



City of
Kelowna

A24-0010

1850 Brentwood Road

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

Proposal

- ▶ To support an application to the Agricultural Land Commission to allow a Soil and Fill Use application for placement of 35,000 cubic meters of topsoil to facilitate planting of a sweet cherry crop.

Development Process

July 18, 2024

Development Application Submitted



August 5, 2024

Staff Review & Circulation



Dec. 12, 2024

Agricultural Advisory Committee



Jan. 27, 2025

Council Consideration

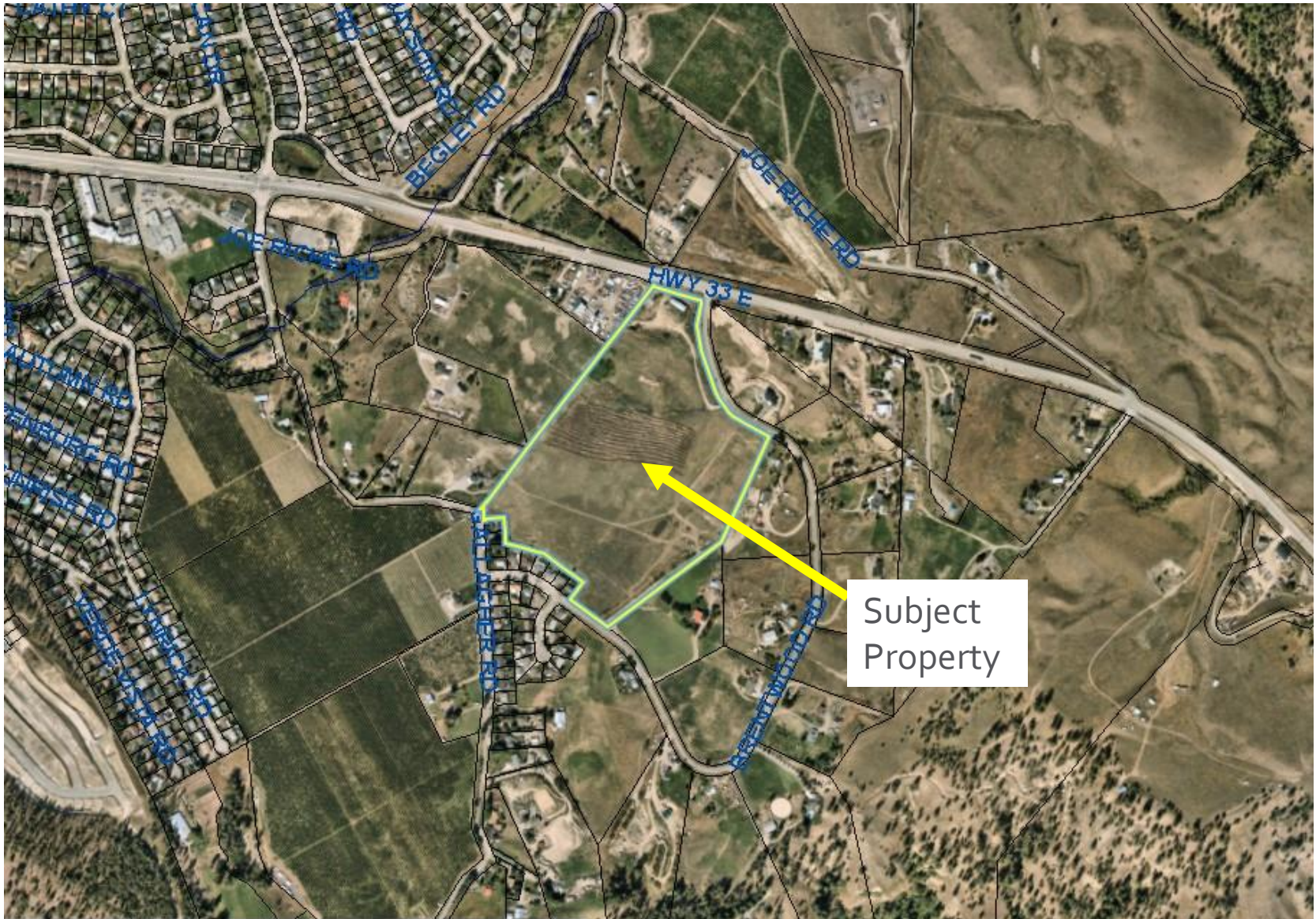


Agricultural Land Commission



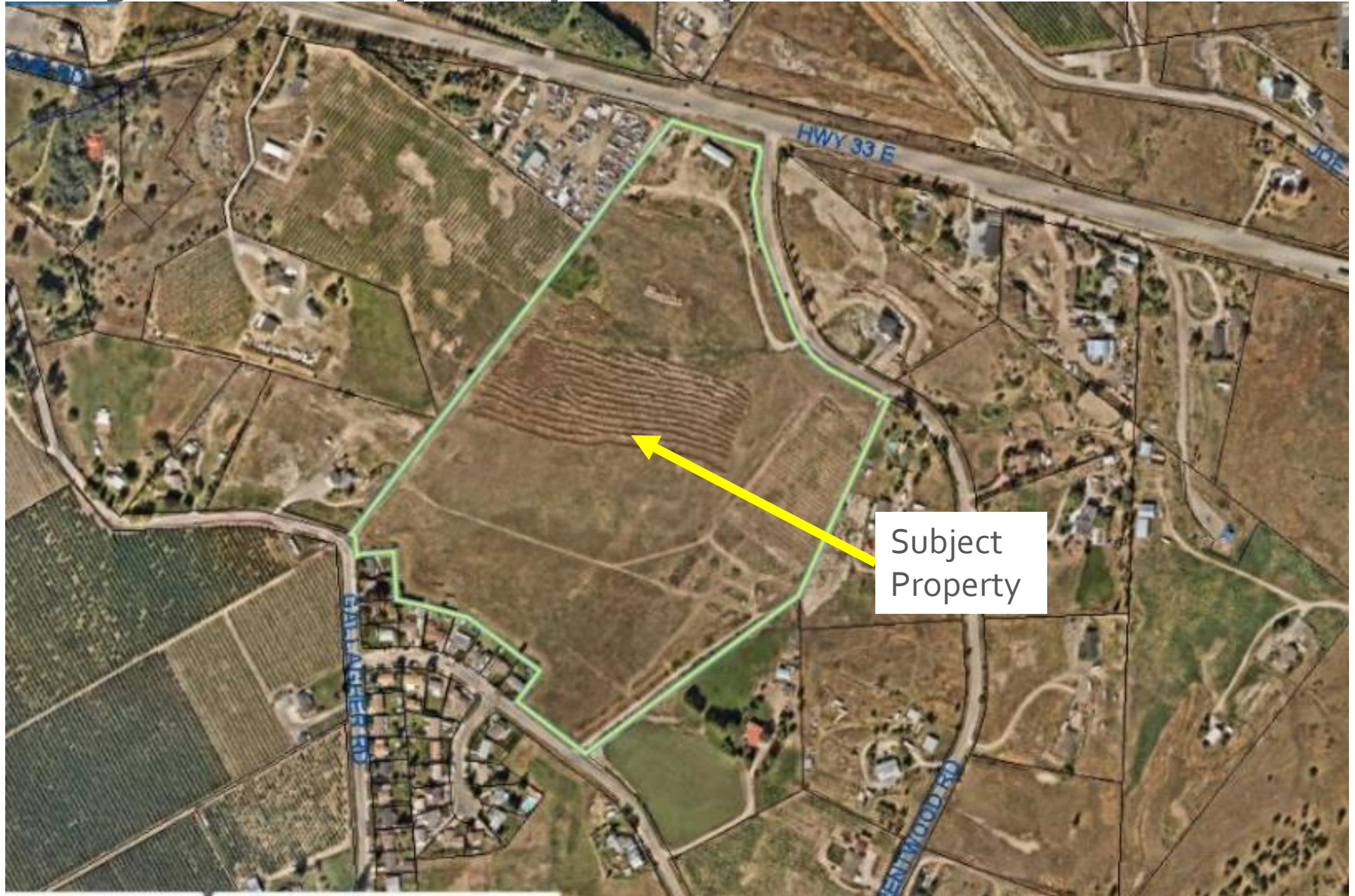
Soil Placement Permit (City of Kelowna)

