



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 100043  
**Application Type:** Subdivide Land in the ALR  
**Status:** Under Review by L/FNG  
**Applicant:** City of Kelowna et al.  
**Local/First Nation Government:** City of Kelowna

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT 1 SECTIONS 15 AND 16 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT  
 PLAN EPP15596  
**Approx. Map Area** 28.68 ha  
**PID** 029-954-398  
**Purchase Date** Sep 29, 2006  
**Farm Classification** No  
**Civic Address** 1875 Glenmore Rd N  
**Certificate Of Title** TITLE-CA4800330-PID-029-954-398.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

**Parcel #2**


<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT A SECTIONS 15, 16, 21 AND 22 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP104543
<b>Approx. Map Area</b>	67.8 ha
<b>PID</b>	031-388-736
<b>Purchase Date</b>	Dec 12, 1998
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105-2145 Glenmore Road North
<b>Certificate Of Title</b>	TITLE-CA8983269-PID-031-388-736.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

**Parcel #3**

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT 7 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
<b>Approx. Map Area</b>	3.08 ha
<b>PID</b>	011-843-071
<b>Purchase Date</b>	Feb 27, 1997
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105 Glenmore Rd N
<b>Certificate Of Title</b>	TITLE-KL18313-PID-011-843-071.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

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**Parcel #4**

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT 8 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
<b>Approx. Map Area</b>	2.78 ha
<b>PID</b>	011-843-187
<b>Purchase Date</b>	Feb 27, 1997
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105 Glenmore Rd N
<b>Certificate Of Title</b>	TITLE-KL18314-PID-011-843-187.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

**Parcel #5**

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT 9 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
<b>Approx. Map Area</b>	3.58 ha
<b>PID</b>	011-843-195
<b>Purchase Date</b>	Feb 27, 1997
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105 Glenmore Rd N
<b>Certificate Of Title</b>	TITLE-KL18315-PID-011-843-195.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable



**Parcel #6**

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT 10 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
<b>Approx. Map Area</b>	3.66 ha
<b>PID</b>	011-843-209
<b>Purchase Date</b>	Feb 27, 1997
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105 Glenmore Rd N
<b>Certificate Of Title</b>	TITLE-KL18316-PID-011-843-209.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

**Parcel #7**

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT 11 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
<b>Approx. Map Area</b>	3.61 ha
<b>PID</b>	011-843-217
<b>Purchase Date</b>	Feb 27, 1997
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105 Glenmore Rd N
<b>Certificate Of Title</b>	TITLE-KL18317-PID-011-843-217.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable



### Parcel #8

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	BLOCK 18 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
<b>Approx. Map Area</b>	19.73 ha
<b>PID</b>	011-845-163
<b>Purchase Date</b>	Feb 27, 1997
<b>Farm Classification</b>	No
<b>Civic Address</b>	2105 Glenmore Rd N
<b>Certificate Of Title</b>	TITLE-KL18328-PID-011-845-163.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

### Parcel #9

<b>Parcel Type</b>	Crown
<b>Legal Description</b>	Road to Be Closed
<b>Approx. Map Area</b>	4.18 ha
<b>PID (optional)</b>	No Data
<b>PIN (optional)</b>	No Data
<b>Farm Classification</b>	No
<b>Civic Address</b>	Road to be closed Reference plan to accompany Bylaw No. 12550 (City of Kelowna)
<b>Certificate Of Title</b>	EPP129760_LTO-Survey-Plan-Certification_V15-KELOWNA_SIGNED.pdf

### Government Parcel Contact

<b>First Name</b>	Whitney
<b>Last Name</b>	Purvis



**Ministry or Department** City of Kelowna Road  
**Phone** 2508620436  
**Email** wpurvis@kelowna.ca  
**Crown Type** provincial

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** No

## 3. Primary Contact

**Type** Local or First Nation Government Staff  
**First Name** Whitney  
**Last Name** Purvis  
**Organization (If Applicable)** Real Estate Services  
**Phone** 1250870299  
**Email** wpurvis@kelowna.ca

## 4. Government

**Local or First Nation Government:** City of Kelowna

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** Small amount of grazing land, approximately 0.92 ha, on the southwest corner of 029-954-398.

**Describe all agricultural improvements made to the parcel(s).** Within the grazing lands there is some fencing. All other parcels have no agricultural improvements.

**Describe all other uses that currently take place on the parcel(s).**

The other parcels are being used as a sanitary landfill.

### Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Grazing
East	Other	Unused, golf course, residential
South	Agricultural / Farm	Grazing
West	Agricultural / Farm	Grazing and park

## 6. Proposal

### Proposed Lot Areas

#	Type	Size
1	Lot	69.9
2	Lot	20.3
3	Lot	46.9

### What is the purpose of the proposal?

The purpose of the proposal is to:

- 1) Close and reconsolidate a road right-of-way into the identified parcels under application
- 2) Following the Road Closure, consolidate the resulting lots and reconfigure (subdivide) into three lots

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 the landfill operations and surrounding parcels. These parcels are wholly or partially within the ALR.

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


Closing and reconsolidating the right of way into the existing parcels

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would not require an ALC application. However, in order to create efficiencies and maintain the long term viability of the landfill, the City proposes to consolidate Lots 7, 8, 9, 10, and 11 as identified on Plan KAP1068 into Lot 1 EPP15596.

**Why do you believe this parcel is suitable for subdivision?**

The majority of the area on the subject parcels is currently part of the landfill operations, with the exception of a small portion that is being leased to an agricultural operating on the southwest corner of current Lot 1. The resulting consolidation and reconfiguration (subdivision) of these properties will result in a smaller number of parcels than currently exists and will not impact any of the lands that are currently being farmed.

**Does the proposal support agriculture in the short or long term? Please explain.**

This proposal supports the long-term operations of the regional sanitary landfill which provides a direct benefit to agriculture as it provides a location for the creation of compost that is used as a soil amendment on agricultural lands. The Landfill also accepts construction waste and fill from residents in the Central Okanagan Regional District which is critical to ensure that fill is disposed of properly and not placed on ALR lands. In addition, the landfill requires a buffer from residential which will continue to support long term sustainability agricultural uses adjacent to this site. This subdivision will not have a negative impact on agricultural occurring on the site or on neighbouring parcels.

**Proposal Map / Site Plan**

EPP129761\_LTO-Survey-Plan-Certification\_V15-KELOWNA\_SIGNED.pdf

**Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?**

No

## 7. Optional Documents


Type	Description	File Name
Other files that are related	Road Closure Reference Plan	EPP129760_LTO-Survey-Plan-Certification_V15-KELOWNA_SIGNED.pdf
Other files that are related	Signed Road Closure Bylaw	Bylaw No. 12550 - Certified Copy.pdf

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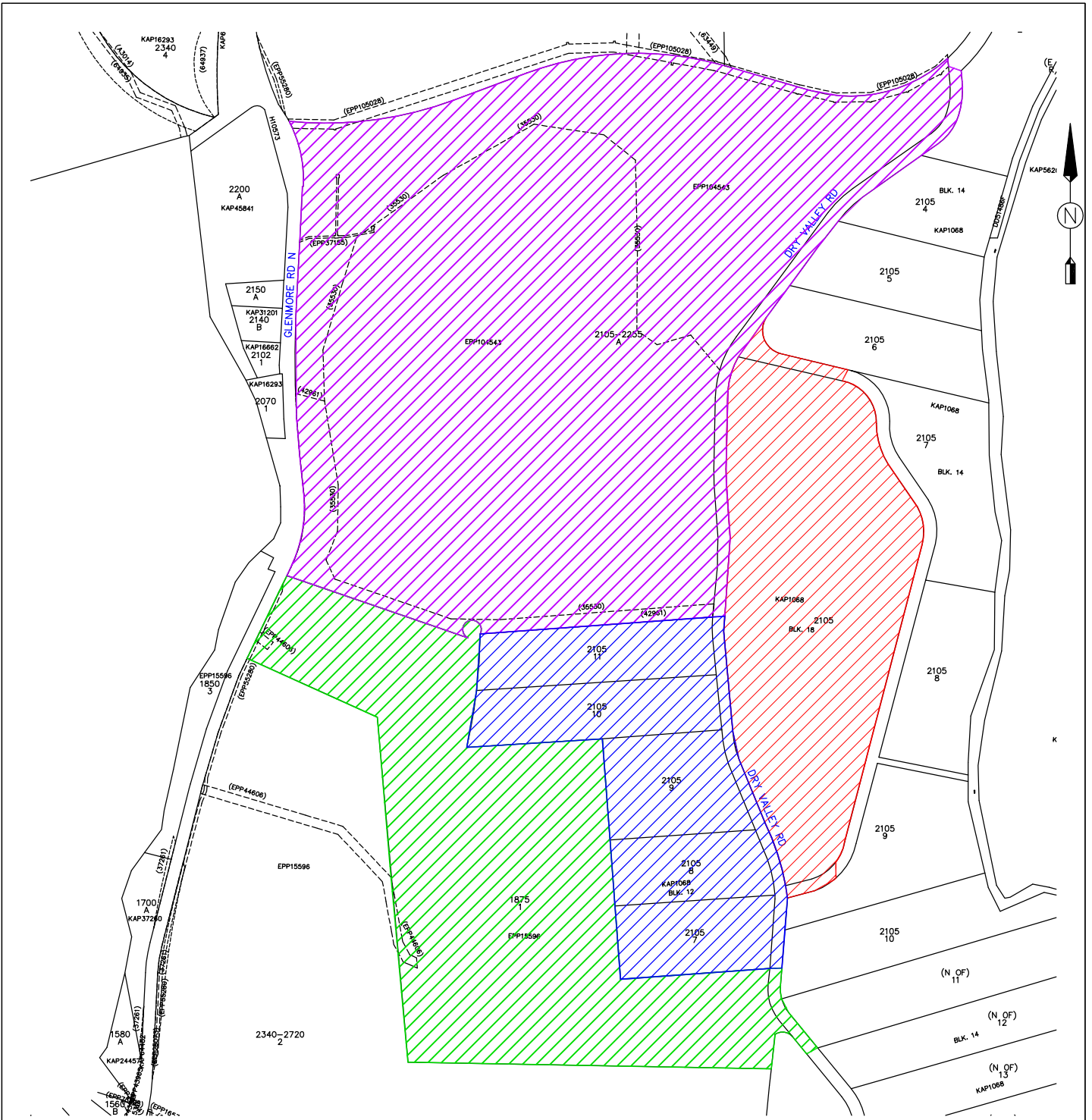
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SCALE: N.T.S.

MAILING ADDRESS: 2105-2255 GLENMORE RD N (LANDFILL)

LEGAL DESCRIPTION: LOT NO. A PLAN NO. EPP104543  
TWP. 23 SEC. 15



ROAD CLOSURE AREA = ±41,140m<sup>2</sup> (10.16ac)

**ATTACHMENT B**

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PLEASE NOTE THAT THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DEGREE OF ACCURACY OF THE AREA IS LIMITED