sup> north tip of triangle to establish vertical lot line down slope on north end (perpendicular to lot line at base of hill);
4. Less ~ 2075m<sup>2</sup> remainder from southeast tip of triangle to establish vertical lot line down slope on north end (perpendicular to lot line at base of hill).

The net change in arable land is almost even, transferring 960 m<sup>2</sup> from 3710 to 3720, and transferring about 1,060 m<sup>2</sup> from 3720 to 3700. There is no loss of production from the change, and the resulting tree fruit blocks more efficient to operate and fall within the respective property boundaries.

The revised area of 3720 will be about 1.46 ha. Access from Pooley Rd. will be by registered easement on the north side of 3700, between 3700 and 3710, after that boundary is adjusted to follow existing

driveway and necessary setback from packing house structure (per surveyed changes previously approved by City of Kelowna in 2009), and easement along east side of 3710.

Irrigation and domestic water lines (previously owned by South East Kelowna Irrigation District and now by City of Kelowna) feed connections at the southwest point of the property. A new domestic water project will be providing domestic water from a City water source which will end the turbidity issues of the current surface water system. This project has started but is not likely to be complete until late 2020 for this line. *(Note: Due to the length of pipe to be twinned and the minimal irrigation demand of 3720, previous engineering studies indicated it might be economic to convert the existing line to domestic use, serving the domestic connections for 3720, 3700 and likely packinghouse/farm building and farm accommodation connection, and season farm domestic connection on 3710. This would entail only revising the irrigation connection to 3710).*



Overview showing orchard plantings, lanes, and contours, with existing lot lines in red and proposed new lot lines in solid blue, easement in dotted blue.

Proposed Lot line changes for 3700, 3710, and 3720 Pooley Rd.

Diagram showing existing lot lines in black and proposed lot lines in blue, easements in blue dashes. Bemrose Rd portion not shown .

