TUTT RANCH REALIGNMENT



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INTRODUCTION LETTER

April 3rd, 2006

City of Kelowna, City Council and Staff Agricultural Advisory Committee 1435 Water Street Kelowna BC V1Y 1J4

<u>Re: Proposal for Lot Realignment of Lands</u> Formerly Known as Tutt Ranch.

Dear Sirs or Madams:

We are pleased to present this proposal for realignment for the lands formerly known as the Tutt Ranch. The findings in the pages to follow are a product of careful consideration as to the effects on future agricultural activities, consultation with the City of Kelowna and a careful look at the natural features of the land.

The property is comprised of 35 separate legal titles. All of the lots are in the ALR and are zoned A1 by the City of Kelowna. The current lots, established in the early 1900's, do not respond to agricultural viability, topography nor road access requirements. The current lots if sold as is, would yield a less than satisfactory arrangement of narrow acreages, harming the rural /agricultural nature of the site.

We have commissioned Golder Associates Ltd. to conduct a soils and agricultural capability study on the subject lands. Their research confirms that the 58% of the land is comprised of imperfectly and moderately drained Orthic Gray Luvisol (Westbank Soil). According to the published soil survey report, this soil type is most typically used for hay production or grazing. Golder's report also confirms that the second largest portion of the land, about 23%, is comprised of rock out-copings, knolls and Robert Lake and surrounding area, which are either too steep and rocky or to wet and saline to farm. According to the Golder study, the majority of the land is classified as lower capability land having unimproved ratings ranging from 4 - 7 and improved ratings ranging from 3 - 7. The study has concluded that the main common limitation between the unimproved and improved rating is the undesirable soil structure and/or low permeability.

We hope to demonstrate in the proposal to follow, that realignment of the 35 existing lots will enhance the site for agricultural purposes over the existing arrangement of 35 lots.

Sincerely,

The Mission Group Properties G.P.

JoAnne Adamson Development Manager



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	Signed authorization are legally referred to in Scholling Land Date this <u>alk</u> day of <u>Alacch</u> 2006. Signed has <u>alk</u> on <u>Alacch</u> 2006. Signed has alk on <u>Alach</u> 2006. Signed has alk on <u>Alacch</u> 2006. Signed has alk on



CURRENT LOT LAYOUT



TUTT RANCH REALIGNMENT

The lot configuration that currently exists on site was mostly created in or around the year 1912. It appears these lots were aligned with little to no consideration for future agricultural applications. Geographical features such as knolls, wetlands incapable of sustaining agriculture and Robert Lake were completely ignored. Additionally, gazetted roads that traverse the lands appear to ignore these features in a similar manner. In today's context, the alignment would appear to make little sense for the property's agricultural orientation.

If the lots were sold in their current state, the many irregular and narrow parcels would inhibit the practical day-to-day reality of forage production and grazing, when overlapped with the reality of homes built on the lots within the allowable zoning guidelines. The individual lots unfortunately create a fragmentation of the land, which may eventually result in exclusion applications due to their inappropriateness for agricultural purposes.



ADJACENT LAND USE



The land surrounding the properties is being used for a variety of purposes. Although the subject property is in the ALR, only a small portion of the neighboring properties shares the same designation. NORTH **A** GLENMORE LANDFILL NORTH EAST QUAIL RIDGE • Growing community with two golf courses • Complex development with every type of housing • Single family homes • Town homes • Low-rise multi-family Resort hotels EAST **O** UBC OKANAGAN • Active university Substantial expansion plans Mixed use • Institutional – educational Student housing • Government - weather station SOUTH EAST / SOUTH ALR Neighboring Properties WEST **E** WILDEN • Residential development • Will eventually comprise 2,800 homes **F** MOUNTAIN • Treed mountain, non ALR land



FINDINGS FROM GOLDER ASSOCIATES LTD.

Tony Schori, PAg, CAC, of Golder Associates Ltd. was retained to conduct a Soil and Agricultural Capability Assessment of a property. The objective of the study was to create a soil mapping and agricultural capability mapping of the property. The following pages are findings directly extracted from the report. For your reference, we have also included a full copy of the report with our application.

Detailed field observations were made at 12 sites by excavating soil pits with a back-hoe to a depth of 1 m or greater. The 12 field observations are adequate to map the soils and agricultural capability, as the published soil survey information is at a detailed scale (1:20,000) and relatively recent (1986), and the soils on the property were observed to occur in a predicable pattern.

