



City of
Kelowna

A23-0002

840 Curtis Road

Application to the ALC for a Soil or Fill Use Application

Proposal

- ▶ To support a Soil or Fill Use application to be forwarded to the ALC for their consideration to allow placement of 21,135 cubic meters of soil to improve the agricultural capability of the land.

Development Process

Jan. 26, 2023

Development Application Submitted



Staff Review & Circulation



Mar. 20, 2023

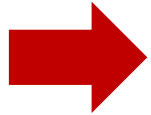
Council Consideration



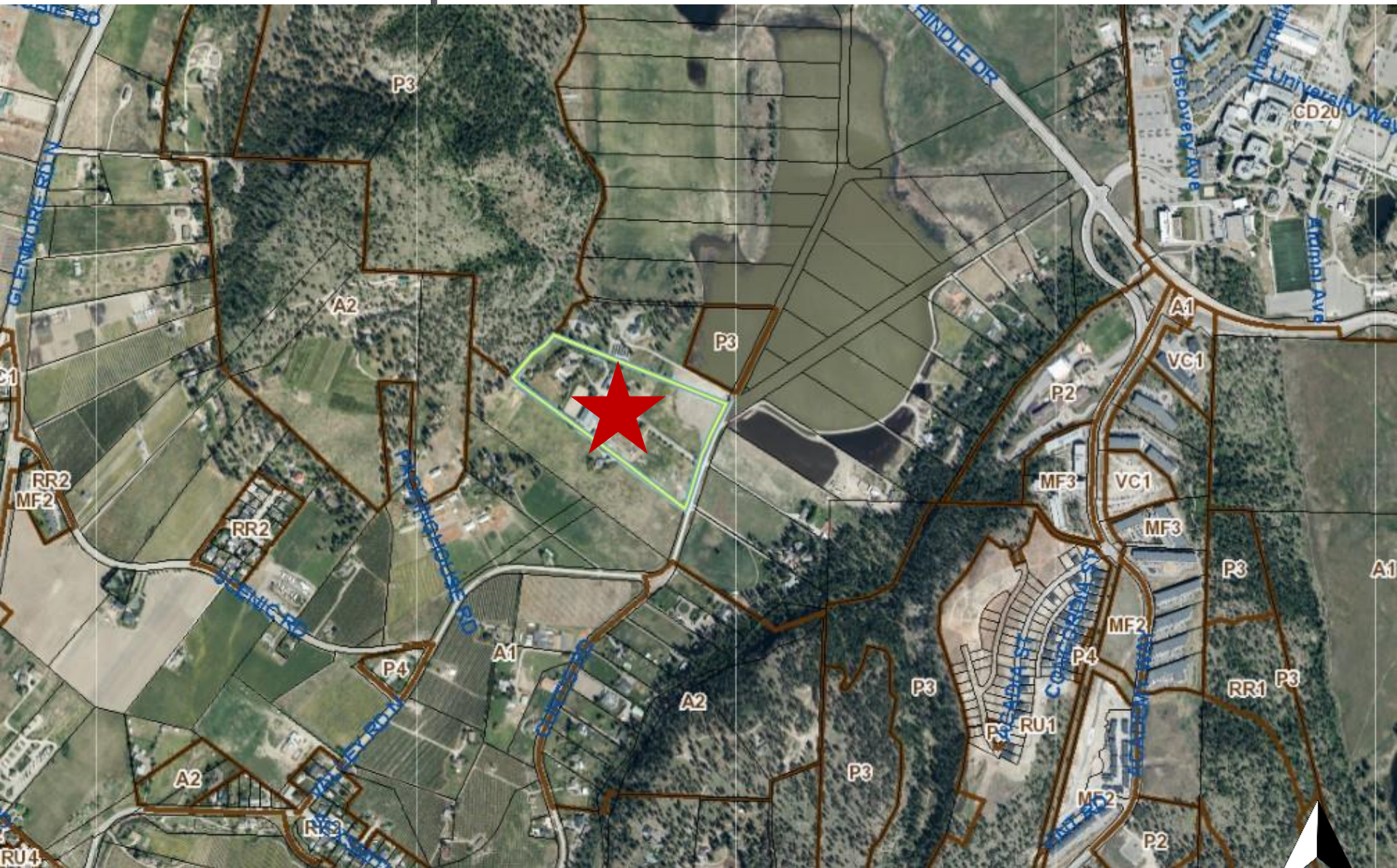
Agricultural Land Commission



Soil Placement Permit (City of Kelowna)

