



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66504

Application Status: Under LG Review

Applicant: H BAHNIWAL HOLDINGS LTD, INC.NO. BC1360023

Agent: Ecoscape Environmental Consultants Ltd

Local Government: Central Okanagan Regional District

Local Government Date of Receipt: 09/19/2022

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

Proposal Type: Non-Farm Use (Placement of Fill)

Proposal: Please note that the Corporate Summary for H Bahniwal Holdings Ltd has been downloaded from the BC Online website and attached to the NOI application as 65935 Corporate Summary.pdf"

The purpose of the fill placement is to remediate previous disturbance to the property and restore the original grade in order to cultivate sweet cherries. There is evidence of historic extraction (clearing and stripping) that can be seen in the ortho imagery. The landowner acquired the property in May 2022.

Personal communication with the previous landowner indicated that the property used to be an old gravel/borrow pit with some livestock. Currently the property is not being used for agriculture. The landowner intends to fill and grade the property and plant 1 - 3 varieties of sweet cherries. Approximately 8 acres will be planted with high density 14x 8 spacing to maximize land usage. Krazy Cherry Fruit Co. will manage all aspects of the orchard operation - growing, harvesting and selling the fruit independently. Cherry trees will be sourced from Krazy Cherry Fruit Co.'s own cherry nursery, with planting planned to commence in spring 2023 once the property is filled and restored to the original grade before disturbance. Following planting, 8-ft deer fencing will be installed along the property boundaries. Irrigation will be drawn from the Glenmore Ellison Irrigation District (GEID) water source which is already supplied to the property. An Irrigation System Plan will be prepared by Victor and Growers Supply in Kelowna.

Agent Information

Agent : Ecoscape Environmental Consultants Ltd

Mailing Address :

102 - 450 Neave Crt

KELOWNA, BC

V1V 2M2

Canada

Primary Phone : (250) 491-7337

Email : tloewen@ecoscapeltd.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Applicant: H BAHNIWAL HOLDINGS LTD, INC.NO. BC1360023

Parcel Identifier : 012-301-965

Legal Description : Lot 54, Plan KAP475, District Lot 1, Osoyoos Div of Yale Land District, Except Plan H13691

Parcel Area : 5.04 ha

Civic Address : 5760 Anderson Road, Kelowna, BC

Date of Purchase : 05/30/2022

Farm Classification : No

Owners

1. **Name :** H BAHNIWAL HOLDINGS LTD, INC.NO. BC1360023

Address :

2295 K.L.O. RD

KELOWNA, BC

V1W 2X5

Canada

Phone : (250) 689-1095

Email : harman@krazycherry.com

Current Use of Parcels Under Application

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

No agriculture currently takes place

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

No agricultural improvements have been made

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

There is an existing single family home and outbuildings (sheds, etc)

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : Agriculture/Rural Residential

East

Land Use Type: Agricultural/Farm

Specify Activity : Agriculture/Rural Residential

South

Land Use Type: Agricultural/Farm

Specify Activity : Agriculture/Rural Residential

West

Land Use Type: Agricultural/Farm

Applicant: H BAHNIWAL HOLDINGS LTD, INC.NO. BC1360023

Specify Activity : Agriculture/Rural Residential

Proposal

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

Yes

Notice of Intent (NOI) ID

65935

2. What is the purpose of the proposal? Describe any benefits to agriculture that the proposal provides.

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3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *3.4 ha*

Maximum depth of material to be placed as fill *10 m*

Volume of material to be placed as fill *140100 m³*

Estimated duration of the project. *1 Years*

4. 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

5. What alternative measures have you attempted before proposing to place fill?

No alternative measures have been attempted.

6. Describe the type of fill proposed to be placed.

Fill will be of agricultural quality in accordance with the ALC and all relevant legislation. All fill sources will be sampled and analyzed by an ISO/IEC17025:2017 accredited lab according to the BC Contaminated Sites Regulation (CSR) standards for agriculture and the ALC Bylaw No.2 and evaluated by a Qualified Professional in Agrology (P.Ag.) to ensure fill meets the CSR and ALC standards prior to fill placement. Approved Phase I or Phase II ESA studies conducted recently by a qualified professional will also be acceptable in addition to a soil inspection by a P.Ag.

7. 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 has yet to be determined because if identified now, by the time the permit has been received that source will be gone. A source will be identified once permits have been approved. All fill sources will be sampled and analyzed by an ISO/IEC17025:2017 accredited lab according to the BC Contaminated Sites Regulation (CSR) standards for agriculture and the ALC Bylaw No.2 and evaluated by a Qualified Professional in Agrology (P.Ag.) to ensure fill meets the CSR and ALC standards prior to fill placement. Approved Phase I or Phase II ESA studies conducted recently by a qualified professional will also be acceptable in addition to a soil inspection by a P.Ag.

8. Describe the type of equipment to be used for the placement of fill. If applicable, describe any processing to take place on the parcel(s) and the equipment to be used.

Dump trucks, graders

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

Detailed best management practices and mitigation measures are listed in the Agrologist report in Section 8.0

10. 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.

Detailed remediation plans are listed in the Agrologist report in Section 8.0

Applicant Attachments

- Agent Agreement - Ecoscape Environmental Consultants Ltd
- Agrologists Report - 66504
- Professional Report - Soil Survey
- Proposal Sketch - 66504
- Site Plan / Cross Section - 66504
- Certificate of Title - 012-301-965

ALC Attachments

None.

Decisions

None.