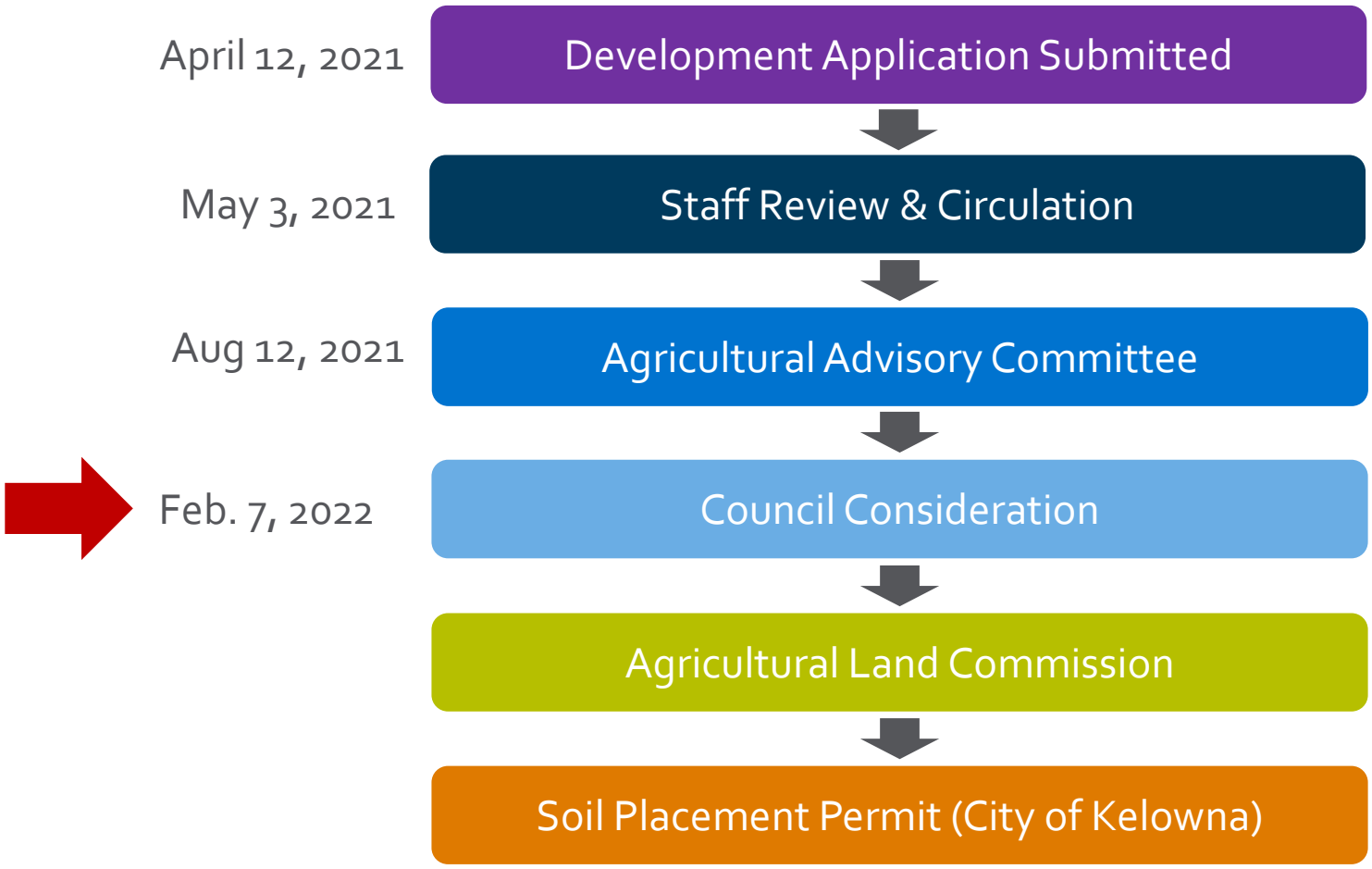
A21-0005
841 Curtis Rd

ALC Non-Farm Use to Place Fill on the Property

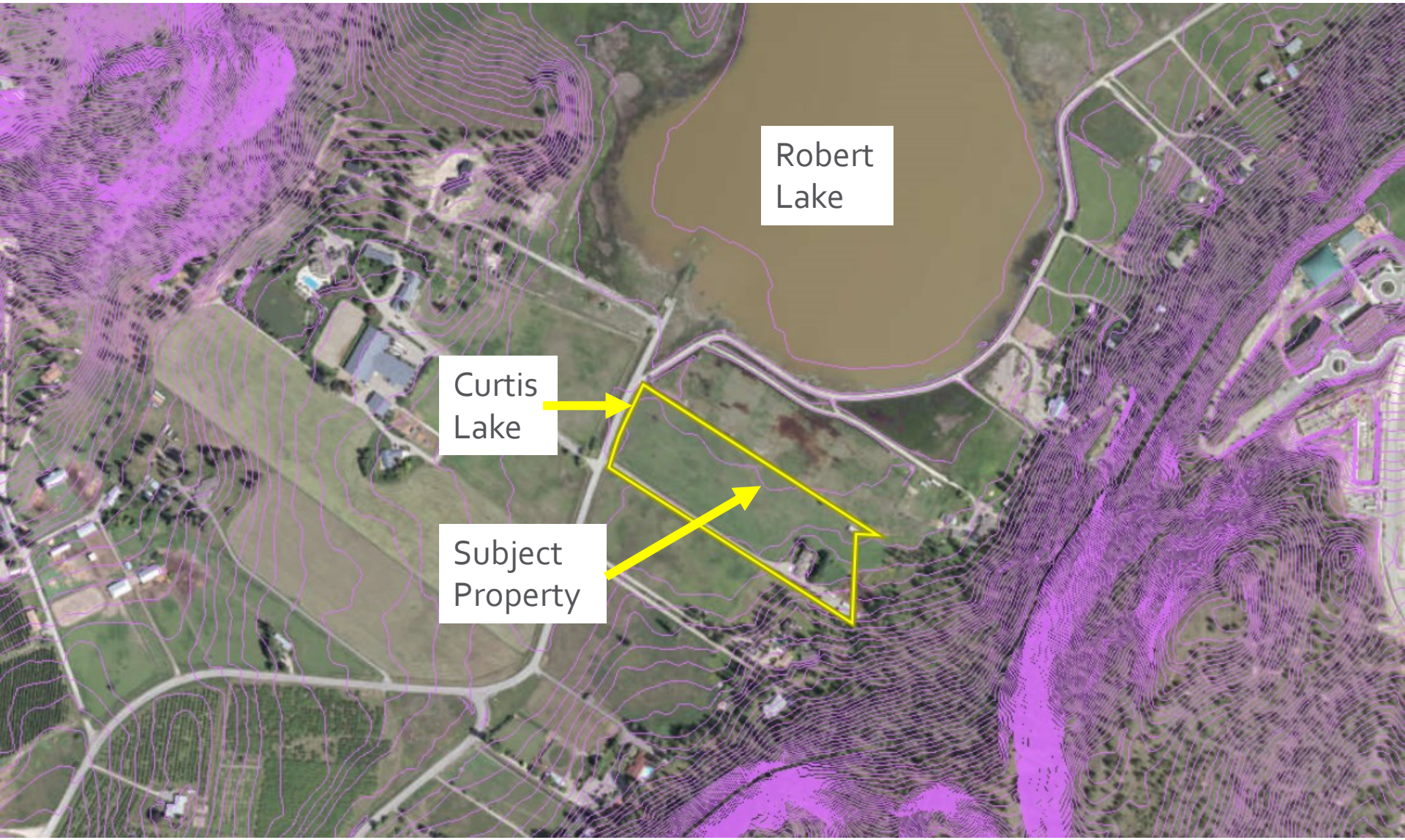
Proposal

- To consider an application to the ALC for a Non-farm Use application to allow 2,000 cubic meters of fill to enhance agriculture.

