



City of
Kelowna

A23-0001

2458 Joe Riche 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 34,680 cubic meters of fill resulting from the BMID water treatment facility at Mission Creek.

Development Process

Jan. 16, 2023

Development Application Submitted



Staff Review & Circulation



Apr 3, 2023

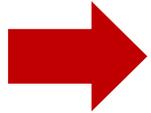
Council Consideration



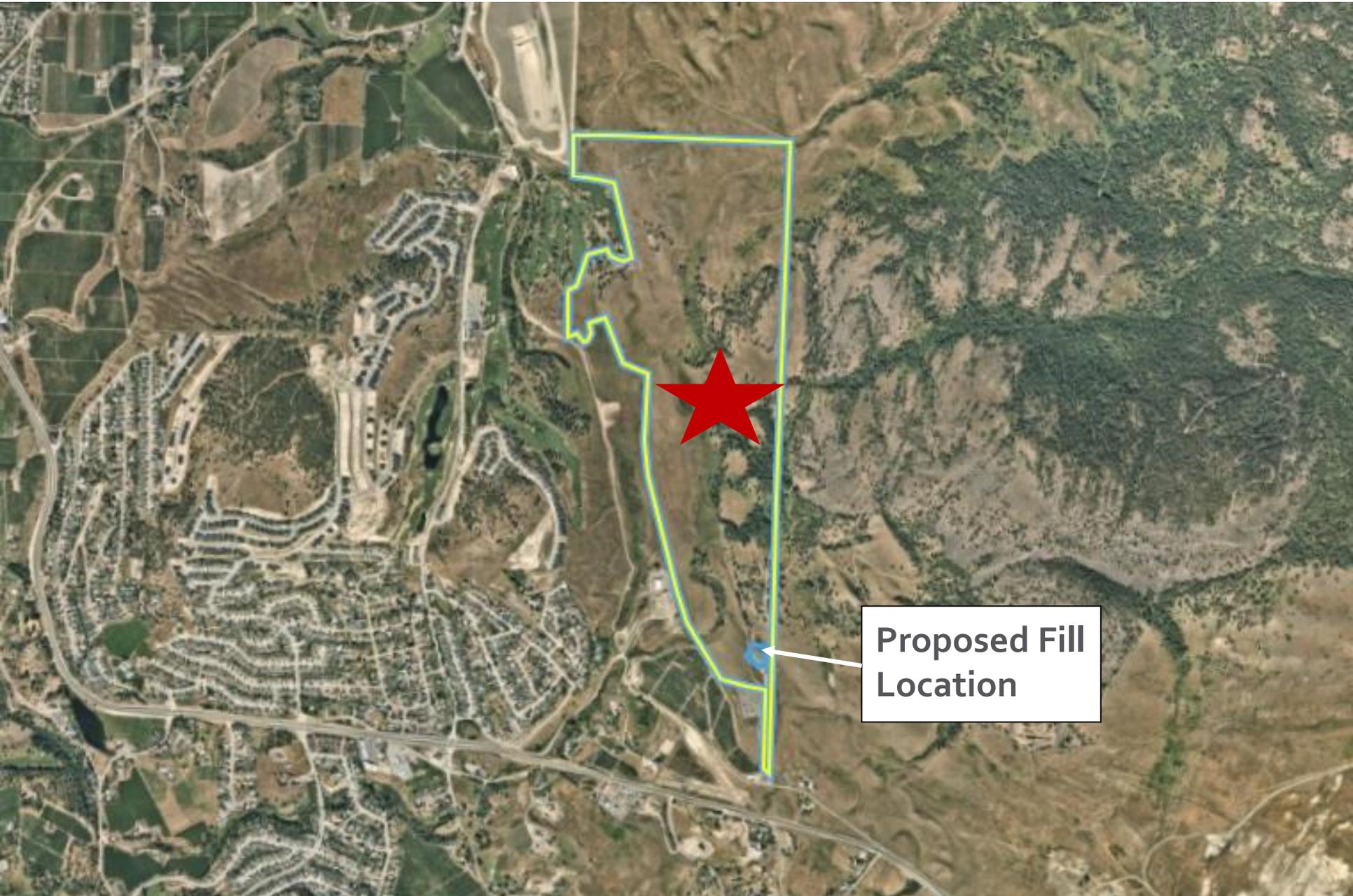
Agricultural Land Commission



Soil Placement Permit (City of Kelowna)

