



### 3.2 Project Description

The purpose of the fill is to raise the land approximately 1 meter above the high water table and seasonal flooding prevalent on the site, which will ensure a competent root zone for future crops. Fill placement will be guided via an Agrologist’s Prescription to ensure suitable agricultural soils and via an Environmental Management Plan to ensure wetland features and groundwater diversion ditches surrounding the property are avoided.

### 3.3 Site Context

The subject property is located in the North Okanagan Mission City Sector near the intersection of Casorso and Swamp roads adjacent to Mission Creek. The parcel is within the Agricultural Land Reserve with a Future Land Use of Resource Protection Area (REP) and is zoned A1 – Agriculture 1.

Parcel Summary – 3850 Swamp Road:

Parcel Size: 4.4 ha (10.8 acres)  
 Elevation: 346 metres above sea level (masl) (approx.)

Zoning and land uses adjacent to the property are as follows:

**Table 1: Zoning and Land Use of Adjacent Property**

Direction	Zoning	ALR	Future Land Use
North	A1 – Agriculture 1	Yes	Park and Open Space; Resource Protection Area
South	A1 – Agriculture 1	Yes	Resource Protection Area
East	A1 – Agriculture 1	Yes	Resource Protection Area
West	A1 – Agriculture 1	Yes	Resource Protection Area

**Subject Property Map: 3850 Swamp Road****3.4 Agricultural Land Capability**

The Agricultural Land Capability of the subject property is Class 5, which is generally limited to the production of perennial forage crops and specifically adapted crops (crops such as cranberries suited to unique soil conditions not amenable to a wide range of common crops). Productivity of these suited crops may be high. Class 5 lands can be cultivated and some can be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

**3.5 Soil Capability**

The Soil Management Handbook for the Okanagan and Similkameen Valley (published by the BC Ministry of Agriculture) categorizes soils having similar agriculturally important characteristics into 'soil management groups' identifies that the vast majority of the property is comprised of Tanaka (TA) soils. Surface and subsurface textures range from sandy loam to silty clay loam, while subsoils are gravels and sand at approximately 50 centimeters and greater in some profiles. The soils are predominately poorly to very poorly drained with minor inclusions of imperfectly drained soils on slightly elevated locations. The topography varies from level and gently undulating.

Tanaka soils are well suited for forage crops. If soils are drained, suited crops would be alfalfa, annual vegetable crops, blueberries, cereals, corn, forage crops, nursery and Christmas trees, pears, raspberries and strawberries.

#### 4.0 Current Development Policies

Kelowna Official Community Plan (OCP)

##### **Protect and enhance local agriculture<sup>1</sup>.**

**Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

**Non-farm Uses.** Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture; and
- will not harm adjacent farm operations.

Natural Environment Development Permit Areas<sup>2</sup>

Unless exempted, a development permit addressing natural environment and water conservation guidelines must be approved before:

- Subdivision of land;
- Alternation of land, including but not limited to clearing, grading, blasting, preparation for or construction of services, and roads and trails;
- Drilling a well for consumptive or geothermal purposes; and/or
- Construction of, addition to, or alteration of a building or structure;

For those properties shown as Natural Environment Development Permit Areas.

City of Kelowna Agriculture Plan (1998)

##### **ALR Application Criteria<sup>3</sup>**

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

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<sup>1</sup> City of Kelowna, 2012. 2030 Official Community Plan: Greening Our Future (2011), Development Process Chapter; p. 5.33.

<sup>2</sup> City of Kelowna, 2012., 2030 Official Community Plan; Chapter 12 - Natural Environment DP

<sup>3</sup> City of Kelowna Agriculture Plan. 1998. P. 130.

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**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning and Development Services

**Attachments:**

Agrology Reports

Environmental Management Plan for Fill Placement – 3850 Swamp Road

