



A21-0008

3850 Swamp Rd

ALC Non-Farm Use to Place Fill on the Property



# Proposal

- ▶ Requesting approval from the ALC for a Non-farm Use application to place up to 23,500 cubic meters of fill to enhance agriculture.

# Development Process

Aug. 31, 2021

Development Application Submitted



Aug. 31, 2021

Staff Review & Circulation



Nov. 18, 2021

Agricultural Advisory Committee



Council Consideration



Agricultural Land Commission



Soil Placement Permit (City of Kelowna)

# Context Map



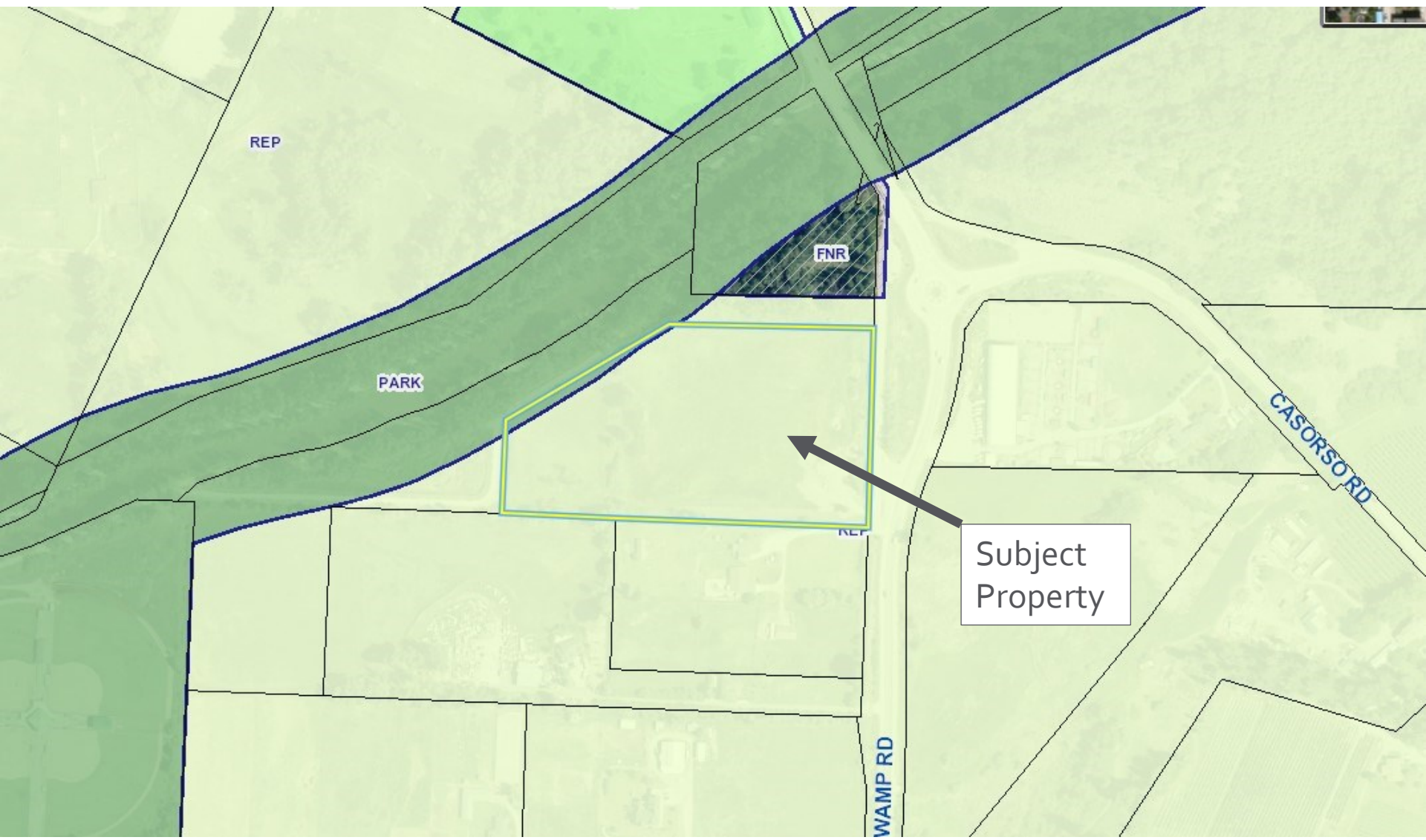
