

COMMITTEE REPORT



Date: June 13th, 2024
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 1875-2255 Glenmore Rd
File No.: A24-0007
Zone: P4 – Utilities

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for a road closure, consolidation and subdivision at the City of Kelowna landfill.

2.0 Development Planning

The Glenmore Landfill has been in service since 1966 and includes 19 parcels that are utilized for the landfill operations or act as a buffer between landfill operations and surrounding parcels. These parcels are wholly or partially within the ALR.

The City of Kelowna proposes to close a road right-of-way that runs through the parcels under this application to protect landfill operations. There are rules and regulations that prevent certain landfill operations within specified distances of utilities and road right of ways. The proximity of the existing right of way to the landfill operations poses a liability risk. As long as legally dedicated roadways exist, third-party utilities could be placed within the right of way area without any process to restrict the placement.

The City proposes to consolidate six properties to create efficiencies and maintain the long-term viability of the landfill. This new property, along with two existing properties would be amended to consolidate the land from the road closure. Closing and reconsolidating the right of way into the existing parcels does not require an ALC application.

The closure of the road right of way and the consolidation of the six lots would create three large parcels, which would allow easier functionality of day-to-day operations for the Glenmore Landfill.

3.0 Subject Property & Background

3.1 Site Context

The subject properties are all part of the Glenmore Landfill. They are accessed directly from John Hindle Drive. The surrounding area is a mix of agricultural, rural residential, and residential.

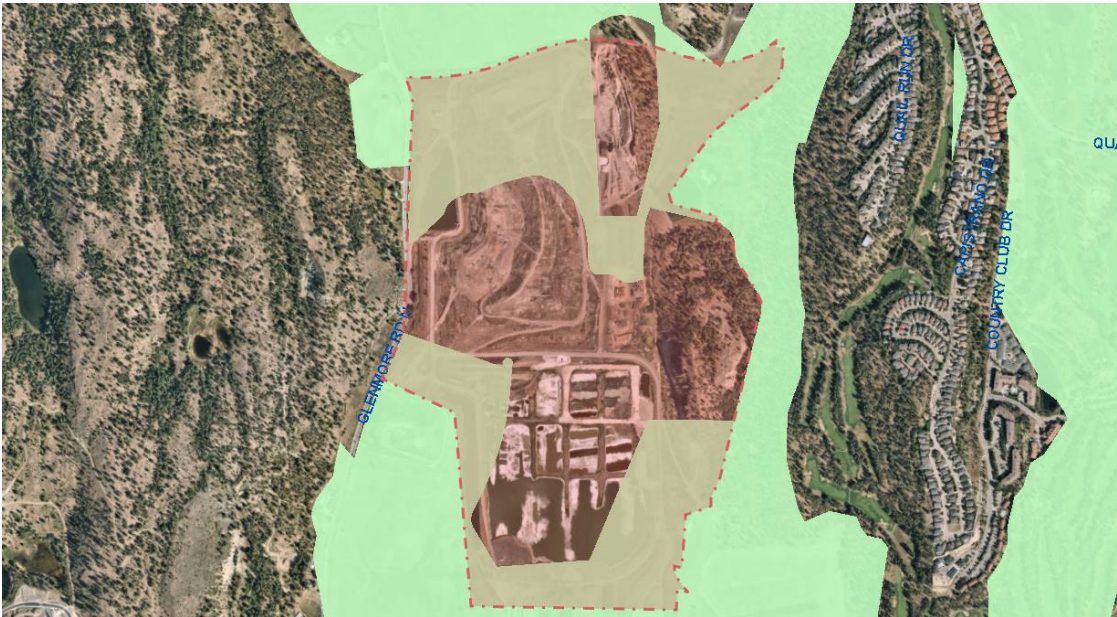
Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	P ₄ – Utilities	Partially	Landfill
South	P ₄ – Utilities	Partially	Landfill
East	P ₄ – Utilities	Partially	Vacant
West	P ₄ – Utilities	Yes	Landfill

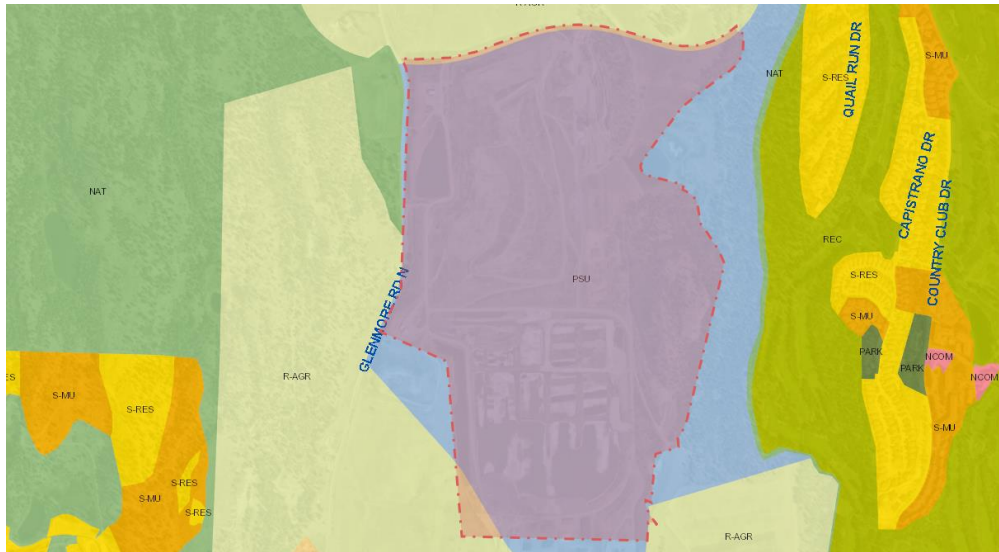
Subject Property Map



ALR Map



Future Land Use Map



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 8.5. Ensure the long-term viable use of the Glenmore Landfill.	
<p>Policy 8.5.2. Landfill Operations and ALR.</p>	<p>If required, support the exclusion of ALR lands at the Glenmore Landfill only at time of landfill operations expansion.</p>
	<p><i>This application is not for an ALR exclusion, but the consolidation, road closure and subdivision does help with the long-term viable use of the Glenmore Landfill.</i></p>

Report prepared by: Tyler Caswell – Planner II
Reviewed by: Dean Strachan, Community Planning and Development Manager
Approved for Inclusion: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A – ALC Application File No: 100043
 Attachment B – Site Plan