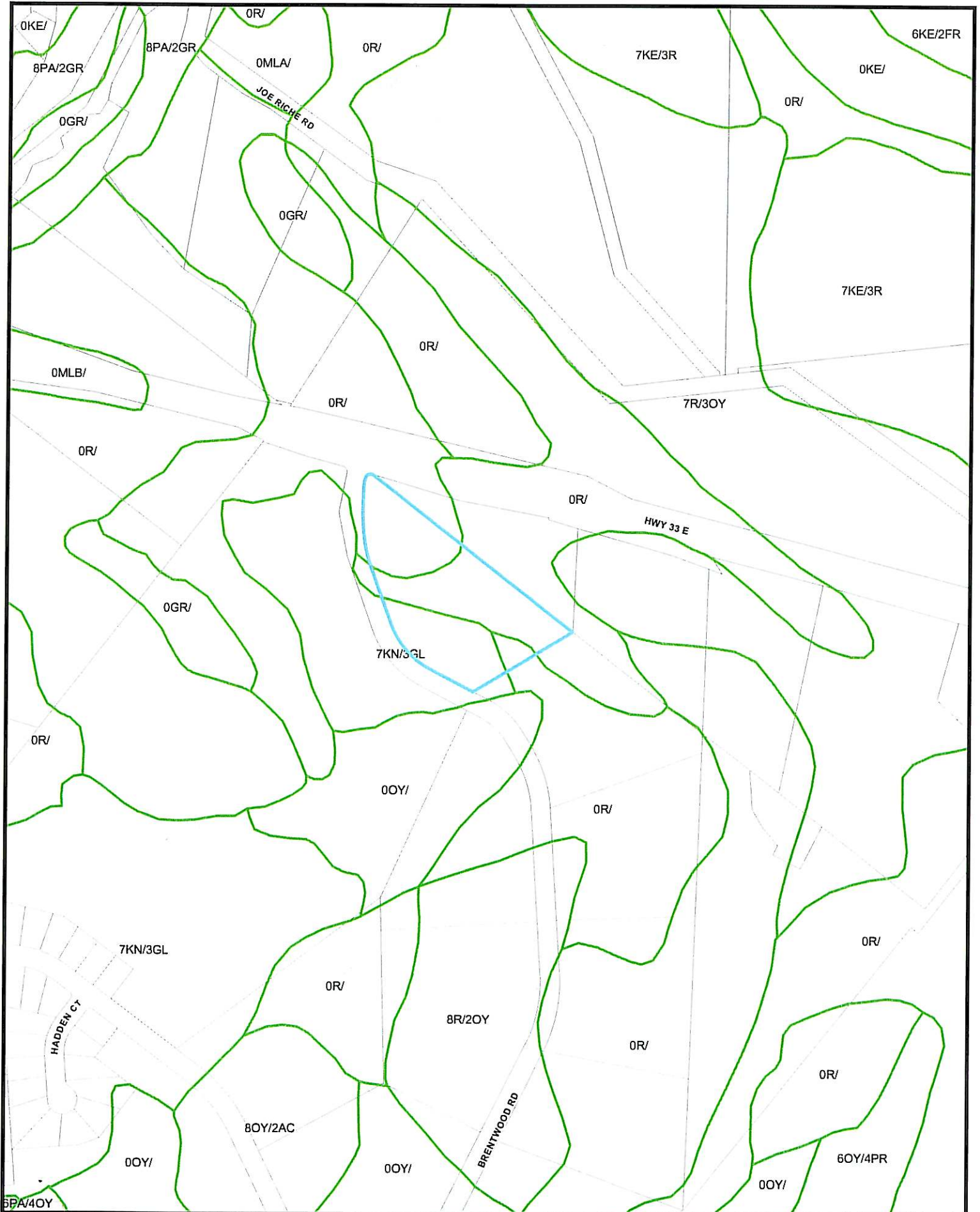


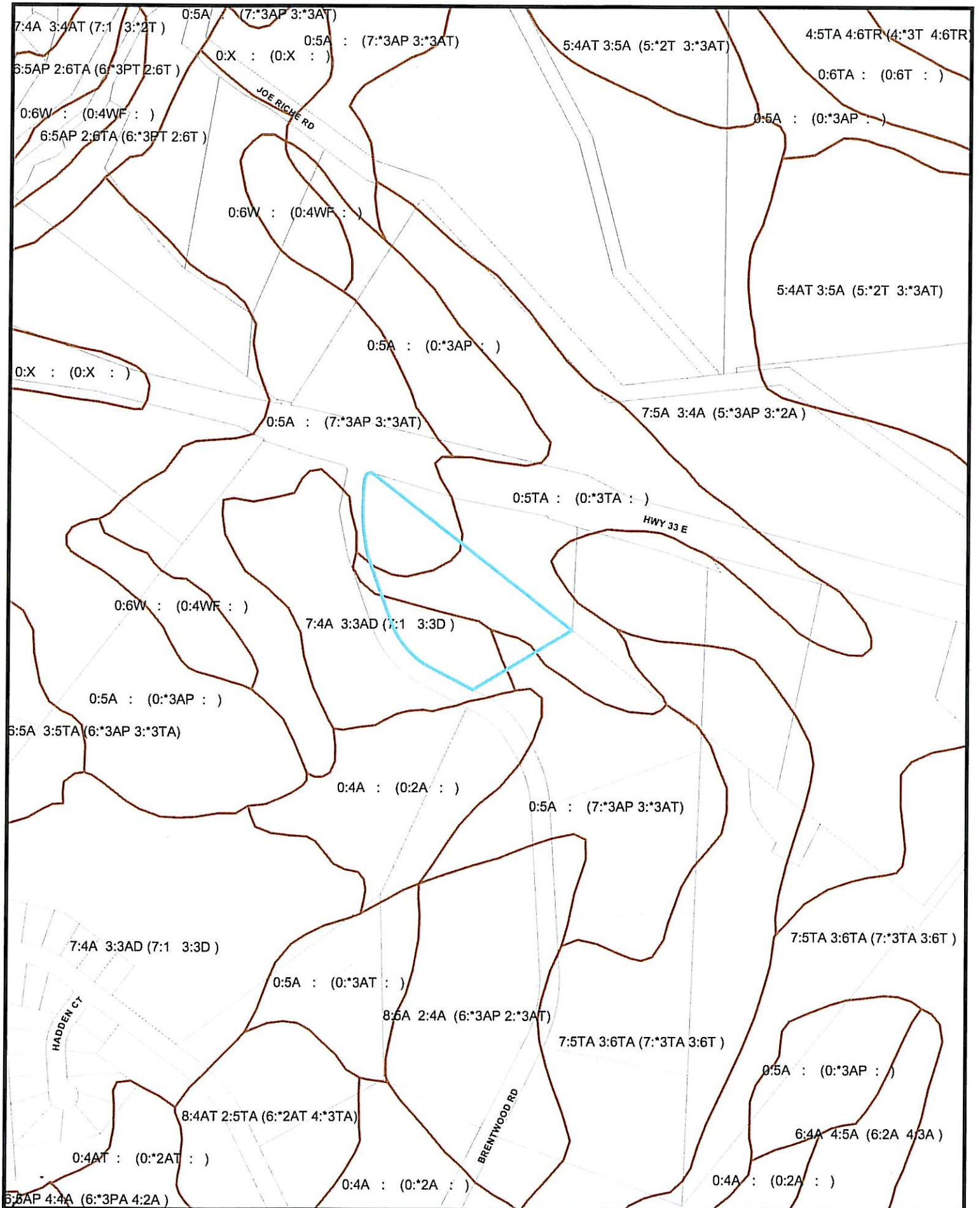
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

Land Capability = Brown/ Soil Class = Green



1:5,000

Land Capability = Brown/ Soil Class = Green



1:5,000



Project No.: 06092
File No.: 5-L-001

September 25, 2006

City Planning Department
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Mr. Nelson White

Dear Mr. White:

**Re: Placement of Fill Under the Agricultural Land Commission Act
1805 Brentwood Road, Kelowna, BC**

Further to our recent discussions regarding this matter, please accept this letter and attached documentation as a formal application to address the City's and ALC's concern regarding fill being placed on the above noted site.

Please note that a former application (Notice of Intent) was made direct to the ALC by Redline Bobcat Services Ltd back in February, 2006. The application was returned with a request to submit an "Application for a Non-farm Use To Place Fill or Remove Soil under the Act". The owner, Mr. David Drage and Redline Bobcat Services have now requested my assistance with submittal requirements.

Discussions with ALC staff Brandy Ridout and Martin Collins along with Trevor their Staff Agrologist have been undertaken to explain the situation and confirm their requirements. They have been informed that some fill did already occur on the site without receiving any approval from the City or ALC.

ALC staff have agreed that a letter of explanation would suffice. Such is contained herein, along with a report by consulting agrologist, Mr. Herb Luttmerding, and supporting documentation. Mr. Drage and Mr. Keast of Redline have agreed to meet the recommendations of the Agrologist with respect to reclamation and restoration of the land to allow for agricultural use.

I trust that all documentation is in order. Please note that most of the background information is already in the hands of the ALC/Brandy Ridout as a result of the former submission by Redline. Our hope is that review and approval of this application can be undertaken in a very timely fashion as filling is expected to be completed before the fall rains start and compaction of the soil is avoided. No further fill will be undertaken until approval is received.


City of Kelowna
September 25, 2006
Page 2

Thank you very much for your speedy attention to this matter. Please do not hesitate to call with any questions or for further information.

Yours very truly,

CTQ CONSULTANTS LTD.

Per:


Ed Grifone
Senior Consultant

EG:rm

Attachment

cc: Dean Keast, Redline Bobcat Services Ltd
David Drage, Land Owner



Project No.: 06092
File No.: 5-L-002

September 25, 2006

Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC V5G 4K6

Attention: Ms. Brandy Ridout

Dear Ms. Ridout:

Re: 1805 Brentwood Road, Kelowna BC

Further to our recent telephone conversation and documentation submitted to you earlier this year (Feb, 2006), please note that this letter and accompanying material will serve to provide information that you requested on Application to Place Fill under the ALC Act. Our hope is to provide you with background to the file and the site, respond to questions in the application form and highlight the fact that we have retained an agrologist to provide a report to make suggestions for reclamation. (Report is attached herewith) Since part of the fill was already started, we wish to provide full disclosure of our intent and means to restore to a condition suitable for agriculture.

1.0 BACKGROUND

The subject property is located at the corner of Brentwood Road and Hwy 33 East near the eastern boundary of Kelowna BC. It is a triangular shaped lot that contained a large, deep gulley extending from Hwy 33 southwards towards Brentwood Rd. Only a very small portion at the bottom end of the site is relatively flat. It should be noted that much of the entire area in the vicinity of the subject property has been subject to gravel extraction and mining permits for several years prior to this application. The subject property was also subject to aggregate removal well before 1972. This is supported by the agrologist's report and his on-site investigation. Furthermore, subsequent aggregate extraction activity has been undertaken across Brentwood Rd in recent years, and reclamation has still not been concluded. Former aggregate extraction is evident along that stretch of Hwy 33 both to the west and the east of the subject lands.

Agreement was reached between the land owner and Redline Bobcat Services to place proper fill in part of the gulley to give it some value as the existing landform could not support agriculture or any housing, as well as making access very difficult.

Material has been brought in from nearby development project sites (formerly agricultural lands) and an adjacent topsoil screening operation (Redline Bobcat Services). The fill material will be properly graded to allow for planting and avoid damage from storm water drainage. The lower flat aspect of the site will not be touched.

2.0 INFORMATION REQUESTED IN APPLICATION FORM

Adjacent Uses:

(Please see attached Figure 1)

North: Highway 33 East (Provincial Route Numbered Highway); Lot 2597 contains one house and irrigation equipment company storage, site was subject of a gravel extraction permit (1990)

South: Brentwood Road; Lots 1850 /2220&2335 across the road from site contain a large Logging Truck Storage and Repair operation with a temporary permit; Lot 1850 contains a major gravel extraction area that has not been reclaimed to date.

West: More of the Logging truck operation across Brentwood Road (Lots 1850 & 2220-2335); these lots have also been altered by former gravel extraction operations.
Across the highway there is a large tree farm operation (Part of Lot 2220-2335)

East: Topsoil Screening operation/storage area and one house on Lot 2725; Hobby farm on adjacent Lot 1935.

Fill and Reclamation:

The intent has been to fill the hole/gulley to allow for the site to be used for pasture or other agricultural purposes. Fill material to date has consisted of clean soil and small rocks/gravel from nearby development sites, and waste material from the nearby landscape and topsoil screening operations. The fill is being graded and sloped to gently merge with the lower/non-fill area and to allow for access off Brentwood Road. It is not known how this major hole was originally created, but the intent is to change this previous condition and restore to a condition suitable for agriculture.

Please see Report produced by Mr. Herb Luttmerding, P.Ag. The land owner and Redline Bobcat Services have agreed to continue filling and restoring site as per recommendations from the agrologist and approval from the Agricultural Land Commission.

Nearby Farm Activities:

All surrounding farm activities are hobby farms/horse breeding operations; minor grazing has occurred in the past across Hwy 33. Otherwise, much of the farm land has been altered as noted above. A tree farm does exist immediately adjacent to the urban neighbourhoods across Hwy 33.

Impact Regarding Fill of Hole/Gulley:

The filling of the site will not have any adverse impacts on nearby farming or agricultural uses. Air flow, access by farm machinery or storm drainage will not be impeded by the small volume of fill. Discussions with the City officials have already been undertaken with respect to drainage improvements that must be made along Brentwood Road.

3.0 REPORT BY PROFESSIONAL AGROLOGIST

The agent requested the site be visited by a professional agrologist and a report to be prepared for completing the fill operation to a condition suitable for agricultural uses. The report prepared by Herb Luttmerding, P.Ag. of Kelowna, BC is attached. Note that all landfilling has been stopped pending approval from the ALC and the City of Kelowna.

Redline Bobcat Services Ltd. has all necessary equipment to undertake the recommended works to fully restore this site. Our hope is that approval can be granted early this fall before the winter rains start in the Okanagan, avoiding hard compaction of the soils.

4.0 ADDITIONAL INFORMATION

Please feel free to contact Ed Grifone, MCIP at CTQ Consultants Ltd (Engineers, Planners and Designers) in Kelowna for details on this application.

(250) 979-1221 (W)

(250) 212-6763 (C)

(250) 979-1232 (F)

Please feel free to contact Dean Keast for details on the fill operation to date:

Dean Keast, Redline Bobcat Services Ltd
2725 Hwy 33 East
Kelowna, BC V1P 1H2

(250) 862-2035 (C)

(250) 765-1699 (W)

(250) 491-0098 (F)

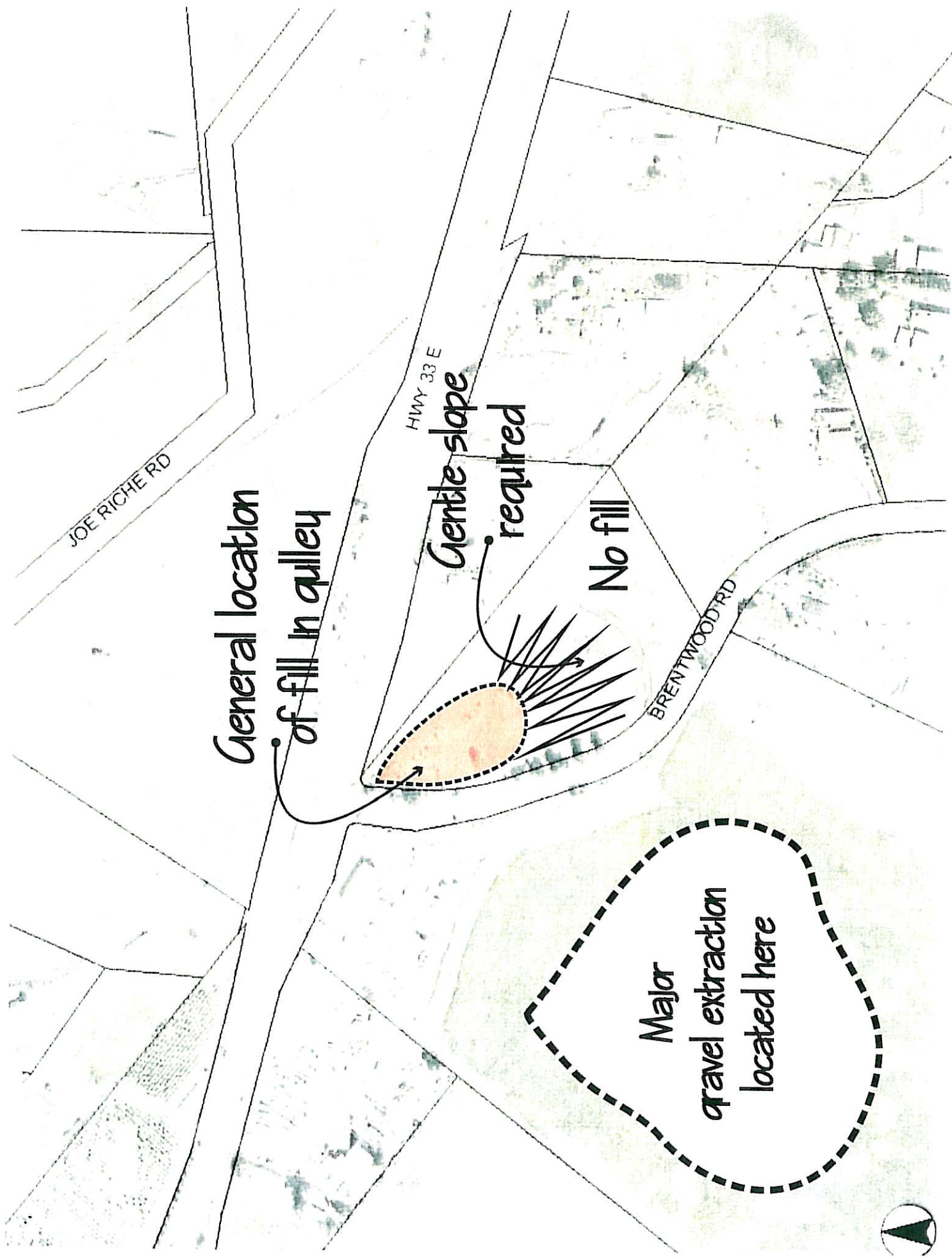
Yours very truly,

CTQ CONSULTANTS LTD.

Per:


Ed Grifone
Senior Consultant

EG:rm



JOE RICKE RD

HWY 33 E

BRENTWOOD RD

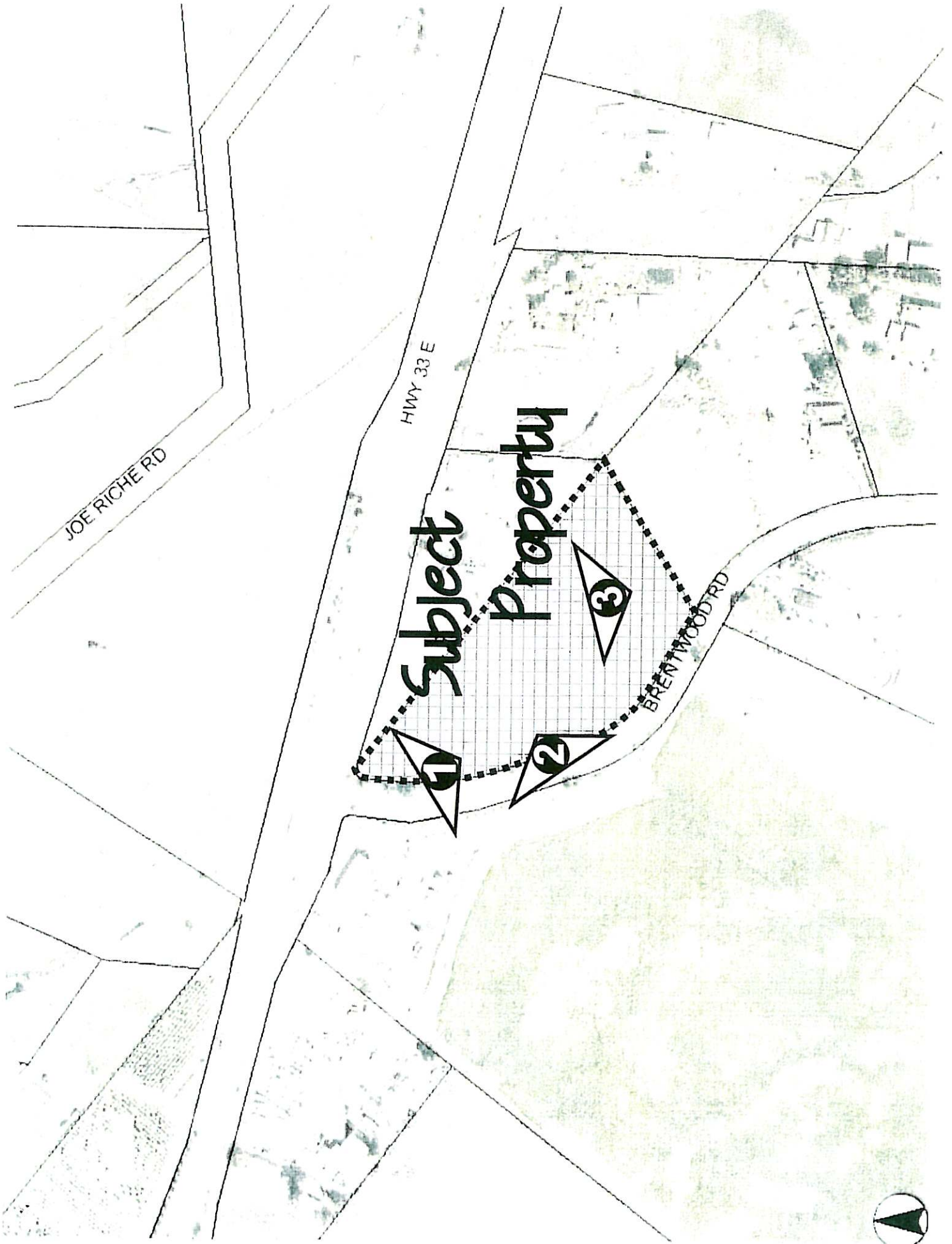
General location
of fill in culley

Gentle slope
required

No fill

Major
gravel extraction
located here

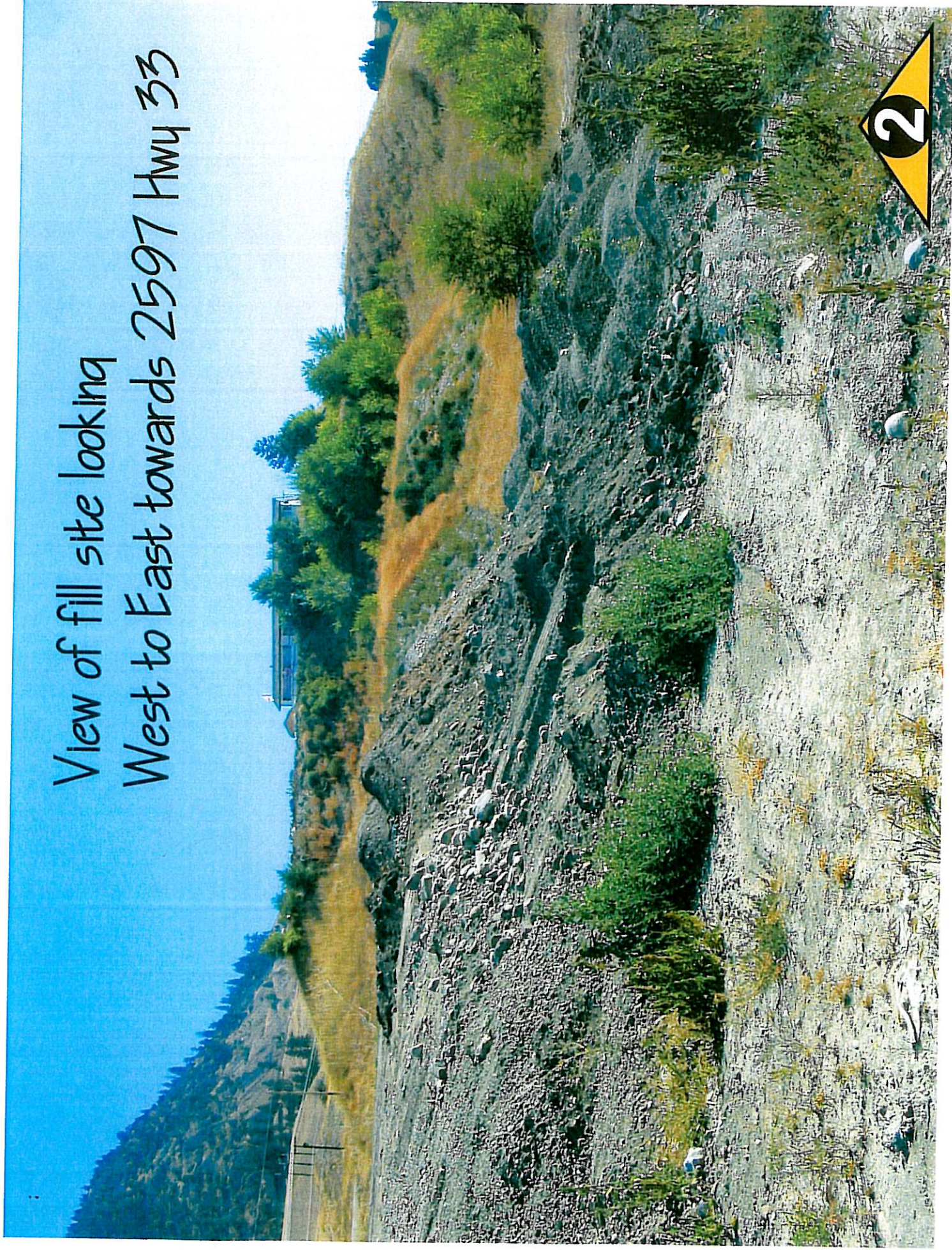




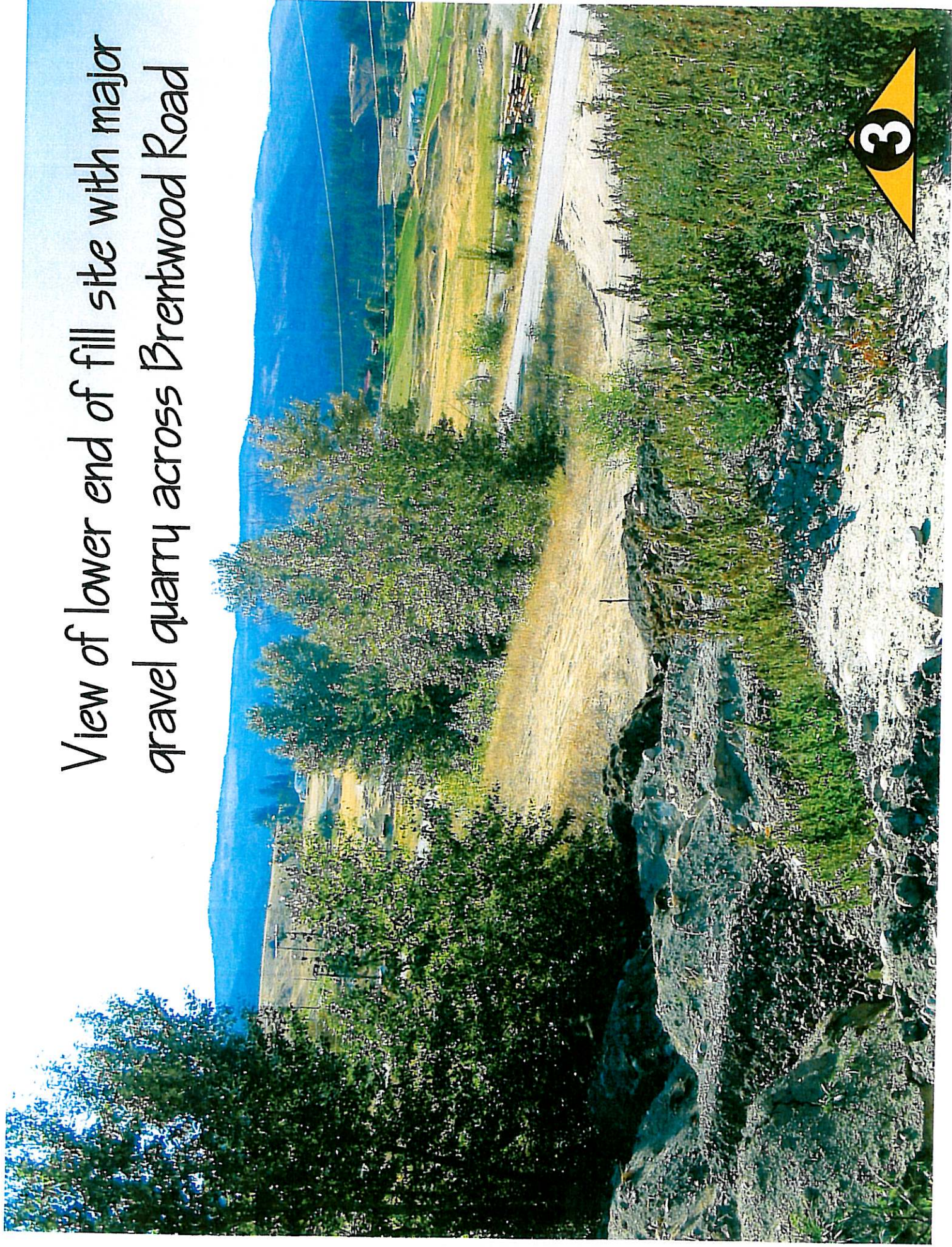
View of fill site looking
North to South towards Brentwood Road

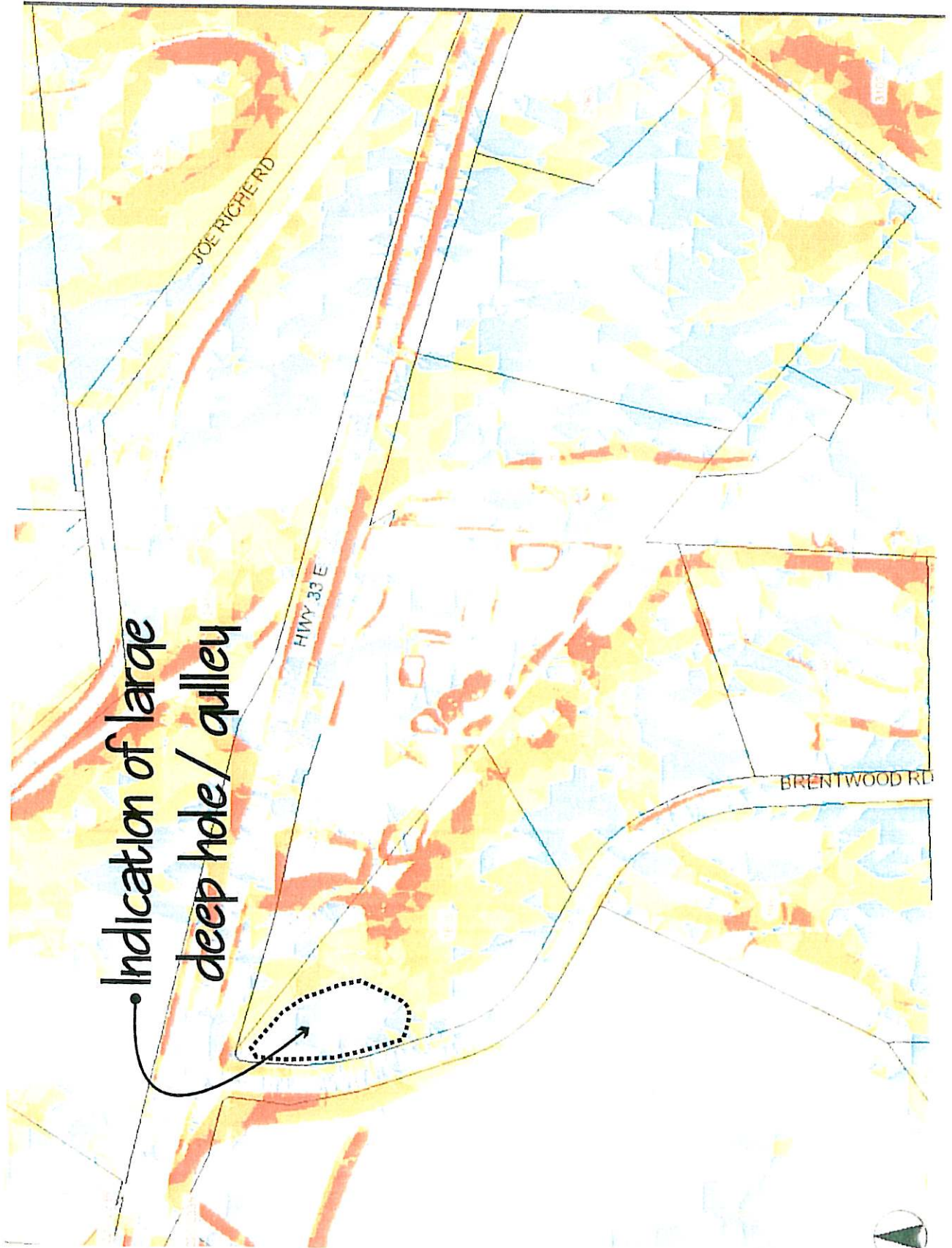


View of fill site looking
West to East towards 2597 Hwy 33



View of lower end of fill site with major
gravel quarry across Brentwood Road





Selected Features
Road Contours
Lot Lines
City Boundary
Stones



H.A. Luttmerding, P.Ag.
Specialist in Land Inventory,
Interpretation and Use

1190 Thompson Road
Kelowna, British Columbia
Canada, V1X 1C7

Phone: (250) 861-5407
email: hluttmer@telus.net

Ed Grifoni✓
CTQ Consultants Ltd.
#205 – 1726 Dolphin Avenue
Kelowna, BC V1Y 9R9

Dear Mr. Grifoni✓

RE: Landfilling at 1805 Brentwood Road and Agricultural Considerations

As requested, the following summarizes my comments and suggestions regarding the landfilling of a portion of the above property and its eventual reclamation and restoration for agricultural use.

Original Condition – Part of the landfill area (as shown on the attached sketch map) consisted of steeply westward sloping land with severe agricultural limitations due to adverse topography. The proposed landfill area has also been severely disturbed by aggregate removal in the past.

Current Intention – I understand that the intent is to complete the landfill of the area as shown on the sketch map (about one-half to two-thirds of the area has already been landfilled). The fill area will be at an elevation no higher than Brentwood Road on the west and will be sloped and graded on the east to gently merge with the non-filled portion of the property. The landfilled area will be reclaimed and restored to a condition suitable for agricultural cropping. The fill material to be used consists mainly of waste material from landscaping and topsoil screening operations.

Reclamation and Restoration Suggestions – Since at least one-half of the proposed landfill area has already been filled it seems to me that the most practical and efficient method for reclamation is to complete the landfilling and then restore the whole area to a suitable condition for agricultural purposes.

This entails:

- 1) Adding fill material in a fashion that minimizes compaction including limiting traffic by heavy equipment and during periods when soil is wet.
- 2) Grading the eastern part of the fill area to a gentle slope which merges with the non-filled area.

- 3) Adequately 'ripping' the surface of the fill material to a depth of at least 80 cm (during the dry season) to restore water and air permeability and root penetration.
- 4) Stone pick to remove coarse fragments larger than 5 cm in diameter to a depth of 20 cm.
- 5) Add at least 50 cm of non-saline sandy loam to silt loam textured topsoil (more or less coarse fragment free) to the landfill surface to provide an adequate growing medium for agricultural crops.
- 6) Plant to the agricultural crop of choice (at a minimum, grass for ground cover) and irrigate as required. I assume water for irrigation is possible.

Implementation of the above reclamation procedure should provide lands that are suitable for agricultural cultivation and production.

I hope the previous meets your requirements and expectations. If anything is unclear or needs further detail please contact me at (250) 861-5407.

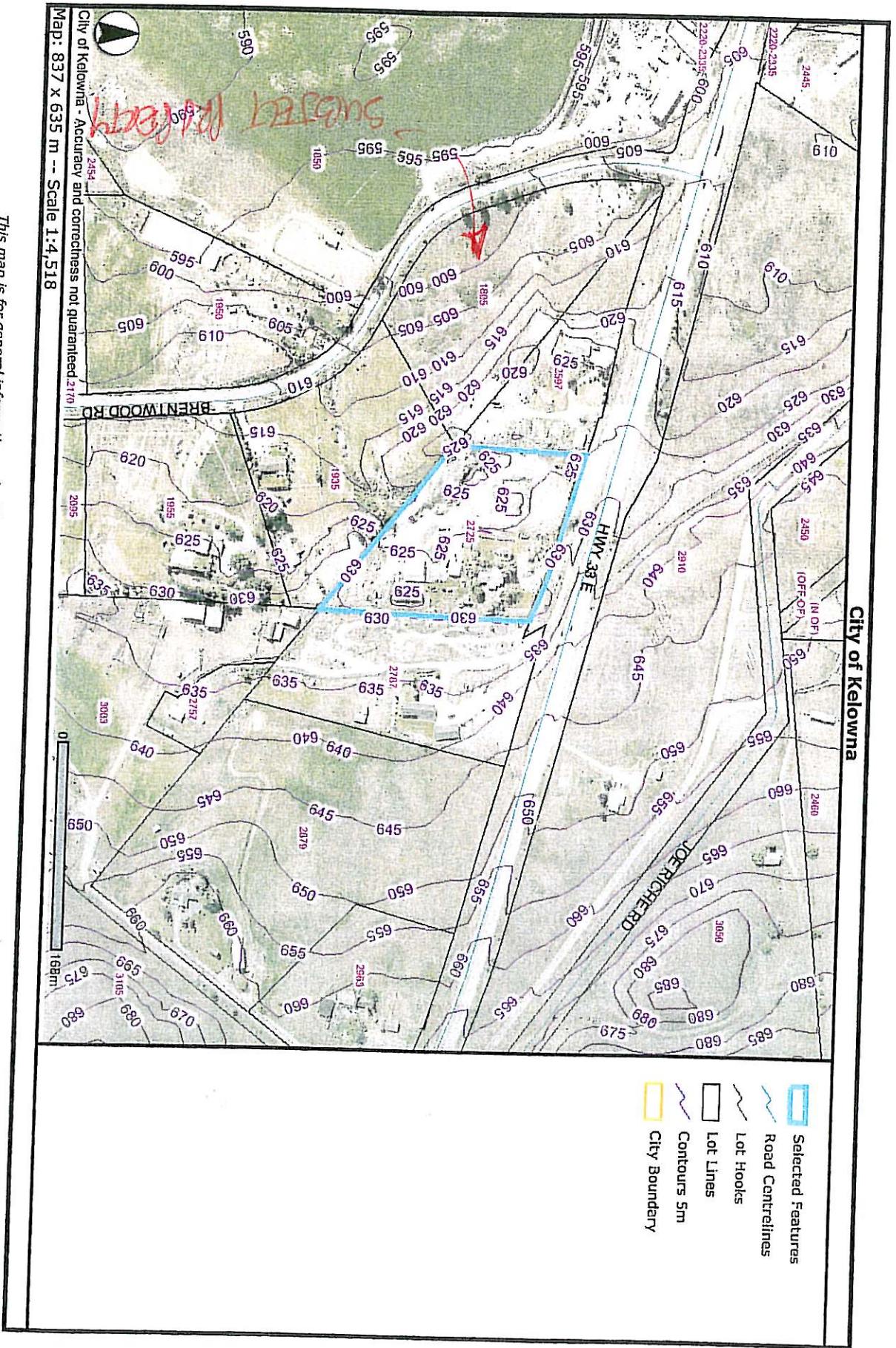
Yours truly,



H.A. (Herb) Luttmerding, P.Ag.
Soils/Terrain Specialist

P.S. Restoration of the landfilled portion of 2597 Highway 33 East should be similar to that as described for 1805 Brentwood Road, except that the sloping/grading is not required. Concurrent restoration with the 1805 Brentwood Road lands appears to be the most efficient manner to undertake this process.

attachments - 5 m contour map
- map showing parcel boundaries
- sketch map showing proposed landfill area



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.