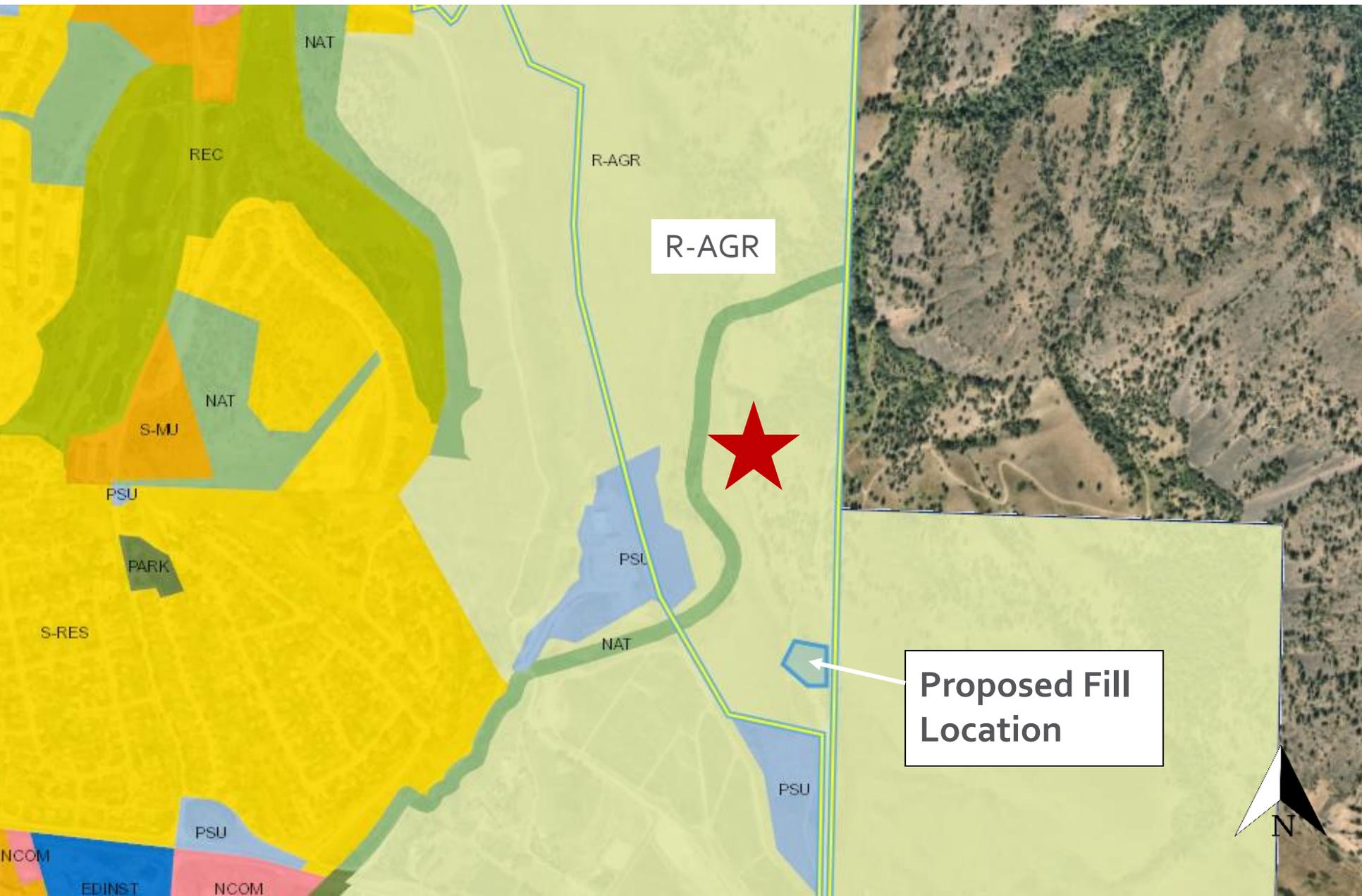


Context Map

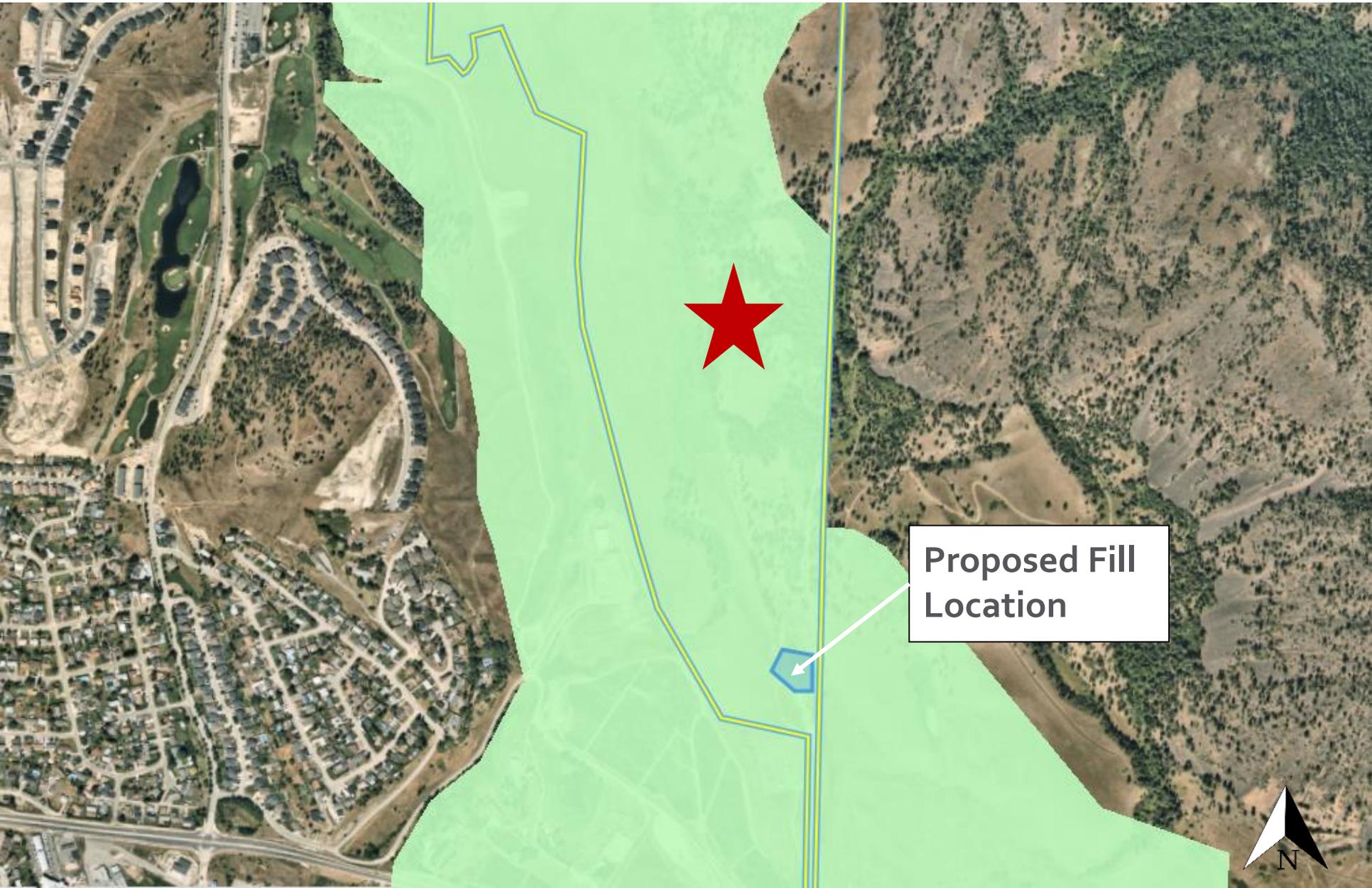


**Proposed Fill
Location**

OCP Future Land Use / Zoning



Agricultural Land Reserve



**Proposed Fill
Location**



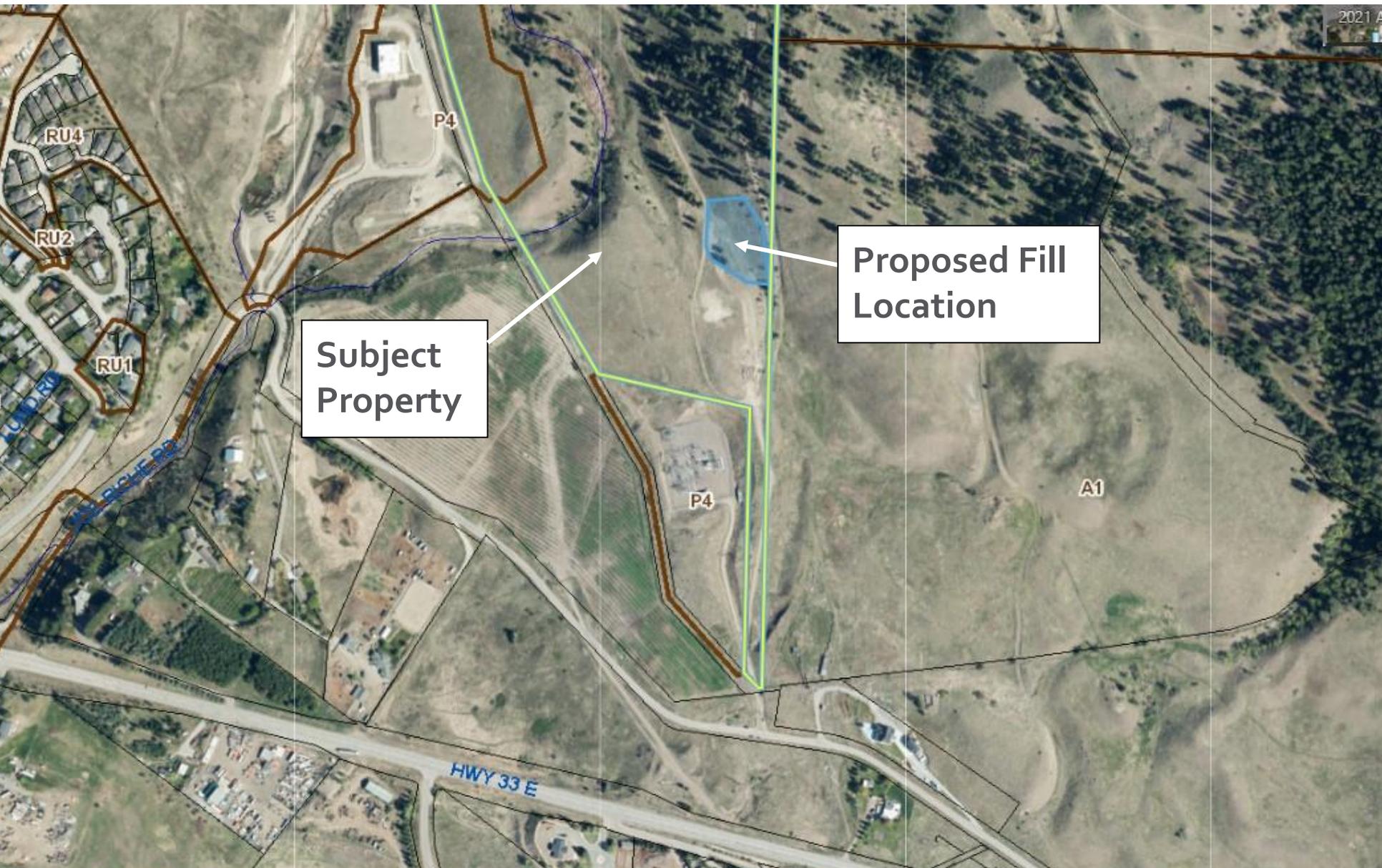
Background

- ▶ BMID seeks a long-term solution for placement of sediment material derived from the Mission Creek water treatment facility.
- ▶ The sediment storage area at the Mission Creek water treatment facility is at capacity, so BMID wants to use the subject property as the new storage location.
- ▶ The applicant now seeks support from the City of Kelowna to forward their application to the ALC.

Project details

- ▶ Up to 34,680 cubic meters of fill is proposed to be placed in a shallow depression on the subject property.
- ▶ It is expected take up to 10 years to fill the proposed site depression.
- ▶ The site is currently disturbed.
- ▶ Fill placement to be guided via an Agrologist's prescription to improve the agricultural capability of the site.
- ▶ The finished grade will be flatter to improve the farming capability of the site.

Aerial View – 2021



**Subject
Property**

**Proposed Fill
Location**

2021

HWY 33 E

RU4

RU2

RU1

P4

P4

A1

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.

Staff Recommendation

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

- ▶ Fill placement to be guided via an Agrologist's prescription.
- ▶ Environmentally sensitive areas are not impacted.
- ▶ There is no impact on City services.
- ▶ The plan aligns with OCP objectives.