Soil samples were taken from soil horizons of representative soils. A total of 9 samples were collected in the field and submitted to Norwest Labs, Surrey, BC for physical and chemical analysis. The conclusion of the investigation is shown below in the table.

The map to the right shows the soil classification for the subject property.

SOIL DESCRIPTIONS

Descriptions are provided for the 3 major kinds of soils: the moderately well drained, fine textured soils which occur dominantly; the more course textured, well drained soils; and the poorly drained Gleysol soils (saline and calcareous phase) developed on fine textured material.

TABLE 2 - SOILS ON THE SUBJECT P	ROPERTY
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Мар	Percent	Corresponding	Parent	Soil	Texture ²			DRAIANGE
Symbol	OF TOTAL	Name ¹	MATERIAL	CLASSIFICATION	Α	В	С	
CM-1	5.1	Faulder	Colluvium/Bedrock	Eluviated Eutric Brunisol -lithic		Cl		Well-Rapid
ET-1	8.0	Harrland	Eolian/Glacio-fluvial/till	Eluviated Eutric Brunisol	L	SI	LS	Well
ET-2	5.4	Paradise	Eolian/till	Orthic Eutric Brunisol	fSL	SI	SI/S	Well
GF-1	7.6	Harrland	Glacio-lacustrine/glacio-fluvial	Eluviated Eutric Brunisol	Cl	С	SCI/S	Moderately well to Imperfect
GL-1	22.3	Westbank	Glacio-lacustrine	Orthic Gray Luvisol	Cl	С	С	Imperfect to Moderately well
GL-2	35.6	Westbank	Glacio-lacustrine	Orthic Gray Luvisol	SiCl	С	С	Moderately well
GL-3	10.1	Summerland	Glacio-lacustrine	Eluviated Humic Gleysol –calcareous & saline	SiCl	С	С	
M-1	4.4	Kelowna	Moraine (Till)	Eluviated Dark Brown	Cl	С	С	
DL	2.0	Disturbed land						

1 The corresponding name is according to the published soil survey report Soils of the Okanagan and Similkameen Valleys. The classification and characteristics may not be exactly as the published description, but the corresponding name is the most similar to the soils described above and mapped on the subject property. 2 Average texture of A, B and C horizons



Table 3 summarizes the generalized profile description for the dominantly occurring soils on fine textured glacio-lacustrine material (imperfect to moderately well drained Orthic Gray Luvisol) of Map Unit GL-1 (Westbank soil). The soils of Map Unit GL-1 are generally imperfectly drained. The soils of Map Unit Gl-2 are very similar to those of Map Unit GL-1, but are generally moderately well drained.

Horizon	D ертн (см)	Colour	TEXTURE	Structure	CONSIST-ENCE	Efferve-scence	COARSE FRAGMENTS
Ap	0-18	10YR 3/2	Clay	Mod, med, granular	Friable	-	-
Bt	18-46	10YR 3.5/2	Heavy Clay	Mod, med, sub-angular blocky	Firm	-	-
Ckı	46-76	10YR 4/1.5	Heavy Clay	Massive	Friable	Moderate	-
Ck2	76-100	10YR 4.5/1.5	Heavy Clay	Massive	Friable	Strong	-

TABLE 3 - GENERALIZED PROFILE DESCRIPTION FOR SOILS OF MAP UNIT GL-I

Note: Description is based on Site T-8. Color and consistence are for moist soil.

Table 4 summarizes the generalized profile description for the well drained, course textured soils developed on eolian material over glacio-fluvial or over morainal till (well drained, Orthic Eutric Brunisol soils) of Map Unit ET-1 (Harrland and Paradise soils).

Table 4 - Generalized Profile Description for Soils of Map Unit ET-1

HORIZON	D ертн (см)	Colour	Texture	Structure	Consistence	EFFERVESCENCE	COARSE FRAGMENTS
Ap	0-20	10YR 3/2	Loam	Mod, med, granular	Friable	-	-
Bm	20-36	10YR 4/2	Sandy Loamy	Weak, mod, sub-angular blocky	Friable	-	-
Bmk	36-58	10YR 4/4	Sandý Loamy	Massive	Friable	Very weak	20%
BC	58-80	2.5Y 5/3	Sandý Loamy	Massive	Friable	Weak	15%
IICk	80-110	10YR 7/1	Loamy Sand	Massive	Very friable	Strong	40%

Note: Description is based on Site T-9.

