ATTACHMENT A
This forms part of application
A19-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59572
Application Status: Under LG Review
Applicant: Carol Grassmick
Agent: Associated Environmental
Local Government: City of Kelowna
Local Government Date of Receipt: 08/13/2019
ALC Date of Receipt: This application has not been submitted to ALC yet.
Proposal Type: Non-Farm Use
Proposal: The property has been under review by the ALC (ALC C&E File 79623), and the ALC requires that the landowner apply for non-farm use approval. This application and supporting report is meant to describe the land use and the mapped soils and agricultural capability on site and is in support of the fill placement under a non-farm use application.

Agent Information

Agent: Associated Environmental
Mailing Address:
200-2800 29th Street
Vernon, BC
V1T 9P9
Canada
Primary Phone: (250) 545-2038
Email: pioreckym@ae.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
   Parcel Identifier: 002-745-950
   Legal Description: L A SEC 34 TP 26 OSOYOOS DIVISION YALE DISTRICT PL 36168 EXC PL 36259
   Parcel Area: 1.5 ha
   Civic Address: 2825 Longhill Road, Kelowna, BC
   Date of Purchase: 07/23/1991
   Farm Classification: No
   Owners
   1. **Name:** Carol Grassmick
      Address:

ATTACHMENT A
This forms part of application
A19-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

2825 Longhill Road
Kelowna , BC
V1V 2G5
Canada
Phone: (250) 863-3181
Email: carolgrassmick@hotmail.com

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
No agriculture

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
Fabricated soil mixed on site has been placed in the immediate area around the residence to increase nutrients and drainage for landscaping. Beyond basic landscaping, no agricultural improvements have been made the parcel itself.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
Currently, the property is used to store and fabricate soils for resale to businesses and individuals for use in landscaping. The soil and amendments imported and stored on the property consist of the following materials:
Topsoil excavated and hauled to the property by the proponent from excavation jobs;
Manure and animal bedding mixture from nearby cattle feedlot;
OgoGrow, the Class A compost mixture sold by the City of Kelowna;
GlenGrow compost created from the City of Kelownas green waste;
Fly ash sourced from Tolkos bioenergy burner in Kelowna; and
Crushed gravel screened from imported topsoil and decorative rocks from local quarries

The proponent screens the imported topsoil on site and then mixes it with amendments in various proportions. Contaminated soils and construction debris are not accepted on the property. None of the material is intended to stay on the property permanently. The materials will be removed from the property upon closure of the business and/or when the proponent retires.

To reduce potential for compaction, the proponent uses a bobcat to move materials and only provides access for hauling trucks along existing roads.

Adjacent Land Uses

North

Land Use Type: Unused
Specify Activity: unused

East

Land Use Type: Other
Specify Activity: some cattle grazing, mostly unuseed

ATTACHMENT A
This forms part of application
A19-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

South

Land Use Type: Residential
Specify Activity: single family home

West

Land Use Type: Residential
Specify Activity: single family home

Proposal

1. How many hectares are proposed for non-farm use?
1 ha

2. What is the purpose of the proposal?
The property has been under review by the ALC (ALC C&E File 79623), and the ALC requires that the landowner apply for non-farm use approval. This application and supporting report is meant to describe the land use and the mapped soils and agricultural capability on site and is in support of the fill placement under a non-farm use application.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.
The soil fabrication could be accommodated on lands outside the ALR, but due to the retroactive nature of this proposal, it is not considered feasible. The Grassmicks have been operating their soil fabrication business since 2007 and have established a base of local clientele, and due to the cost restrictions associated with hauling soils, moving properties could mean a large loss in clientele. It would also not be economically feasible to move locations, due to property prices in the area and the cost to haul the existing soil stockpiles offsite.

4. Does the proposal support agriculture in the short or long term? Please explain.
The business may not directly support agriculture onsite, but it creates nutrient rich, viable soils for an affordable price. These soils are sold locally to landscapers, nurseries and hobby farms in the area. Native soils are preserved beneath the stockpiles for future cultivation of the land.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?
Yes

Proposal dimensions

Total fill placement area (to one decimal place) *0.9 ha*
Maximum depth of material to be placed as fill *6 m*
Volume of material to be placed as fill *6000 m^3*
Estimated duration of the project. *1 Years*

Describe the type and amount of fill proposed to be placed.
Six types of fill are to brought on site in the following quantities. Note this is a continuing operation and volumes are on a per year basis.
Topsoil - 800 m3/year
Manure - 500 m3/year

ATTACHMENT A
This forms part of application
A19-0014
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

OgoGrow- 3000 m3/year
GlenGrow - 500 m3/year
Fly ash - 200 m3/year
Crushed gravel/decorative rocks 1000 m3/year

Briefly describe the origin and quality of fill.

Topsoil is excavated and hauled to the property by the proponent from excavation jobs. This soil is free of foreign materials in contaminants. Quality varies based on where it is excavated from, but generally the material is somewhat sandy, nutrient poor material found within the Okanagan valley.

Manure is mixed with animal bedding from a nearby cattle feedlot. The mixture is partially composted before it is moved to the property.

OgoGrow is the Class A compost mixture sold by the City of Kelowna. The compost is mix of biosolids, wood waste and wood ash created using Extended Aerated Static Pile Composting. Ogogrow is tested to assure it meet the standards of the BC Organic Matter Recycling Regulations and the federal Canadian Food Inspection Agency regulation to safely be applied to flowers, shrubs and vegetable gardens.

