

REPORT TO COUNCIL

ALR APPLICATION



Date: July 8, 2024
To: Council
From: City Manager
Address: 1875-2255 Glenmore Rd
File No.: A24-0007
Zone: P4 – Utilities

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A24-0007 for:

1. Lot 1 Sections 15 and 16 Township 23 ODYD Plan EPP15596, located at 1875 Glenmore Rd N, Kelowna, BC;
2. Lot 7 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
3. Lot 8 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
4. Lot 9 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
5. Lot 10 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
6. Lot 11 Block 12 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC;
7. Block 18 Section 15 Township 23 ODYD Plan 1068, located at 2105 Glenmore Rd N, Kelowna, BC; and,
8. Lot A Sections 15, 16, 21 and 22 Township 23 ODYD Plan EPP104543, located at 2105-2255 Glenmore Rd N, Kelowna, BC;

for a Subdivision Application pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council direct Staff to forward the subject application to the Agricultural Land Commission for consideration.

2.0 Purpose

To support an application to the Agricultural Land Commission for a road closure, consolidation and subdivision at the City of Kelowna Glenmore Landfill.

3.0 Development Planning

Staff support the application for the proposed road closure, consolidation and subdivision at the Glenmore Landfill. The proposal meets several policies in the Official Community Plan (OCP) including ensuring the long-term viable use of the Glenmore Landfill and mitigating nuisance impacts to surrounding communities. As part of the application, the Landfill operations aren't expanding, but the road closure, consolidation and subdivision improve day-to-day operations and makes future applications and approvals more streamlined. If approved, there would be only three remaining parcels.

If the proposal is approved by Council and the Agricultural Land Reserve, a subdivision application would be required to be approved by the City of Kelowna's Approving Officer.

4.0 Subject Property & Background

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

Subject Property Map: 1875-2255 Glenmore Rd N



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.

5.0 Project Description

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. 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.

6.0 Current Development Policies

Objective 8.5. Ensure the long-term viable use of the Glenmore Landfill.	
Policy 8.5.2. Landfill Operations and ALR.	If required, support the exclusion of ALR lands at the Glenmore Landfill only at time of landfill operations expansion.
	<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>

7.0 Application Chronology

Application Accepted: March 13, 2024
 Neighbour Notification Received: N/A

8.0 Agricultural Advisory Committee

Agricultural Advisory Committee June 13, 2024

THAT the Committee recommends that Council support the application to the Agricultural Land Commission (ALC) for a road closure, consolidation and subdivision at the City of Kelowna landfill.

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on June 13, 2024, and the following recommendations were passed:

Anecdotal comments include that the Committee thanked the City for the ongoing environmental protection of adjacent agricultural land to the landfill.

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
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Sustainability and

Development Services

Attachments:

Attachment A – ALC Application File No: 100043

Attachment B – Site Plan

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.