Color and consistence are for moist soil, except for the IICk. Coarse fragments include gravel, cobbles and stones.

Table 5 summarizes the generalized profile description for the poorly drained soils on fine textured glacio-lacustrine material (poorly drained Eluviated Humic Gleysol) of Map Unit GL-3 (Summerland soil).

Horizon	Depth (CM)	Colour	Texture	Structure	Consistence	Effervescence	Coarse Fragments
Ahg	0-22		Silty Clay	Mod, med, granular	Friable	-	-
Aesgı	22-25	2.5Y 3.5/2	Silty Clay Loam	Med, fine, sub-angular blocky	Firm	-	-
Aesg2	25-30	5YR 4/1.5	Clay Loam	Mod, med, angular blocky	Firm	-	-
Bgts	30-46	2.5Y 4/2	Clay	Mod, med, angular blocky	Friable	-	-
BC	46-66		Clay	Massive	Friable	-	-
Cgks	66-85	5YR 4/2.5	Clay	Massive	Firm	Weak	-

TABLE 5 - GENERALIZED PROFILE DESCRIPTION FOR SOILS OF MAP UNIT GL-3

Note: Description is based on Site T-6. Color and consistence are for moist soil.



SOIL LABORATORY ANALYSES

Results of laboratory analyses are contained in Appendix B of Golder Associates' report and are summarized below.

Site T-8 is representative of the Orthic Gray Luvisol soils developed on glacio-lacustrine deposits of Map Unit Gl-1, and also of the somewhat better drained soils of Map Unit GL-2. Results are:

- Ap horizon (topsoil): 5.6% organic matter; pH 6.5; and electrical conductivity (EC) 0.45.
- Bt horizon (subsoil): heavy clay; pH 7.6; and EC 0.91.
- Ck1 horizon (parent material): heavy clay; pH 7.7; EC 5.00; and CCE 4.6%.

Results for Site SR-8, representative of soils Map Unit GL-1, are within acceptable ranges for an agricultural soil. The heavy clay texture of the subsoil restricts permeability, resulting in a drainage classification of imperfect to moderately well drained.

Site T-9 is representative of the Orthic Eutric Brunisol soils developed on thin (10-30 cm) eolian material over till or over glacio-fluvial deposits of Map Unit ET-1. Results are:

- Ap horizon (topsoil): 2.4% organic matter; pH 6.4; electrical conductivity (EC) 0.23;
- Bm horizon (subsoil): sandy loam; pH 6.6; and EC 0.13.
- Bmk horizon (subsoil): sandy loam; pH 6.4; and EC 0.11; and CCE <2.

Results for Site SR-9, representative of soils Map Unit ET-1, are within acceptable ranges for an agricultural soil. The topsoil organic matter level is relatively low.

Site T-6 is representative of the Eluviated Humic Gleysol –calcareous and saline phase- soils developed on glaciolacustrine deposits of Map Unit GL-3. Results are:

- Ahg horizon (topsoil): 5.5% organic matter; pH 8.5; electrical conductivity (EC) 3.18; sodium adsorption ratio (SAR) 28; and saturation percentage 67%.
- Aesg2 horizon (subsoil): clay loam; pH 8.5; and EC 6.94.
- Bgts horizon (subsoil): clay; pH 8.6; electrical conductivity (EC) 6.46 and sodium adsorption ratio (SAR) 44; saturation percentage 96%; and calcium carbonate equivalent (CCE) 0.5%.

Results for Site T-6 indicate extremely poor conditions for crop growth due to the high pH of the surface horizons, high EC, particularly in the Aes2g and Bgts horizons, and the very high SAR. These soils are not suited for crop production.

AGRICULTURAL CAPABILITY

Land Capability for Agriculture (hereafter referred to as "agricultural capability") is an interpretive classification of the agricultural potential of land for a range of crops. The classification system is based on the Canada Land Inventory as modified for British Columbia by Kenk and Cotic in MOE Manual 1. The Classes, from 1 to 7, rate the overall capability; Class 1 has no limitations and Class 7 has no capability for agriculture. The Class, which defines the degree of limitation for soil based agriculture, is further defined by the sub-class(s) which indicates the particular kind of limitation. The classification is based on soil, landscape and climate information.