City of Kelowna

# Subject Property Map

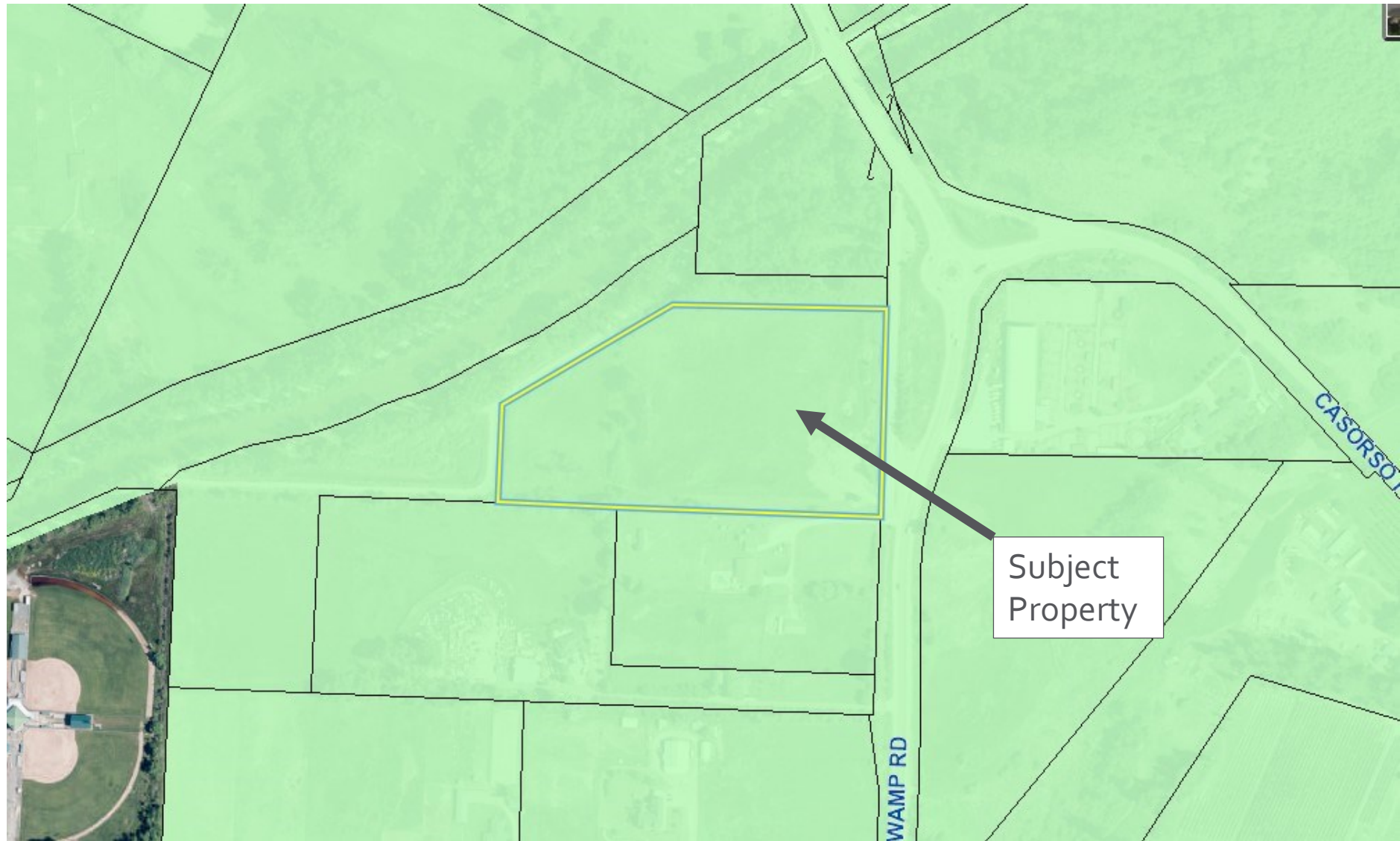


City of Kelowna

# OCP Future Land Use / Zoning



# Agricultural Land Reserve



City of Kelowna

# Background

- ▶ Casorso/Schmidt families have owned the property for over a hundred years.
- ▶ Due to the parcel's high-water table the land has not been extensively farmed to date.
- ▶ The land has been used for pigs and hay production in the past.
- ▶ In January 2021 a Stop Work Order was issued by the ALC for unauthorized fill placement.



