



City of
Kelowna

A24-0010

1850 Brentwood Road

ALC Soil and Fill Use Application to Place Fill on the Property

Proposal

- ▶ The applicant is requesting retroactive approval from the ALC for a Soil and Fill Use application for placement of 35,000 cubic meters of topsoil fill to enhance soils for a cherry crop.

Development Process

July 18, 2024

Development Application Submitted



August 5, 2024

Staff Review & Circulation



Dec. 12, 2024

Agricultural Advisory Committee



Council Consideration



Agricultural Land Commission



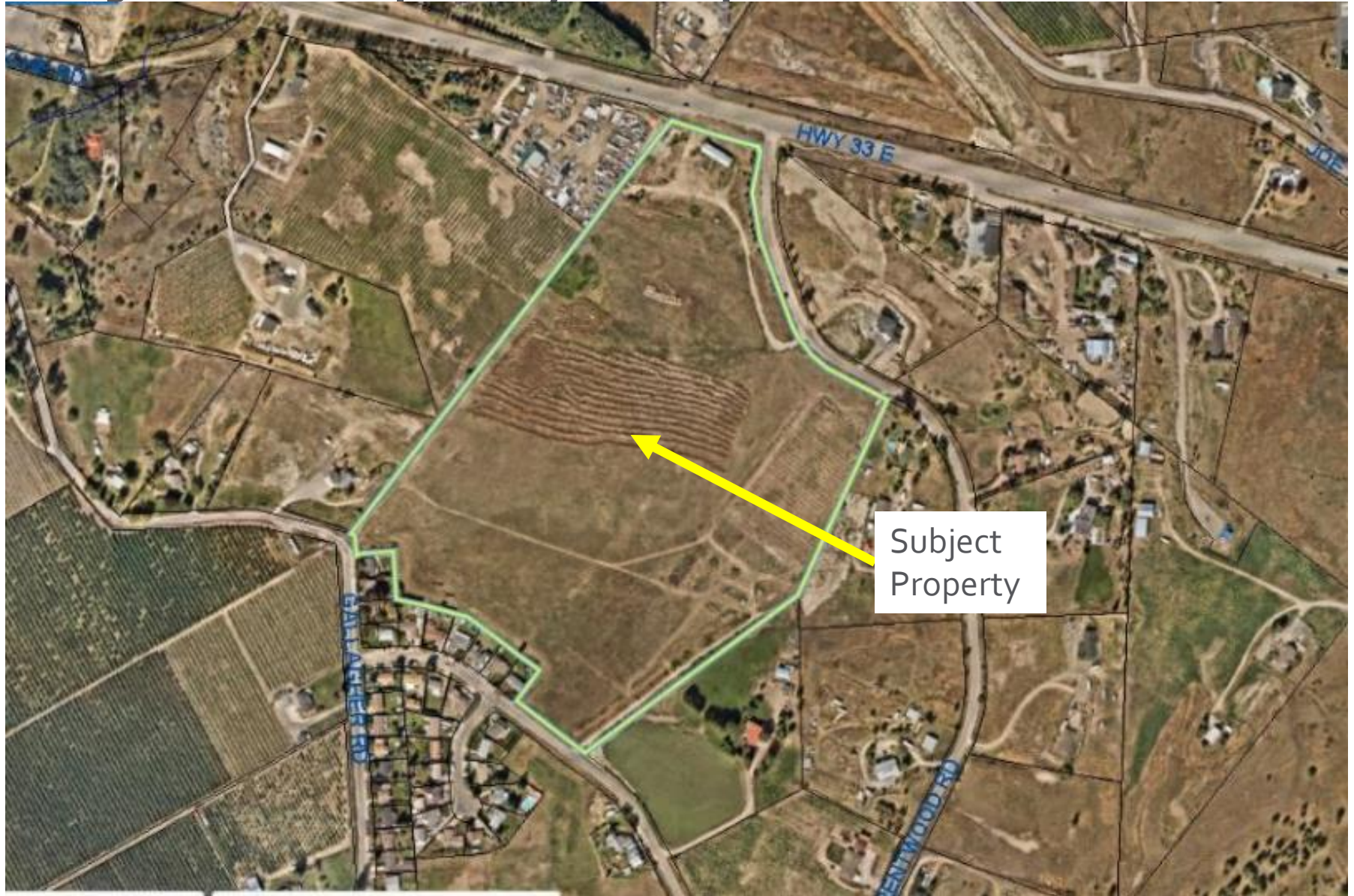
Soil Placement Permit (City of Kelowna)

Context Map



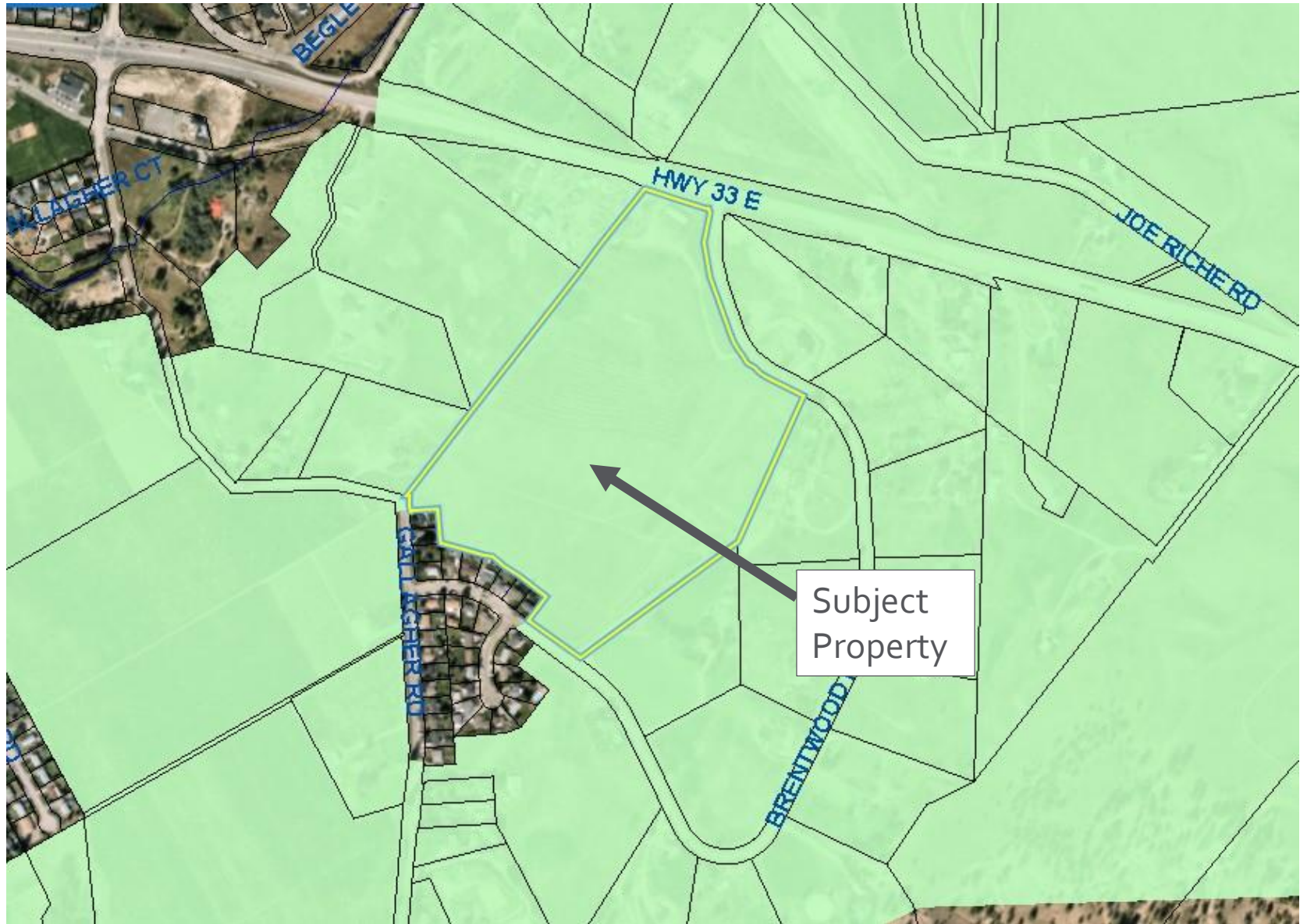
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Subject Property Map



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Agricultural Land Reserve



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Background

- ▶ Between the spring and summer of 2023, 13,000 m³ of topsoil was imported to the subject property without ALC authorization.
- ▶ ALC Enforcement required the owners to apply for an ALC Soil and Fill Use permit or remove the unauthorized fill.
- ▶ The owners of the property are trying to enhance the soils in order to grow cherries.
- ▶ The owners want to expand their cherry production land holdings to include the subject property.
- ▶ The owners currently farm 5 ha of cherries across the street from the subject property.

Agricultural Land and Soil Capability (Agrologist Report)

- ▶ The soils beneath the unauthorized fill are considered suitable for tree fruits.
- ▶ The imported fill will not change the agricultural capability class of the affected soils.
- ▶ The imported fill material would increase the thickness of the organic matter rich topsoil in the affected area.
- ▶ Spreading the imported fill would not be detrimental to the future productivity of the site.

Project/technical details

- ▶ The subject property size is 17.1 ha.
- ▶ 13,000 m³ of topsoil was imported to the subject property in 2023 without ALC Authorization.
- ▶ The unauthorized fill covers 2.4 ha of the parcel.
- ▶ The owners want to bring in an additional 22,000 m³ of topsoil to enhance the existing soils to plant a cherry crop.
- ▶ The topsoil would help rehabilitate a portion of the property impacted from historical gravel mining.
- ▶ The only crop currently on the property is 0.8 ha of cherries (test crop).

Site Plan – Unauthorized Fill Area



City of Kelowna

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.

AAC Recommendation

- ▶ Request that AAC provide a recommendation for Council of either support or non-support.
- ▶ Following the meeting the application will be forwarded to Council



Conclusion of Staff Remarks