The agricultural capability rating includes both unimproved ratings and improved ratings. Unimproved ratings are for the land if no improvements are made; improved ratings consider improvements involving drainage, irrigation, stone removal and land leveling, regardless of whether or not such improvements have actually been made, and regardless of whether such improvements are economically feasible.

Agricultural Capability of the Subject Property

The interpretation of agricultural capability for the Subject Property, summarized in this report, is based on our on-site inspections and site-specific soil mapping. The agricultural capability ratings are summarized in the table below.

Table 6 - Agricultural Capability Ratings for the Subject Property

CAPABILITY RATING	Unimp Rat	ROVED	Improve	D RATING
	Area (ha)	Area (%)	Area (ha)	Area (%)
Class 1	0	0	0	0
Class 2	0	0	0	0
Class 3	0	0	44.80	24.6
Class 4	81.4	44.7	93.3	51.2
Class 5	64.90	35.7	17.1	9.4
Class 6	12.9	7.1	8.2	4.5
Class 7	20.1	11.0	16.4	9.0



For quick reference, a summary the Land Capability Classes for Minerals Soils classifications from 3 to 7 are listed below: (A full definition of the terms are found in Appendix III of Golder's Report)

CLASS 3

Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations may restrict the choice of suitable crops or affect one or more of the following practices; timing and ease of tillage, planting and harvesting; and methods of soil conservation

CLASS 4

Land in this class has limitations that require special management practices or severely restrict the range of crops, or both. This class has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required.

CLASS 5

Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops. This is generally limited to the production of perennial forage corps and specially adapted crops.

Class 6

Land in this class is non-arable but is capable of producing native and/or uncultivated perennial forage corps. Land in Class 6 provides sustained natural grazing for domestic livestock (ie cattle and sheep) and is not arable in its present condition.

CLASS 7

Land in this class has no capability for arable culture or sustained natural grazing.

The subclass limitations applied to soils on the subject property include:

I) CLIMATIC LIMITATIONS (C)

The published mapping³ shows the climate capability for agriculture of the subject property. The unimproved "dryland" rating is Class 5A. Subclass A denotes a climate restriction due to drought or aridity between May 1st and September 30th which would limit plant growth. The improved ratings are; 1aF In the north-west part of the property (approximately 15%); 1bG in the central part (approximately 70%); and 1cG in the east part (approximately 15%). The improved ratings are "irrigated" ratings and it is assumed that irrigation would eliminate the moisture deficit (aridity) limitation.

The improved ratings are as follows.

- Class 1aF rating denotes 1505 to 1779 growing degree days (temperature >50 C) and a limitation due to minimum temperatures near freezing could adversely affect plant growth during the growing season.
- Class 1bG rating denotes 1780 to 2059 growing degree days (temperature >50 C) and a limitation due to insufficient heat units during the growing season.
- Class 1cG rating denotes 2060 to 2225 growing degree days (temperature >50 C) and a limitation due to insufficient heat units during the growing season.
- The climate moisture deficit (CMD) is the negative difference between precipitation and the potential evapotranspiration from May 1st to September 30th. The CMD for Class 5A (the rating for the subject property) ranges from 266 to 340 mm.

SOIL MOISTURE DEFICIENCY (A)

Soil moisture deficit (SMD) is directly related to the climate moisture deficit (CMD) and the available water storage capacity (AWSC) of the soil. SMD is determined by subtracting the AWSC from the CMD. The AWSC of a soil based on soil properties in the surface 50 cm and is determined by the soil texture, structure and organic mater content.

The fine textured soils on the subject property (GF-1, GL-1, GL-2, GL-3, M-1 on Figure 4) generally have surface textures ranging from clay loam (A horizon) to clay (B horizon), with a calculated average AWSC of 2.0 mm/cm⁴. Therefore, the surface 50 cm of soil has an AWSC of 100 mm (50 x 2.0). Based on an AWSC of 100 mm and the CMD ranging from 266-340 mm, these fine textured soils have a SMD ranging from 166-240 mm. According to the classification system, soils with SMD from 116-190 are classed 3A; soils with SMD from 191-265 are classed 4A. The fine textured soils are most appropriately classed as 4A.



