

# REPORT TO COUNCIL



**Date:** August 8, 2012  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (PMc)  
**Application:** A12-0001      **Owner:** New Town Planning Services Inc. (Keith Funk)  
**Address:** 3010 Highway 97 N.      **Applicant:** H-12 Enterprises Ltd.  
**Subject:** Exclusion of a 3.3 ha portion of the subject property from the Agricultural Land Reserve, and the proposed Inclusion of a 44.5 ha property located outside of the City of Kelowna  
**Existing OCP Designation:** Resource Protection Area and Major Park and Open Space  
**Existing Zone:** A1 - Agriculture 1

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## 1.0 Recommendation

THAT Agricultural Land Reserve Appeal Application No. A12-0001 for Lot 3, Sec. 34, Twp. 26, O.D.Y.D., Plan 10770 Exc. Plans 18592 and H8110, located at 3010 Highway 97 N. for exclusion of a 3.3 ha portion of the subject lot from the Agricultural Land Reserve, pursuant to Section 30 (1) of the *Agricultural Land Commission Act*, NOT be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

## 2.0 Purpose

The applicant is requesting permission from the Agricultural Land Commission (ALC) to exclude a 3.3 ha portion of the subject property from the Agricultural Land Reserve (ALR) to facilitate the development of an automotive dealership on that portion of the subject property. The applicant is also proposing the inclusion of a 44.5 ha property located in the Regional District of Okanagan-Similkameen (RDOS) into the ALR.

## 3.0 Land Use Management

The applicant is proposing to exclude a 3.3 ha portion of agricultural land within the City of Kelowna in exchange for the inclusion of a 44.5 ha property, located outside of the City of Kelowna.

Staff recognize that the ALR is a province-wide reserve and therefore should consider the merit of this application (exclusion and inclusion components) holistically. That is to say that though it results in a net loss of agricultural land within City boundaries when considering the inclusion it may result in a net gain to agriculture province-wide. However, the excluded property must not destabilize the City's agricultural land base (e.g. orphaning a parcel or parcels), or lead to the development of urban uses in an undesirable location.

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The above being said, the property proposed for inclusion, north of Elkhart Lodge on Highway 97c, is located at a much higher elevation (i.e. ~1,560 m vs. ~400 m). Given the difference in elevation, the growing season, even for forage crops, would be reduced. Unfortunately little additional information (e.g. agrologist report) on the soil conditions or agriculture viability has been provided in support of the proposed inclusion. Of the 44.5 ha property, approximately 16.2 ha has been cleared for hay production. The property is zoned "Resource Area" and while allowing agriculture as a use, is not the default agricultural zone used by the RDOS.

On the surface, the proposed exchange of land to the ALR appears to provide a net benefit as there will be a net increase of land in the ALR. However, it is not known if the exchange is for comparable classes of land, comparable agricultural activities, or if a shorter growing season owing to elevation can result in a net benefit generally.

From a civic perspective, the City of Kelowna will suffer a loss of productive ALR land with relatively high agricultural potential should the exclusion be granted by the ALC. This change in land use is contrary to both the City of Kelowna Agriculture Plan and the Agricultural Land Use Policies of the City of Kelowna 2030 Official Community Plan (OCP).

Further, the majority of the subject property is located outside of the Permanent Growth Boundary of the OCP. The portion located within the Permanent Growth Boundary is the area adjacent to Mill Creek which is anticipated to be used for future park purposes. The portion proposed for exclusion is located beyond the Boundary which demarks the extent of urban uses.

Should the ALC allow the exclusion of a portion of the subject property, applications for OCP amendment, rezoning, and development permit will be required in order to authorize the proposed development of an automotive dealership. Further, appropriate access authorization from the Ministry of Transportation and Infrastructure will be required at the time of rezoning.

Staff have been discussing this proposal with the applicant, hoping to have the proponent provide additional supporting information to demonstrate a net benefit to agriculture should this application be supported. That additional information is not forthcoming, and the applicant has directed staff to proceed to Council with this application.

### 3.1 Site Context

The subject property is located on the west side of Highway 97 North, north of Stremel Road. The subject property is located within the Highway 97 Sector of the City, and is only partially located within the Permanent Growth Boundary.

The owner has provided information with the application advising that the site has been used for hay production. However, owing to trespass and equipment theft problems, this use is not economical at this time.

According to the Canada Land Inventory (CLI), the northeastern portion (see attached "Land Capability Map") is classified as Class 4 with soil moisture deficiency. The CLI does however suggest that the land can be improved to Class 2 with soil moisture deficiency. Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty. Relatively speaking, the subject property has good agricultural potential.

**Parcel Summary:**

3010 Highway 97 N.

Parcel Size: 6.61 Ha (16.35 ac.)

Elevation: 399 - 402 masl

**Subject Property Map**

3010 Highway 97 N.



**3.2 Zoning and Land Use of Adjacent Properties**

Direction	Zoning Designation	In ALR?	Land Use
North	A1 - Agriculture 1	Yes	Agriculture
South	C9 - Tourist Commercial	No	Amusement Arcade (Scandia Golf & Games)
East	A1 - Agriculture 1 I2 - General Industrial	No	Agriculture Boat Sales (Dockside Marine)
West	A1 - Agriculture 1	Yes	Railway, Agriculture, Mill Creek

**4.0 PROPOSAL**

The owner is proposing to exclude 3.3 Ha of the 6.61 ha subject property in order to construct an automotive dealership on that portion of the property fronting onto Highway 97.

The remaining portion of the property will remain within the ALR, and will be used for public park uses and a 0.7 ha community garden. It is also proposed that approximately 13,000 m<sup>3</sup> of topsoil will be removed from the subject property and redistributed to other properties located within the ALR, such as 581 Valley Road, in order to improve the viability of that land.

Associated with this application is the proposal to include a 44.5 ha parcel of land into the ALR. The proposed parcel is located along Highway 97c (Okanagan Connector), directly north of the Elkhart Lodge. The RDOS zoning for the land is "Resource Area" wherein agriculture is a permitted use. The property is currently not located within the ALR, but is used for hay production. The site contains a dwelling and associated out-buildings and is bisected by Highway 97C. The area of this site for inclusion is approximately 44.5 ha, which includes approximately a 16.2 ha productive hay field.

## **5.0 CURRENT DEVELOPMENT POLICY**

### **5.1 City of Kelowna Agriculture Plan (1998)**

#### **ALR Application Criteria<sup>1</sup>**

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

### **5.2 City of Kelowna 2030 Official Community Plan**

#### **Land Use Designation Definitions**

##### **Resource Protection Area<sup>2</sup>**

Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value. Allowable uses would be agriculture / resource use including farming, forestry, wood lots and silviculture as well as public or private open space on lands considered environmentally sensitive or hazardous (steep slopes). Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. Minimum parcel size for ALR land is 2.0 ha and non-ALR land is 4.0 ha as indicated in the A1 Agricultural Zone of Zoning Bylaw 8000.

##### **Permanent Growth boundary<sup>3</sup>**

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands designated as Future Urban Reserve within the permanent growth boundary may be considered for urban uses beyond 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

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<sup>1</sup> City of Kelowna Agriculture Plan (1998); p. 130.

<sup>2</sup> City of Kelowna 2030 Official Community Plan; Future Land Use pg 4.2

<sup>3</sup> City of Kelowna 2030 Official Community Plan; Future Land Use pg 4.6

## Chapter 5 - Development Process

### **Objective 5.3 Focus development to designated growth areas.**

**Policy .1 Permanent Growth Boundary<sup>4</sup>.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

### Agricultural Land Use Policies

#### **Objective 5.33 Protect and enhance local agriculture<sup>5</sup>.**

**Policy. 1 Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

**Policy .2 ALR Exclusions.** The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

**Policy .3 Urban Uses.** Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

### **5.3 City of Kelowna Strategic Plan**

**Objective<sup>6</sup>:** Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective<sup>7</sup>: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

## **6.0 Technical Comments**

### **6.1 Development Engineering Department**

- a) Development Engineering has no comments at this point in time with regard to this application, however, a comprehensive report will be provided at the time of development or subdivision application is submitted if and when the Agricultural Land Commission agrees to the proposed exclusion.
- b) It should be noted that should the Agricultural Land Commission agree to the proposed exclusion/exchange, the subject property will be affected by the Hwy 97 Access Management Plan. The Access Management Plan is an on-going process implemented as affected properties are being developed. Attached are preliminary sketches used to acquire a road reserve on a recently developed property located North of the subject property.

<sup>4</sup> City of Kelowna 2030 Official Community Plan: pg 5.2

<sup>5</sup> City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies; p. 5.35.

<sup>6</sup> City of Kelowna Strategic Plan (2004); p. 7.

<sup>7</sup> City of Kelowna Strategic Plan (2004); p. 29.



**6 Application Chronology**

Date of Application Received: February 9, 2012

Email received from applicant: July 17, 2012

Agricultural Advisory Committee April 12, 2012

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting on April 12, 2012 and the following recommendations were passed:

THAT the Agricultural Advisory Committee NOT support Agricultural Land Reserve Application No. A12-0001 for 3010 Highway 97 N, by New Town Planning, to obtain approval for an ALR Exclusion of a portion of the subject property in exchange for inclusions of a property on Highway 97 N.

**Anecdotal Comment:**

The Agricultural Advisory Committee did not support the Application and noted that there was no evidence to support the claim that the swap resulted in a net benefit to agriculture; and further, the Kelowna land proposed for exclusion has very good productive capability.

**7 Alternate Recommendation**

THAT Agricultural Land Reserve Appeal Application No. A12-0001 for Lot 3, Sec. 34, Twp. 26, O.D.Y.D., Plan 10770 Exc. Plans 18592 and H8110, located at 3010 Highway 97 N. for exclusion of a 3.3 ha portion of the subject lot from the Agricultural Land Reserve, pursuant to Section 30 (1) of the *Agricultural Land Commission Act*, be supported by Municipal Council;

AND THAT the Municipal Council directs staff to forward the subject application to the Agricultural Land Commission for consideration.

**Report prepared by:**

  
Paul McVey, Land Use Planner

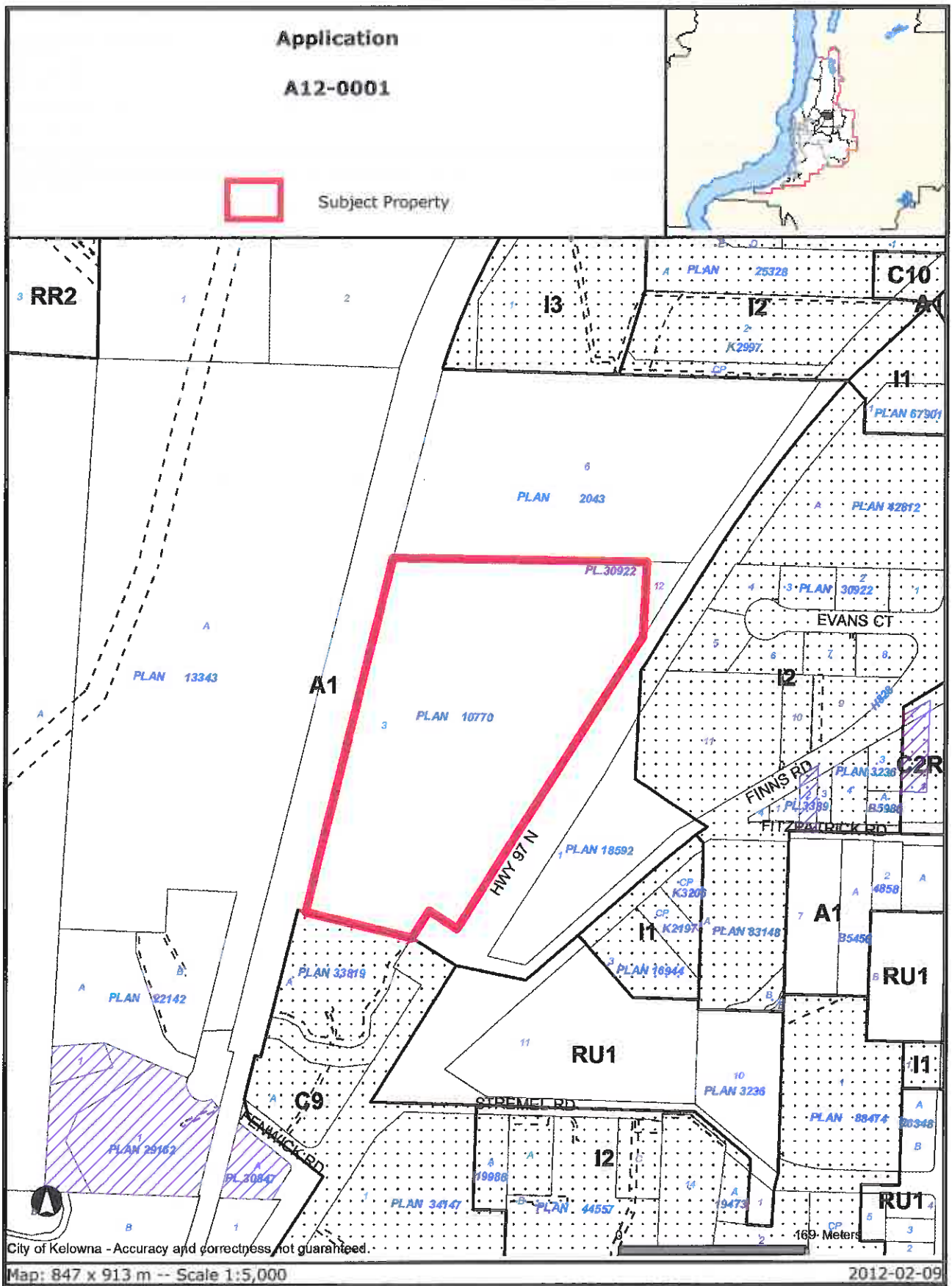
**Reviewed by:**



Shelley Gambacort, Director, Land Use Management

**Attachments:**

Location map of subject property  
OCP future land use designation map & ALR map  
Permanent Growth Boundary map & Airphoto map  
ALC Application by landowner (2 pages)  
Letter of rationale and photos (7 pages)  
Applicant Subject Property map showing EXCLUSION area  
Applicant map showing INCLUSION area  
Land Capability Map  
Land Capability Description  
Soil Class Map  
Soil Class Description  
ALC - Okanagan-Similkameen Index Map



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.

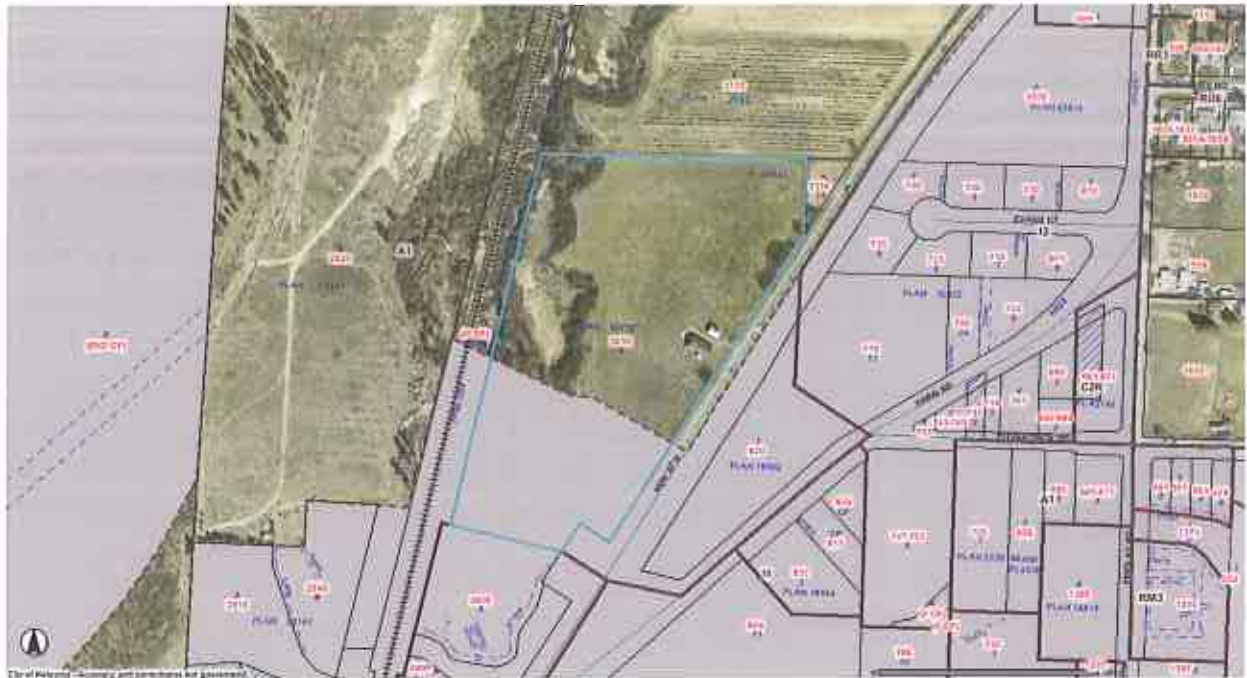




OCP – FLU Designations for 3010 Highway 97 N.



ALR for 3010 Highway 97 N.



Permanent Growth boundary 3010 Highway 97 N.



Airphoto for 3010 Highway 97 N.



**PROPOSAL FOR ALR INCLUSION and PARTIAL EXCLUSION**  
**Lot 3, Section 34, Township 26, ODYD, Plan 10770 Except Plans 18592 and H8110**  
**and**  
**District Lot 4531, KDYD, Except Plans KAP44670, KAP68315 and KAP71374**

**Applicant: H-12 Enterprises**  
**Agent: New Town Planning Services Inc.**



**Figure 1: City of Kelowna - General site location**

## **Introduction**

The property proposed for partial Exclusion from the Agricultural Land Reserve (ALR) is located at 3010 Highway 97A, in the north-central area of Kelowna's industrial business precinct. Only 3.3ha of the 6.7ha (16.5 acres) site is proposed for exclusion (see Map 1). The remainder of the property will remain in the ALR and consist of publicly available urban gardening plots and a protected riparian area adjacent to Mill Creek.

Benefits to agriculture are proposed to help offset the loss of farm use of a portion of this parcel. The benefits are twofold. First, and within the Kelowna area, we propose to provide adjacent farms with good quality topsoil removed from the subject property and delivered to farms that are lacking good soil depth or are excessively rocky. This strategy should result in much improved agricultural viability and productivity on these improved sites.

Approximately 13,000m<sup>3</sup> of topsoil is proposed for redistribution.

Secondly, and to ensure a significant net gain of land within the ALR, we propose the inclusion of a large farm within the Regional District of Okanagan Similkameen (RDOS). The property proposed for inclusion is 13.5 times larger (44.5 ha) than the area proposed for exclusion. The site is an active farm consisting of quality agricultural land and historically has been used for cattle operation with a significant capability for onsite hay production.

## **Background and Current Use**

The owners have held the title to this property for 14 years. The site is situated adjacent an intensive industrial area of Kelowna. Because most of the surrounding properties are vacant at night, surveillance in the area is lacking exposing farm equipment and practices to risk.

Currently, hay production on the property is compromised due to recurring theft of irrigation pumps and piping. Theft of equipment has occurred several times and the RCMP has been unable to catch those responsible and recover the farm equipment. Furthermore, farm vehicle use of Highway 97 within this part of Kelowna is difficult and dangerous due to the volume of high speed highway traffic. Farming this property has proven difficult and recurring expensive equipment losses has undermined its viability.

Mill Creek winds across the southern and western site boundary. The Official Community Plan (OCP) identifies approximately 2.5 hectares of the site as protected riparian area (shown as Major Park and Open Space). The total useable area not restricted by the Mill Creek is 4.2 hectares. The OCP designates the Mill Creek area as Park and Open Space and foresees the creation of the Mill Creek Linear Corridor Path. Future exposure of this farmland to public use of the pathway can introduce additional exposure to farm trespass and produce or equipment theft.

**Partial Exclusion Proposal**

The applicant’s primary goal is to gain exclusion of 3.3 hectares (8.15 acres) of land fronting the highway in order to construct a new car and small truck dealership. The remainder of the site, including the land identified in the City of Kelowna OCP as Major Park and Open Space will remain in ALR.

Additionally, a public gardening site is proposed on 0.7 ha portion of the site. This 0.7 ha area will be upgraded to create numerous garden plots that are offered at no cost to urban farmers for their food producing opportunity. The garden upgrades will be built, secured and managed by the dealership as a public agricultural benefit. The community gardens area will be significantly upgraded by raising the grade above the water table, building garden plots that are defined by pathways, provide irrigation and the entire area will be protected from intrusion by fencing. Annual garden use will be administered by the dealership, and gardeners will post refundable deposits to assure good maintenance. The goal is to enhance food production.

**Benefits to Local Agriculture**



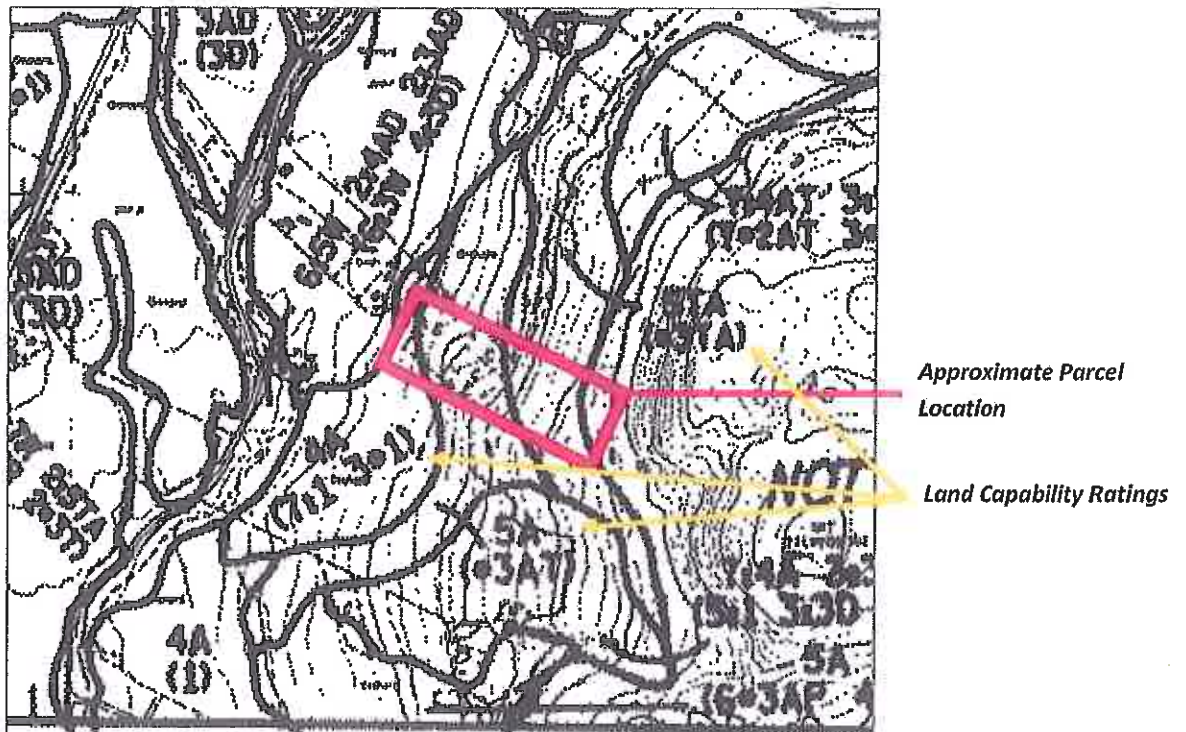
*Excerpt from Land Capability Map, for full map see attached. Agricultural Capability is rated 4A (2A) for the majority of the site. Constraints to agriculture are related to soil moisture, rather than soil quality, fertility or structure.*

- Approximate Parcel Location*
- Highway 97*
- Railway*



Approximately 16,000m<sup>3</sup> of top quality topsoil is available on the subject site should the approval be granted to develop the dealership. A portion of the topsoil will be retained on site to create the community garden and raise that site above the Mill Creek flood plane. After improvements to the community garden site, approximately 13,000m<sup>3</sup> will be available to upgrade local agriculture land and improve its productive capability.

As one example of this proposed upgrade we have identified a 4.2ha ALR site on at 581 Valley Road, legally described as Lot 9, Block 8, Township 26, ODYD Plan 896. A derelict apple orchard was recently removed from a portion of the vacant site; the owner proposes to enhance the agricultural productivity of the property and broaden the crop options. Presently, the agricultural production on the site is limited by poor soil and steep terrain.



Land capability of this example site includes unimproved values of 4-5, limited by aridity and topography. Additional topsoil from the subject site would allow the owner of Lot 9 to terrace the steep hillside and significantly improve soil fertility and thereby the land's support of various crop options.



## **Inclusion**

To ensure no net loss of land subject to the Land Reserve Act, the applicant proposes to purchase a parcel located within the Okanagan Similkameen Regional District (District Lot 4531, KDYD, Except Plans KAP44670, KAP68315 and KAP71374) and include this farm within the ALR. This parcel is approximately 44.5 hectares (110 acres) and includes a large, productive hayfield on about 16.2ha (40 acres), a farm house and auxiliary buildings. The productive hayfield is 5 times larger than the hayfield area proposed for exclusion. In total, the parcel proposed for Inclusion is 13.5 times larger than the area proposed for exclusion.



*Hay farming on DL4531*

This parcel has been used for cattle production for nearly 100 years, and is presently not within the ALR. The current owners have experienced poor health and are considering selling to a purchaser interested in subdividing the parcel into acreages.

The zoning entitles the right to subdivide the parcel into 5 lots that would represent less viable farming units. To avoid losing the existing agricultural function, the applicant

proposes to purchase the land and maintain its current agricultural use by formalizing the land within the ALR. The net gain to ALR land would be 41.2ha, including 16.2 hectares of productive agricultural land.

#### **ALC Mandate**

The ALC mandate of sustaining farmland, farm viability, and supporting environmental sustainability is well served by this ALR net-gain plus the soil upgrading net improvement proposal:

1. The land proposed for Exclusion, if approved, will oblige the dealership to create, coordinate, provide security and maintain stewardship of the community gardens. