



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66506

Application Status: Under LG Review

Applicant: DARRELL WALLACE STEEVES , SUSAN ARLENE STEEVES , PAUL WALLACE STEEVES , JERED MURRAY STEEVES , STERLING JOSEPH STEEVES , CAMILLE SUSANNE STEEVES

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: The purpose of the fill placement is to grade the sloped area along the northern border of the property in order to coordinate the drainage plan with fill placement on the adjacent property at 5760 Anderson Rd, and to ultimately cultivate sweet cherries. The subject property is 12.15 acres and is not currently being used for agriculture. The landowner proposes to cultivate approximately 3 acres and retain the existing structures such as the single-family home and carriage house on the property. Fill placement is planned to commence as soon as possible upon the receipt of the appropriate permits and approvals, and is expected to complete by spring of 2023.

Site preparation for the planting 1 - 3 varieties of sweet cherries will commence following fill placement. Approximately 3 acres will be planted with high density 14x 8 spacing to maximize land usage. The land will be leased to Krazy Cherry Fruit Co. who 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 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). 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

Applicant: DARRELL WALLACE STEEVES , SUSAN ARLENE STEEVES , PAUL WALLACE STEEVES , JERED MURRAY STEEVES , STERLING JOSEPH STEEVES , CAMILLE SUSANNE STEEVES

1. **Ownership Type** : Fee Simple

Parcel Identifier : 011-947-411

Legal Description : Lot 55, Plan KAP475, District Lot 1, Osoyoos Div of Yale Land District

Parcel Area : 4.9 ha

Civic Address : 5630 Anderson Road, Kelowna, BC

Date of Purchase : 04/27/2007

Farm Classification : No

Owners

1. **Name** : DARRELL WALLACE STEEVES

Address :

5630 ANDERSON ROAD

Kelowna, BC

V1X 7V4

Canada

Phone : (250) 317-4888

Email : dsteeves435@gmail.com

2. **Name** : SUSAN ARLENE STEEVES

Address :

5630 ANDERSON ROAD

Kelowna, BC

V1X 7V4

Canada

Phone : (250) 317-4888

Email : dsteeves435@gmail.com

3. **Name** : PAUL WALLACE STEEVES

Address :

5630 ANDERSON ROAD

Kelowna, BC

V1X 7V4

Canada

Phone : (250) 317-4888

Email : dsteeves435@gmail.com

4. **Name** : JERED MURRAY STEEVES

Address :

5630 ANDERSON ROAD

Kelowna, BC

V1X 7V4

Canada

Phone : (250) 317-4888

Email : dsteeves435@gmail.com

5. **Name** : STERLING JOSEPH STEEVES

Address :

5630 ANDERSON ROAD

Kelowna, BC

V1X 7V4

Canada

Phone : (250) 317-4888

Email : dsteeves435@gmail.com

6. **Name** : CAMILLE SUSANNE STEEVES

Address :

5630 ANDERSON ROAD

Kelowna, BC

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V1X 7V4
Canada
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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 on the parcel.

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, as well as a carriage house on the property.

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

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

66023

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

The purpose of the fill placement is to grade the sloped area along the northern border of the

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property in order to coordinate the drainage plan with fill placement on the adjacent property at 5760 Anderson Rd, and to ultimately cultivate sweet cherries. The subject property is 12.15 acres and is not currently being used for agriculture. The landowner proposes to cultivate approximately 3 acres and retain the existing structures such as the single-family home and carriage house on the property. Fill placement is planned to commence as soon as possible upon the receipt of the appropriate permits and approvals, and is expected to complete by spring of 2023.

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3. Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) 1.27 ha

Maximum depth of material to be placed as fill 11 m

Volume of material to be placed as fill 61000 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?

None

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

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, as a fill source identified now will likely not be available by the time the permit is issued. 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.

Heavy equipment (13-yard dump trucks, graders)

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

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

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.

Reclamation measures are listed in Section 8.0 of the Agrologist report.

Applicant Attachments

- Agent Agreement - Ecoscape Environmental Consultants Ltd
- Professional Report - Soil Survey
- Agrologists Report - 66506
- Site Plan / Cross Section - 66506
- Proposal Sketch - 66506
- Certificate of Title - 011-947-411

ALC Attachments

None.

Decisions

None.