The coarse textured soils on the subject property (CM-1, ET-1, ET-2 on Figure 4) generally have surface textures ranging from sandy loam to loam (A horizon) to sandy loam (B horizon), with a calculated average AWSC of 1.7 mm/cm. Therefore, the surface 50 cm of soil has an AWSC of 85 mm (50 x 1.5). Based on an AWSC of 85 mm and the CMD ranging from 266-340 mm, these course textured soils have a SMD ranging from 181-255 mm. According to the classification system, soils with SMD from 191-265 are classed 4A. The course textured soils are thus classed as 4A.

UNDESIRABLE SOIL STRUCTURE AND/OR LOW PERMEABILITY (D)

The undesirable soil structure and/or low permeability limitation is applied to soils which are difficult to till, require special management for seedbed preparation or have trafficability problems for farm implements. It also is used to denote soils which have insufficient aeration, have the root zone depth restricted by compact subsoil or absorb and distribute water slowly (irrigation rates must be lower and for longer periods to prevent puddling and runoff). Improvement of one Capability Class, by sub-soiling the fine textured soils on the subject property, is not considered feasible. These soils do not have a "hardpan" which could be effectively ripped. The fine textured subsoil will reconsolidate after ripping, particularly if done when the soil is too wet.

The capability subclass, due to undesirable soil structure and/or low permeability, is denoted by "D" in the classification system and in the map symbols on the soil capability map (Figure 5). The fine textured soils developed on glacio-lacustrine deposits have a "D" limitation, are generally at the Class 3 or 4 level, for both unimproved and improved ratings

SALINITY (N)

The salinity limitation is due to high salt content which restricts plant growth and is closely associated with the low-lying areas. The poorly drained Gleysol (saline and calcareous phase) have a "N" Class 7 level, unimproved. Improvement of these soils on the subject property is not considered feasible.

STONINESS (P)

The stoniness limitation is applied to soils with significant coarse fragments (coarse gravel, cobbles, stones) in the upper 25 cm of the soil. The capability subclass, due to stoniness, is denoted by "P" in the classification system and in the map symbols on the soil capability map (Figure 6). Stoniness is a limiting factor only on the very steeply sloping areas, which occur to a minor extent on the subject property.

BEDROCK (R)

Shallow or exposed bedrock, agriculturally capability is restricted due to bedrock near or at the surface.

Adverse Topography (T)

The topography limitation applies to soils on either simple (uniform) slopes or in areas that are undulating and rolling with complex slopes. The capability subclass, due to topography, is denoted by "T" in the classification system and in the map symbols on the soil capability map (Figure 6).

EXCESS WATER (W)

The excess water limitation is closely associated with the lowlying areas on the subject property. The capability subclass, due to excess water, is denoted by "W" in the classification system and in the map symbols on the soil capability map (Figure 6).

The poorly drained Gleysol soils on the subject property have a "W" limitation at the Class 5 and 7 levels, unimproved, and Class 4 and 5 improved.

TABLE 6 - AGRICULTURAL CAPABILITY

PROPOSED REALIGNMENT

TUTT RANCH REALIGNMENT

Using the previously mentioned findings from Golder Associates, we have purposefully realigned the property to accommodate the reality of equestrian oriented ranches where forage production and grazing are primary uses. The square lots provide more availability of workable lands to each title. We have also concentrated these ranch lots in areas where forage production and grazing are most suited. Additionally, knolls and water features are 'split' between lots in order to minimize the impact on any single lot.

The northeastern corner of the property is proposed for a single title of 140 acres. This lot will be owned by the City of Kelowna for future civic use. The City's current forecasts indicate that it will not require the land for about 50 years. Accordingly, the parcel in question, in the long-term future, will be leased to the Community Association of equestrian enthusiasts. Under agreement with the City of Kelowna, this parcel will be farmed for maximum forage production consistent with best management practices.

Some highlights of the proposed realignment are:

- The aggregate number of titles remains unchanged, (same as the existing layout.)
- Irrigation rights will be maintained for forage production and grazing.
- Lots are intentionally placed in agriculturally capable areas.
- 7 Lots are 11 acres or more, (same as the existing plan.)
- A covenant will be placed on all lots in the community restricting home site coverage to 4% from the permitted 10%.