Context Map



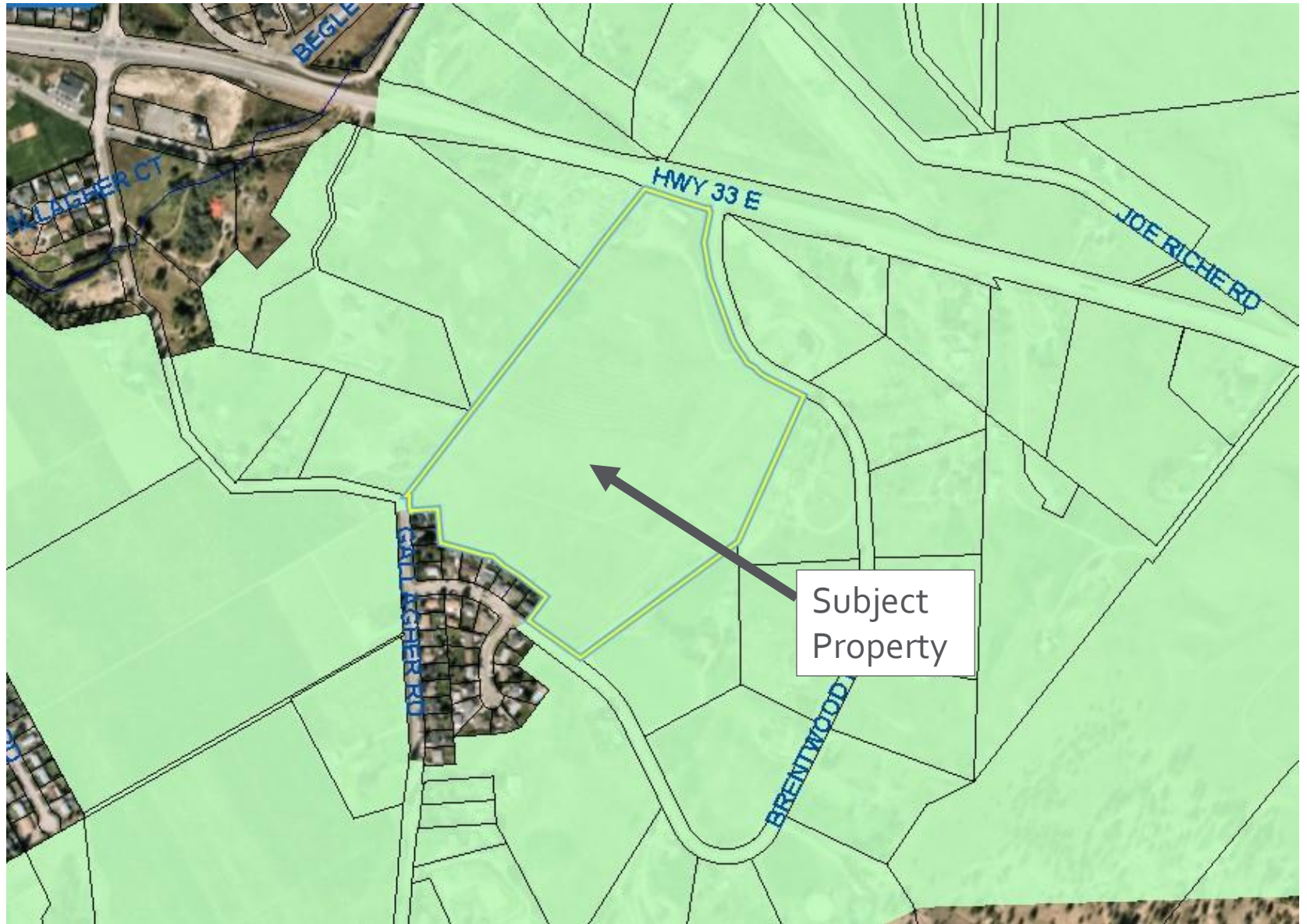
City of Kelowna

Subject Property Map



City of Kelowna

Agricultural Land Reserve



City of Kelowna

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.