GlenGrow is the compost created from the City of Kelownas green waste (plant material). The plant material is processed to remove foreign materials such as metal or plastic, before being chipped, and composted at a facility at the Glenmore Landfill.

Fly ash is sourced from Tolkos bioenergy burner in Kelowna.

Crushed gravel/decorative rocks are screened from the imported topsoil as well as brought in from quarries

Applicant Attachments

- Agent Agreement - Associated Environmental
- Other correspondence or file information - agent authorization Jerald
- Proposal Sketch - 59572
- Certificate of Title - 002-745-950

ALC Attachments

None.

Decisions

None.

PEACHLAND
FAULDER
WESTBANK
HARRLAND
WESTBANK
N
W
E
S
4AT / *2AT
542
4AT / *2AT
554
4AD / 3D
545
6TR / 6TR
585
SUMMERLAND
6WN / 4NW
575
SUMMERLAND
5AP / *3PT
588
KNOX MOUNTAIN
4AD / 3D
WESTBANK 594
WESTBANK
WESTBANK
5WN / 3NW
592
4A / 1
593
Longhill Rd
4AD / 3D
594
4AD / 3D
598
4AD / 3D
603
WESTBANK
PEACHLAND
588
0 20 40 60 80 100 Meters
grassmick.mxd / 8/12/2019 / 4:34:49 PM

Associated Environmental

Subject property
Access roads
Residence
Stockpiles
ALR boundary

ATTACHMENT B
This forms part of application
A19-0014
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

Soil polygons
Soil type
Decile and dominant agricultural class (normal) with limitations
Decile and dominant agricultural class (improved) with limitations
GAMMIL 7:3 AT / 7:1A

PROJECT NO.: 2019-8414
DATE: August 2019
DRAWN BY: BdJ

FIGURE 3-1: MAPPED SOIL AND AGRICULTURAL CAPABILITY

Grassmick's Excavating Ltd.

Agriculture Advisory Services

ATTACHMENT C
This forms part of application
A19-0014
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

BRITISH COLUMBIA

September 5 2019

File: A19-0014

City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4
E-mail: planninginfo@kelowna.ca

Re: ALC Non-Farm Use Application A19-0014 at 2825 Longhill Road

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the Agricultural Land Commission Non-Farm Use application at 2825 Longhill Road. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- The parcel is located within the Agricultural Land Reserve (ALR), a provincial zone in which agriculture is recognized as the priority use; where farming is encouraged, and non-agricultural uses are restricted.
- Ministry of Agriculture staff have concerns regarding this application. When non-agricultural uses occur in the ALR, the potential for conflict between land uses and users can increase as practices may not be compatible.
- It is not in the best interest of agriculture to remove land from agricultural productivity in the ALR. Long term access to ALR lands is in the interest of agriculture and food security. The non-agricultural commercial use of agricultural land can negatively impact the farming operation on the remaining parcel.
- Ministry staff are available to discuss viable agricultural opportunities with land owners considering pursuing farming activities on non-farmed ALR land.

If you have any questions, please contact me directly at 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

Email copy: ALC Planner, ALC.Okanagan@gov.bc.ca

ATTACHMENT D
This forms part of application
A19-0014
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

Interior Health
Every person matters

September 12, 2019

Sergio Sartori
Development Technician
City of Kelowna
1435 Water Street, Kelowna, BC V1Y 1J4

Dear Sergio,

Re. Application for non-farm use in the ALR: A19-0014

Thank you for the opportunity to provide comments on this application It is our understanding that this is an application for non farm use to permit soil storage and fabrication for resale. This application has been reviewed from the Healthy Food System perspective.

The following are Population Health related comments for Kelowna staff, councillors to consider when making their decision. Interior Health has an interest in protecting agricultural land and increasing the capacity of local food systems as a way to support our community's food security. Food security is vital to the health and well-being of a community and is the foundation for healthy eating. Food security has been recognized as a key public health issue by the BC Ministry of Health.

In the interest of food security, and the ability of our citizens to access healthy and safe food, we suggest the consideration of the following:

- From a food security perspective, it is ideal that land in the ALR be used for its intended purpose. This application does not support food security and our communities' ability to produce local food. This is primarily a landscape business.

- 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.

- If this application is approved, ensuring the non-farm use is done is a way that minimally impacts farmland and can be easily converted back to land that supports agriculture activities

Regards,

Joanne Redies, BSc, RD
Public Health Dietitian
Healthy Communities 505 Doyle Avenue, Kelowna, BC V1Y 0C5

Business: 250-469-7070 ext 12085
Fax: 250-868-7760
Email: joanne.redies@interiorhealth.ca

ATTACHMENT E
This forms part of application
A19-0014
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

CITY OF KELOWNA

MEMORANDUM

Date: September 10, 2019

File No.: A18-0014

To: Suburban and Rural Planning (LB)

From: Development Engineering Manager (JK)

Subject: 2825 Longhill Road

The Development Engineering comments regarding this application within the Agricultural Land Reserve are as follows:

Development Engineering has the fallowing comments at this point in time with regard to this application, however, This Land Capability Assessment report will be assessed at the time of development application submission, if the Agricultural Land Commission agrees to the proposed activity on the subject property.

a) Note that the current residence appears to be outside of the existing Fire Hydrant coverage limits.
b) Only an entrance and one exit will be allowed for access to Longhill Rd. All others must be removed.
c) All dust complaints will be addressed by owner/Business of this property.

James Kay

James Kay, P.Eng.
Development Engineering Manager

RO