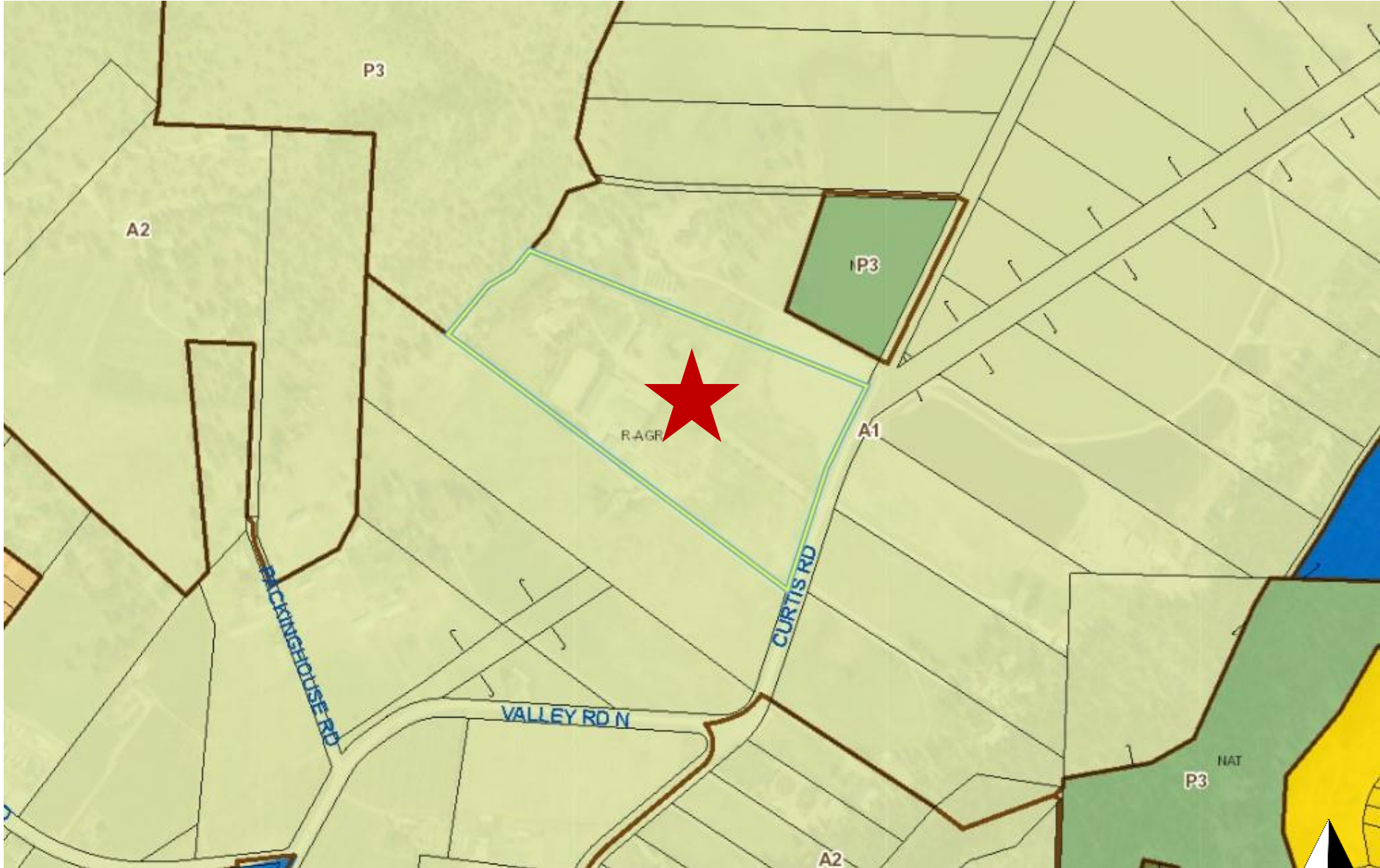


Context Map



City of Kelowna

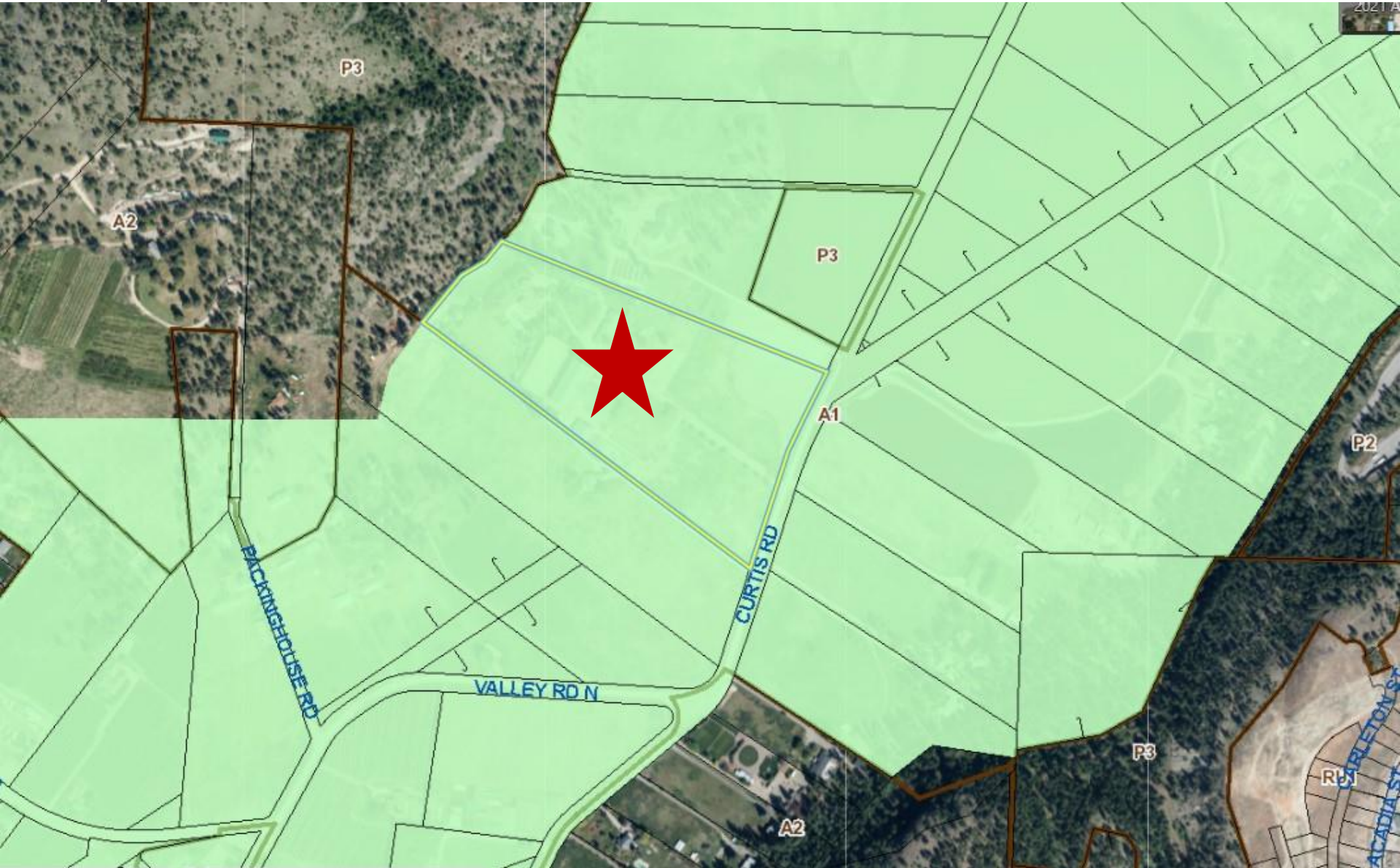
OCP Future Land Use / Zoning



City of Kelowna



Agricultural Land Reserve



City of Kelowna



Background

- ▶ A Stop Work Order was issued by the City of Kelowna and ALC for unauthorized fill placement.
- ▶ The applicant now seeks support from the City of Kelowna to forward their application to the ALC.

Project details

- ▶ Add 21,135 cubic metres of fill to raise the land above the high-water table and seasonal flooding.
- ▶ The purpose of the fill is to ensure a competent root zone for a vineyard and cherry orchard.
- ▶ Fill placement to be guided via an Agrologist's prescription.
- ▶ Fill placement to be guided by a Drainage/Water Management Plan to avoid negative impacts to neighbouring properties.

Aerial View – 2021



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.

Staff Recommendation

Staff recommend **support** to forward the proposed fill application to the ALC for their consideration.

- ▶ 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 Drainage/Water Management Plan.
- ▶ The plan aligns with OCP objectives.