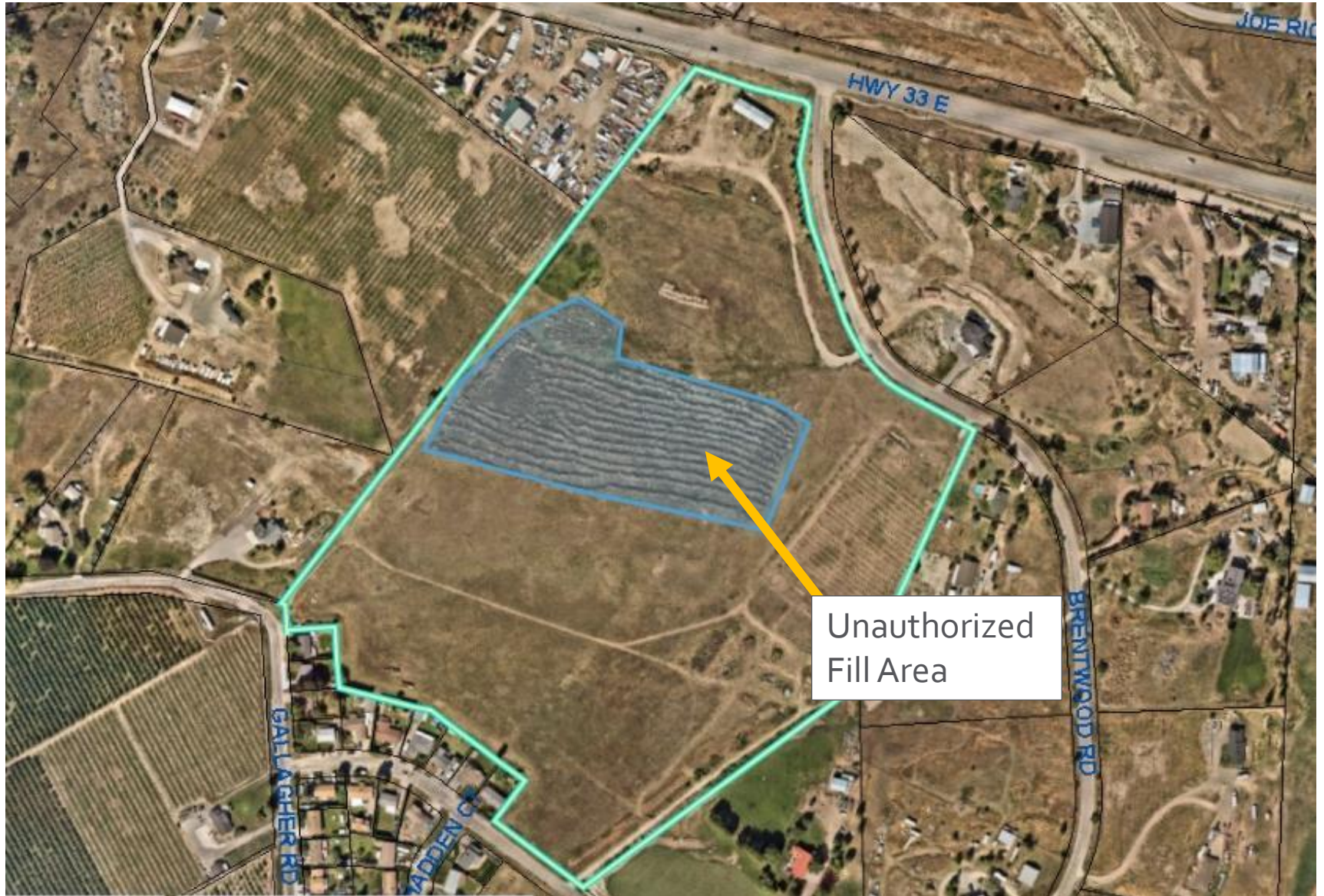
Agricultural Land and Soil Capability (Agrologist Report)

- ▶ 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

- ▶ THAT the committee recommend that Council support the application to the Agricultural Land Commission (ALC) to allow a Soil and Fill Use application for placement of 35,000 cubic meters of topsoil to facilitate planting of a sweet cherry crop.

Staff Recommendation

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

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



Conclusion of Staff Remarks