



Feb 1, 2019

File: A19-0001

City of Kelowna  
1435 Water Street  
Kelowna BC V1Y 1J4  
E-mail: [planning@kelowna.ca](mailto:planning@kelowna.ca)

Re: A19-001 ALC Non-Farm Use Application – Removal of Soil and Placement of Fill

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the ALC non-farm use application for the properties located at 950 Crawford Road, Saucier Road, and 4500 Stewart Road W, Kelowna. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- Agriculture Land Commission's (ALC) Policy L-23 Placement of Fill for Soil Bound Agricultural Activities specifies the ALC's approach to the placement of fill for agricultural purposes.
- The Ministry of Agriculture supports the placement of good quality fill when it provides a benefit to agriculture. An addition of 700m<sup>2</sup> of productive agricultural land is positive for agriculture.

If you have any questions please contact me directly at [christina.forbes@gov.bc.ca](mailto:christina.forbes@gov.bc.ca) or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag  
Regional Agrologist  
B.C. Ministry of Agriculture – Kelowna  
Office: (250) 861-7201  
E-mail: [christina.forbes@gov.bc.ca](mailto:christina.forbes@gov.bc.ca)  
Email copy: ALC Regional Planner, [ALC.Okanagan@gov.bc.ca](mailto:ALC.Okanagan@gov.bc.ca)

## CITY OF KELOWNA MEMORANDUM

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**Date:** February 15, 2019  
**File No.:** A19-0001  
**To:** Land Use Planning Manager (SS)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4500 STEWART Rd W Non- Farm Use

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Development Engineering has the following comments at this point in time with regard to this application for the proposed aggregate extraction and the required reclamation to return the disturbance area to an agricultural capability and grape suitability equal to pre-disturbance conditions:

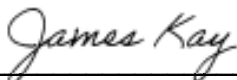
Efforts must be made to ensure that tracking of materials onto city roads is kept to a minimum. Signage, Street sweeping, Sediment and Dust Control will be the responsibility of the applicant.

Effort must be made to ensure the road structure is not damaged during heavy traffic use. Road will be rebuilt if damage has occurred. It is strongly recommended that the proponent undertake an existing condition survey and submit the photos/report to Development Engineering prior to works.

Efforts must be made to ensure heavy vehicle traffic stays on roads designated as trucking routes.

It is noted that an illegal access was constructed to Crawford Road last year. Temporary accesses must be removed at the completion of earthworks.

Bonding shall be provided/withheld for ESC and access removal.



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James Kay, P.Eng.  
Development Engineering Manager  
JF

February 13, 2019

City of Kelowna – Planning & Development  
1435 Water Street  
Kelowna, BC V1Y 1J4

RE: Application for Non-Farm Use in the ALR file A19-0001, 950 Crawford Road, Kelowna.

Thank you for the opportunity to provide comments for City of Kelowna Staff and Council consideration of ALC application for non-farm use in the ALR. It is our understanding the applicant is applying for non-farm use (Removal of Soil and Placement of Fill) to increase the area available for growing wine grapes. This referral has been reviewed from Healthy Food Systems perspective and Environmental Management Team. The following information is provided for your consideration.

### **Healthy Food Systems**

- Food security has been recognized as a key public health issue by the BC Ministry of Health. Interior Health ensures the delivery of key government priorities to increase and advance food security.
- Farmland preservation helps to maintain a level of food production that contributes to food self-sufficiency, and food self-sufficiency increases food security and supports healthy eating.
- Food self-sufficiency in BC is increasingly important, as extreme weather will affect food production in California and elsewhere. Currently, California supplies 40%-50% of BC's imported fruits and vegetables.
- Since the proposed non-farm use is to increase the area to grow wine grapes, it appears that this application will does not support current food security as it will not increase availability and access to food. However, there may be potential for the increase in area to support future food security should the wine grapes be converted to a food crop. We are not able to assess or comment if this type of soil can support food crops.

**Bus:** (250) 469-7070 ext. 12292  
**Fax:** (250) 868-7809  
**Email:** [Jill.Worboys@interiorhealth.ca](mailto:Jill.Worboys@interiorhealth.ca)  
**Web:** [www.interiorhealth.ca](http://www.interiorhealth.ca)

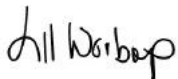
INTERIOR HEALTH  
POPULATION HEALTH  
505 Doyle Avenue  
Kelowna, BC V1Y0C5

## Environmental Management Team

- Soil materials used in the area must not introduce any harmful substances, with consideration for potential impacts on surface and ground water supplies. Compliance with the *Public Health Act* and all other pertinent legislation must be ensured, which requires that the applicant must not cause a health hazard. Proactive measures must be taken to minimize the impact on the environment and to human health.
- If you have any specific questions, concerns, or require additional explanation regarding soils and land use, please email [HBE@InteriorHealth.ca](mailto:HBE@InteriorHealth.ca) or phone toll free at 1-855-744-6328, then choose the HBE option.

On behalf of Interior Health's Healthy Communities portfolio, I appreciate the opportunity to provide comment on the aforementioned application.

Regards,



Jill Worboys, RD  
Public Health Dietitian

Healthy Communities  
Population Health



Marissa Alexander  
Public Health Dietitian

Healthy Communities  
Population Health



Carol Leung  
Environmental Health Officer

Environmental Management  
Population Health