THE ROADS

The gazetted roads on the property, and the road that encircles the landfill, cover a total area of 19.3 acres (7.81 hectares). Proposed roads cover an area of 24.71 acres (10.00 hectares). With the lot realignment, the current gazetted roads will be cancelled and the new roads will become a dedication to the City of Kelowna.

The City of Kelowna's Development and Servicing Bylaw #9700 will govern all of the roads to a rural collector standard as defined. The roadway character will be distinctly rural in nature with a cross-section that includes gravel shoulders and drainage ditches providing low impact storm water management solutions.

Artist Illustration of Rural Road and Roadside Bridal Path

THE BRIDLEPATH

Through an exchange of easements, a bridlepath will be created along the future rural roads and at the back of properties in the southwest section of the property. The bridlepath will allow the 35 landowners a safe place to ride their horses and fortify the rural / agricultural character of the property by securing rights for equestrian enthusiasts in perpetuity. Vehicular access will be prohibited from the bridlepath.

There are two components of the bridlepath:

- 1 The loop approximately 3 kms long, encircles the back portion of the southern properties,
- 2 The feeder paths approximately 2 km in total, gives the northern properties safe passage to the circular path.

The proposed circular path is will be a 10-meter wide easement over the back strip of the southwest properties. In many cases, the path will be located on existing paths or on portions of the property impractical for forage production due to the slope of the land. The feeder paths along the roads will be a 3-meter wide easement on the front of the property.

To create a sense of place and formalize the bridlepath, a three-rail fence will act as a buffer keeping the riders out of the fields. This buffer is consistent with the Ministry of Agriculture and Land's guidelines for developing trails.

Artist Illustration of Bridal Path

TUTT RANCH REALIGNMENT

LOT SIZES

P	PROPOSED LOT SIZES
Lot	Hectares
1	2.55
2	2.70
3	2.72
4	2.99
5	2.68
6	2.90
7	4.25
8	3.47
9	2.67
10	4.39
11	4.69
12	5.54
13	3.06
14	4.67
15	5.50
16	4.83
17	2.34
18	4.28
19	2.50
20	2.47
21	2.70
22	2.27
23	2.30
24	2.86
25	2.14
26	10.69
27	2.53
28	2.42
29	2.06
30	2.80
31	3.52
32	2.70
33	2.76
34	2.61
35	55.70

Benefits

Following is a list of benefits to the proposed realignment:

- We have responded to the Golder Associates study in aligning our proposed lot lines. We feel this plan will encourage rational agricultural use through lot shapes and ease of access.
- The bridle path, secured by easements, fortifies the rural/ equestrian character of the lots.
- By careful placement of roads, we have limited access routes throughout the property, minimizing automobile and farming conflicts.
- The proposed realignment takes into account the environmental considerations of the area surrounding Robert Lake. No build and no disturb zones will be registered against individual titles to preserve this important area.
- Currently, under the City of Kelowna A1 zone, each parcel is permitted residential site coverage of up to 10% of the parcel area. We will require that each home site is limited to the residential site coverage of 4%.
- Transportation needs of the City of Kelowna will be recognized.

SUMMARY

The 424 acre parcel of land formerly known as the Tutt Ranch has been acquired by two land owners, the City of Kelowna and 0741926 BC Ltd. The owners wish to realign the 35 existing parcels to 35 reconfigured parcels. In doing so, we have retained an Agrologist, with Golder Associates, to provide information on the agricultural capability of the property. The findings show that the majority of the land is classified as lower capability land having unimproved ratings ranging from 4 - 7and improved ratings ranging from 3 - 7. The study has concluded that the main common limitation is that the majority of the land contains Westbank soil.

As forage production and grazing is the expected use for this classification of soil, we will be encouraging a dedicated equestrian use for the lands. This will be accomplished by:

- Creating lot shapes which maximize efficiency for grazing and forage production
- Fortifying equestrian uses by dedicating an extensive bridlepath
- Regulating residential site coverage from the permitted 10% site coverage, down to 4%.
- Rationalizing road access to protect the agricultural nature of the site.
- Creating a large 140-acre site for the City's future civic use, to be actively farmed for forage in the long-term future.

If our proposed realignment is achieved through the permission of the Agricultural Land Commission, the site will be more productive for agricultural purposes than if individual owners took control of the existing lots as they are. Furthermore, the transportation and future civic needs of the City of Kelowna will be met, benefiting the entire community. We humbly request the positive consideration of this application for realignment.

