



## SITE CONTEXT

The subject property is located in the Glenmore Valley, just south of the Glenmore Landfill, north of Robert's lake. The Quail Ridge subdivision and golf course development, as well as the UBCO campus lie to the east. Glenmore Road provides access to the subject properties from the west.

The topography is somewhat varied, but is predominantly comprised of slightly sloping valley-bottom that is seeded to forage crops. Upland portions of the property are largely treed, or consist of rock outcroppings, while lowland portions are seasonally or permanently inundated with water (e.g.: Roberts Lake).

Existing development consists of two single family dwellings, and additional farm buildings. The primary homesite, which includes the corrals, farm buildings and silage pits, would be included in the proposed 55.70 ha (138 acre) City of Kelowna parcel. The second home is located closer to the Glenmore Road side of the property, and would also remain on the proposed City lot.

Parcel Size: 170 ha (420 ac)

Elevation: 435 m – 475 m

### **BCLI Land Capability and Soil Classification**

(Please refer to soil and land capability information prepared by Applicant's consultant, Golder and Associates, as it is presented in attached *Tutt Rand Realignment* document, pages 7 – 11.)

### **Zoning of Adjacent Property**

North	A1 – Agriculture 1
East	P3 – Parks and Open Space CD6lp – Comprehensive Residential Golf Resort (Liquor Primary)
South	A1 – Agriculture 1
West	A1 – Agriculture 1

## 5.0 SITE MAP

Subject Properties: 1595, 1655, 1755, and 1825 Glenmore Road

(Please see attached Subject Property Map)

## 6.0 POLICY AND REGULATION

### 6.1.1 City of Kelowna Strategic Plan

**Objective:** Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

**Action towards this objective:** – Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

### 6.1.2 Kelowna 2020 – Official Community Plan

**Section 5.1.7 Minimize Impact on Agricultural Lands.** Support the Agricultural Land Reserve and establish a defined urban-rural/agricultural boundary, as indicated on Map 11.2 - Urban - Rural/Agricultural Boundary, utilizing existing roads, topographic features, or watercourses wherever possible. The City will direct urban uses to land within the urban portion of the defined urban-rural/agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands. The City will discourage further extension of existing urban areas into agricultural lands;

**Section 7.1.10 Tools to Encourage Voluntary Protection.** Encourage voluntary protection of natural features in cases where it is an objective of the City to protect (for stream conservation, water quality protection, or habitat preservation) land in excess of that which is, by virtue of municipal and senior government regulations, required to be protected. To encourage voluntary placement of conservation covenants, the City

may give consideration to allowing increased density on the balance of the subject property, transferring density to another property, trading land, purchasing land, offering grants-in-aid, or granting tax exemptions. Owners placing voluntary conservation covenants on their land shall not be deprived of the privilege to enjoy the land as their own but they may not close, fence or otherwise obstruct any adjoining public route of access;

**Section 7.1.11 Retention of Natural Areas.** Encourage all development and infrastructure projects to conserve wetlands, wildlife habitat, trees or other indigenous vegetation. Encourage alternative development methods, such as considering increasing density, narrowing right-of-ways, or cluster housing;

**Section 11.1.12 Sustained Agriculture.** Encourage the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of sustainable production capability;

**Section 11.1.14 Transition Uses.** Consider complementary agricultural uses as a transition between existing urban development and farm operations. Consideration of such uses should not be construed as support for subdivision to smaller parcels;

**Section 11.1.17 Subdivision** – Discourage the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated.

**Section 11.1.18 Service Corridors.** Minimize the impact of penetration of road and utility corridors through agricultural lands, utilizing only those lands necessary and to the maximum capacity prior to seeking new corridors. Provision for farm traffic to cross major roads should be made.

**Section 11.1.19 Buffers.** Provide for distinct boundaries that separate urban and rural uses by utilizing, where appropriate, roads, topographic features, watercourses, ditching, fencing, or small lot rural transition areas, as buffers to preserve larger farm units and areas;

## 7.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

### **35 Lots Exist Today**

Staff recognizes that these 35 titled properties that were created earlier in the century (circa 1912 according to the Applicant's information) could be developed today. No approval from the Subdivision Approving Officer is required, other than to formalize road construction with the Development Engineering Manager. Staff further recognizes that the road configuration approved in the original subdivision is not desired by the City.

The Applicant argues in their submission that "the many irregular and narrow parcels [of the existing subdivision] 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". Staff would argue that this issue of practical day-to-day reality of agricultural use of these lands is compromised under either scenario. That is, these  $\pm 3.2$  ha ( $\pm 8$ ac) parcels (on average), are too small for all but a few intensive agricultural operations, and if preserving agricultural land was the only motivation here, the best outcome would be to consolidate the 35 parcels. Staff recognizes, however, that there is a balance of objectives here, and that the existence of these lots cannot be discounted.

### **Civic Objectives**

The City has partnered with the Mission Group in pursuing this application, because it achieves certain civic objectives, such as: (a) the creation of a 55 ha (140 ac) parcel to allow for future landfill expansion and landfill buffer (or some other civic use, not yet contemplated at this time); and (b) the establishment of a road connection between Glenmore Road and UBCO, and ultimately Hwy 97. Additionally, there may be an opportunity to secure a restrictive covenant around Robert's Lake for environmental protection.

### **Subdivision Issues to be Resolved**

In the interest of time, Staff is recommending that this agricultural application be forwarded to the Agricultural Land Commission, given the satisfactory review of those “agricultural” issues both by Staff and the AAC. However, there remain some outstanding matters related to the application for subdivision, which has now been received. Staff will continue to work with the Applicant and additional stakeholders to resolve these issues, which include the following list:

- *North-South Road Connection* - Will the City pursue a north-south road connection or will this internal road terminate on the Tutt Ranch? If the road is to ultimately connect through to the south, how where would that alignment run, relative to the existing Regional District of Central Okanagan park property?
- *Wetland Preservation* – What environmental protection measures will be implemented to protect the wetland areas around both Robert’s Lake and the secondary wetland to the northwest of Robert’s Lake?
- *Bridal Path* – What mechanism will be used to secure these bridal paths?
- *Linear Path Network* – The Park’s Department has expressed interest in pursuing a linear path network through the Tutt Property, possibly in conjunction with a dedication along Robert’s Lake.
- *Lot 16 and 26* - Lots 16 and 26 seem disconnected to the rest, and Lot 26, in particular, is comprised mainly of treed hillside, compromising any agricultural use. The Applicant (Mission Group) has also indicated that they would retain ownership of these lots for future development interest. Staff has some concern that the pattern of subdivision proposed today, may facilitate the ultimate exclusion of these lots from the ALR, further eroding the agricultural land base.

### **Conclusion**

Staff is recommending that is application be forwarded to the ALC with a recommendation of support, in principle, of the reconfiguration proposed by this application. Staff is supportive of the proposal to create one ± 55 ha (± 140 ac) parcel for the City, and 34 additional lots, as well as securing the road right-of-ways in a manner that is more-or-less consistent with the proposal detailed on page 12 of the Applicant’s submission package.

Details related to the actual lot configuration, road alignments, environmental protection of sensitive areas, etc. will be further studied by Staff, in consultation with the Applicant and various stakeholders through a review of the subdivision application.

---

R. G. Shaughnessy  
Subdivision Approving Officer

RGS/NW

---

### **ATTACHMENTS**

Attachment #1 – Legal Descriptions of Properties

Location of subject property

ALR Map

Application by Land Owner (2 pages)

Applicant’s development proposal, titled: *Tutt Ranch Realignment*

Land Capability Map

Soil Classification Map