



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 65118

**Application Status:** Under LG Review

**Applicant:** Civil-X Contracting Inc.

**Agent:** OKGN EHS Services Ltd.

**Local Government:** Central Okanagan Regional District

**Local Government Date of Receipt:** 04/08/2022

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm use (Removal of Soil & Placement of Fill)

**Proposal:** Removal of 50 000m<sup>3</sup> of gravels and import/placement of 50 000m<sup>3</sup> topsoil materials.

## Agent Information

**Agent:** OKGN EHS Services Ltd.

**Mailing Address:**

11110 Deldor Road

Lake Country, BC

V4V 1V8

Canada

**Primary Phone:** (250) 864-5831

**Email:** shannen@okanaganehs.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 001-766-686

**Legal Description:** THAT PART OF LOT 1 DISTRICT LOT 911 OSOYOOS DIVISION YALE DISTRICT PLAN 1290 SHOWN ON PLAN B4244 EXCEPT PLAN KAP52560

**Parcel Area:** 8.3 ha

**Civic Address:** 4995 Trepanier Road, Peachland BC V0H1X2

**Date of Purchase:** 05/28/2019

**Farm Classification:** Yes

#### Owners

1. **Name:** Civil-X Contracting Inc.

**Address:**

4238 Rhinestone Road

West Kelowna, AB

v4t 2w1

Canada

**Phone:** (250) 870-4470

**Email:** civil.x.contractors@gmail.com

## **Current Use of Parcels Under Application**

### **1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*0.88 ha grazing, 0.67 ha non-farm use area, 6.56 ha to be used for vineyard, 0.72 ha residential*

### **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*current application being made to improve agricultural land capability by removing gravels and adding topsoil for farm use*

### **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*0.67 ha being used for commercial business.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Farming

### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Farming

### **South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Farming

### **West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Farming

## **Proposal**

### **1. Have you submitted a Notice of Work to the Ministry of Energy and Mines?**

*Yes*

**Notice of Work Tracking/Reference Number**

*N/A*

### **2. Are you submitting this application as a follow-up to a Notice of Intent (NOI)?**

*No*

### **3. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.**

*Removal of 50 000m<sup>3</sup> of gravels and import/placement of 50 000m<sup>3</sup> topsoil materials.*

### **4. Removal of Material Proposal Dimensions**

**Total material removal area (0.01 ha is 100 m<sup>2</sup>)** *0.07 ha*

**Maximum depth of material to be removed** *1 m*

**Applicant:** Civil-X Contracting Inc.

**Volume of material to be removed**  $50000\text{ m}^3$

**Estimated duration of the project** *6 Months*

**5. Describe the type of material proposed to be removed.**

*gravel, rocks*

**6. Placement of Fill Proposal Dimensions**

**Total fill placement area (0.01 ha is  $100\text{ m}^2$ )** *0.07 ha*

**Maximum depth of material to be placed as fill** *1 m*

**Volume of material to be placed as fill**  $50000\text{ m}^3$

**Estimated duration of the project** *3 Months*

**7. Describe the type of fill proposed to be placed.**

*clean topsoil*

**8. Briefly describe the origin and quality of fill. Has the fill been assessed by a qualified professional to verify its agricultural suitability? If yes, please attach the assessment report in the "Upload Attachments" section.**

*The origin of the fill is from the Gorman Brothers lumber mill. It has been tested and assessed to verify its agricultural suitability.*

**9. Has a Professional Agrologist reviewed the project and provided a written report? If yes, please attach the Professional Agrologist report in the "Upload Attachments" section.**

*Yes*

**10. What alternative measures have you considered or attempted before proposing to remove material and place fill?**

*the proposal includes leveling the site and introducing clean topsoil that can make the land farmable. currently, the area where gravel is proposed to be removed is non-usable farmland. Once the topsoil is placed planting of vines/orchard is proposed.*

**11. Describe any processing to take place on the parcel(s) and the type of equipment to be used for the removal of material and placement of fill.**

*excavator and dump trucks*

**12. What steps will be taken to reduce potential negative impacts on surrounding agricultural lands?**

*equipment will access area on existing roadway/driveways and not permitted to pass through other farm areas*

**13. Describe all proposed reclamation measures. If a reclamation plan from a qualified professional is available, please summarize the reclamation and attach the full plan in the "Upload Attachments" section.**

*no reclamation is proposed or foreseen as required at this time.*

## **Applicant Attachments**

- Agent Agreement-OKGN EHS Services Ltd.
- Proposal Sketch-65118
- Agrologists Report-65118
- Site Plan / Cross Section-65118
- Certificate of Title-001-766-686

**Applicant:** Civil-X Contracting Inc.

## **ALC Attachments**

None.

## **Decisions**

None.