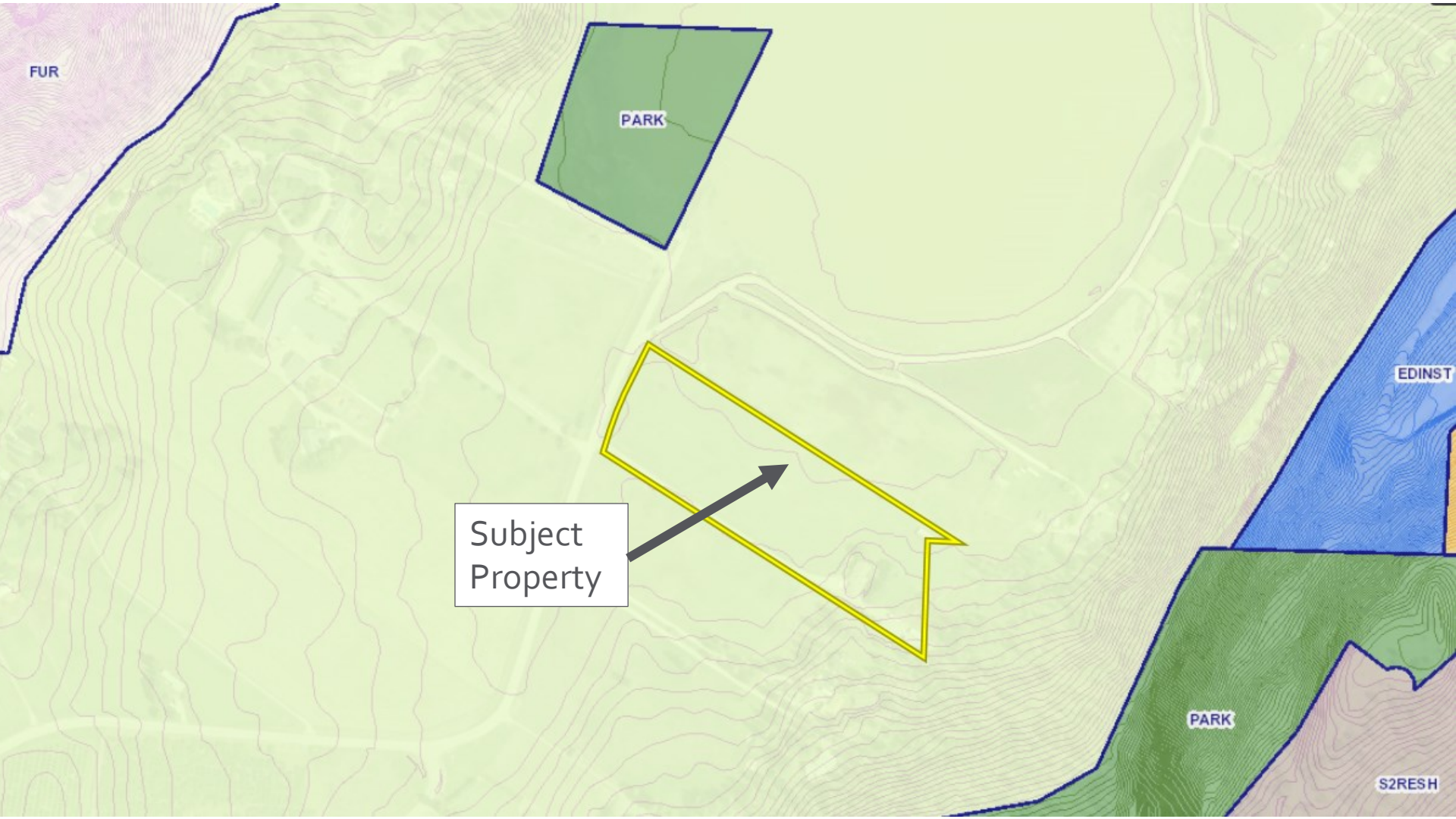
Development Process



Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve

Subject Property Map

Site Plan


54.33 m
29.21 m
Area: 4,876.54 m²
Perimeter: 533.82 m
28.62 m
63.47 m
34.44 m
Volume (approx.) 2000 m3 Total

Site Photo – Looking North East

Background

- Purchased property in 1984
- Use of land for pasture
- Issues with high mineral salts (potassium, magnesium, sodium and sulfate)

- Application part of ongoing enforcement and compliance
- Fill has been placed since October 2017

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 Agricultural Advisory Committee recommend to Council that Application No. 21-0005 for non-farm use to place up to 2,000 cubic meters of fill on the subject property, be supported.

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

Conclusion of Staff Remarks