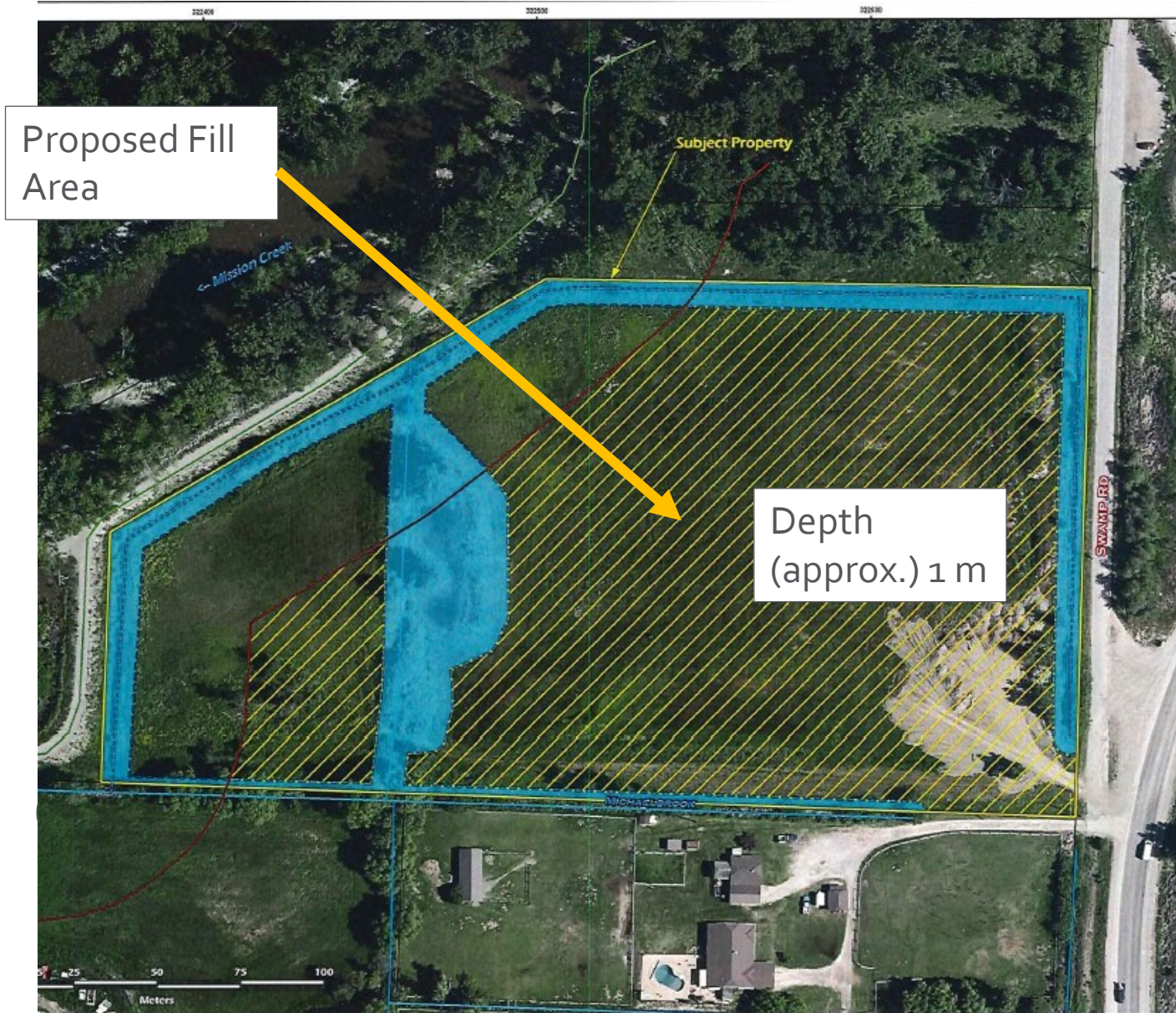
# Agricultural Land and Soil Capability

- ▶ The Agricultural Land Capability is Class 5, which is generally limited to perennial forage crops and specifically adapted crops.
- ▶ The Soil Capability of the site comprises of Tanaka soils, which are poorly drained soils 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.

# Project/technical details

- ▶ Add 23,500 cubic metres of fill to raise the land approximately 1 meter above the high-water table and seasonal flooding.
- ▶ The purpose of the fill is to ensure a competent root zone for future crops.
- ▶ Fill placement to be guided via an Agrologist's prescription.
- ▶ Fill placement to be guided by an Environmental Management Plan to avoid filling groundwater diversion ditches and the wetland on the property.
- ▶ Fill placement to be guided by a City of Kelowna Natural Environment Development Permit.

# Site Plan



# Site Photo – Southeast Corner Looking West



# OCP Policy

- ▶ Support for Non-Farm Uses only where:
  - ▶ consistent with Zoning Bylaw and OCP;
  - ▶ provide significant benefits to agriculture;
  - ▶ accommodated using existing infrastructure;
  - ▶ minimize impacts on agricultural lands;
  - ▶ will not preclude future use for agriculture; and
  - ▶ will not harm adjacent farm operations.



## *Conclusion of Staff Remarks*