



A21-0008

3850 Swamp Rd

ALC Non-Farm Use to Place Fill on the Property



Proposal

- ▶ To consider an application to 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



Feb. 7, 2021

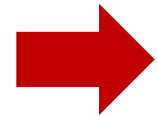
Council Consideration



Agricultural Land Commission



Soil Placement Permit (City of Kelowna)



Context Map



City of Kelowna

Subject Property Map

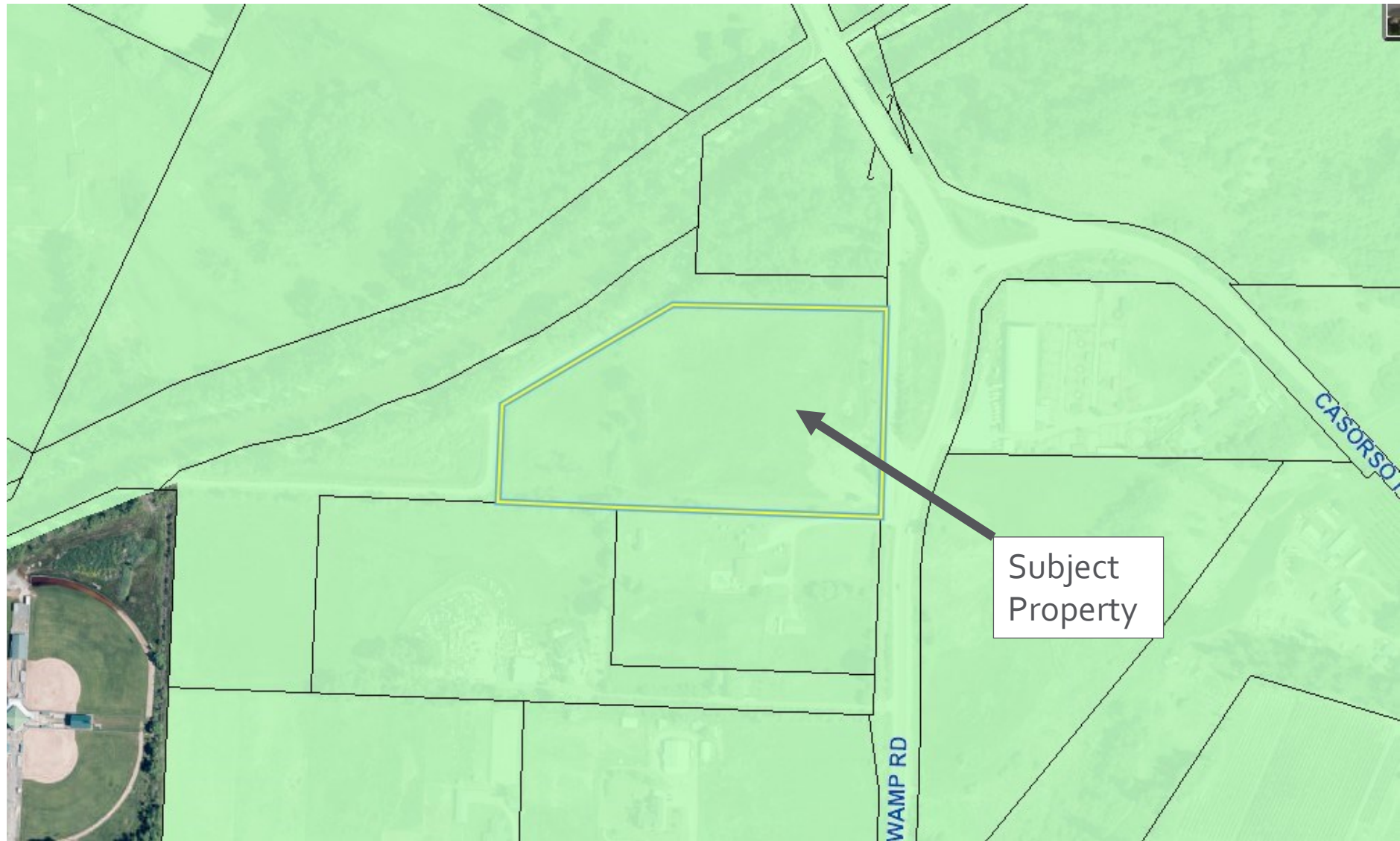


City of Kelowna

OCP Future Land Use / Zoning



Agricultural Land Reserve



City of Kelowna

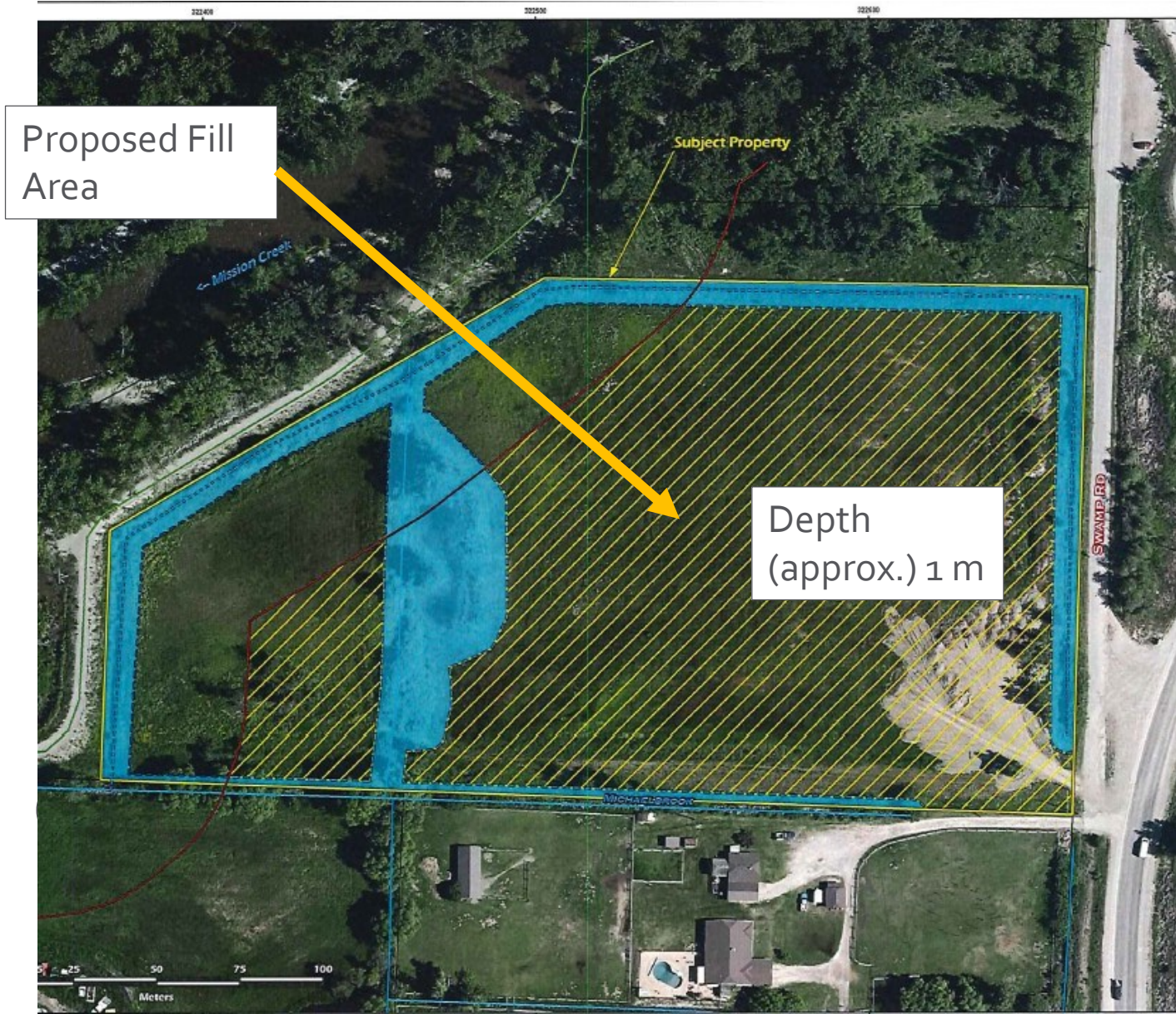
Background

- ▶ 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.

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.

Site Plan – Proposed Fill Area



Site Photo – Southeast Corner Looking West



SE Corner Looking West

The Project Aligns with OCP Policy:

- ▶ Policy 8.1.6 Support for Non-Farm Uses only where:
 - ▶ consistent with Zoning Bylaw and 2040 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.

Agricultural Advisory Committee Recommendation

- ▶ THAT the Committee recommends that Council request permission from the Agricultural Land Commission (ALC) to allow for a Non-Farm Use to place up to 23,500 cubic meters of fill on the property to reclaim for agriculture, under Section 20.1 (2) of the Agricultural Land Commission Act.

Staff Recommendation

Staff recommend **support** of the proposed fill application.

- ▶ 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.
- ▶ The fill plan is supported by the AAC.
- ▶ The plan aligns with OCP objectives.



Conclusion of Staff Remarks