

Development, road to link university, Glenmore

■ 35 'ranchettes' proposed for Tutt Ranch in multimillion plan

By J.P. SQUIRE
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In a blockbuster deal, the city has teamed up with one of Kelowna's most successful developers.

The Mission Group has purchased the Tutt Ranch in the Glenmore Valley with the intention of selling 35 so-called "ranchettes." Access would be off a major new east-west road connecting Glenmore Road and UBC Okanagan.

The city would get 55 hectares or 140 acres on Glenmore Road at the south side of the Glenmore landfill to act as a buffer zone. It is already leased to neighbouring farmers as productive hay fields.

If farmland is worth \$50,000 an acre, the 168-hectare (420-acre) deal is potentially worth \$21 million. However, large parcels tend to sell for less, depending on location.

The city is a one-third co-applicant on an application to the B.C. Agricultural Land Commission to readjust the lot lines of the Tutt Ranch, explained Hazel Christie, the city's special projects manager.

The application does not create any more lots or new titles, and all of the property would remain in the agricultural land reserve.

"We're stuck with a land-use pattern that was set in 1912," noted Christie. "It doesn't make a lot of sense to have long, narrow lots today."

The existing lot layout shows several potential roads cutting through the farm which were never constructed. The new layout shows square lots averaging 3.2 hectares (eight acres).

The lot-line readjustment application is expected to go to city council "in a matter of weeks" and, if supported, would then go to the land commission. Since the city is the applicant, it would be unusual for councillors not to support it.

On the east side, the proposed new road would be close to Roberts Lake, which is considered environmentally sensitive. The city would no doubt revisit an environmental assessment done in the 1990s, said Christie.

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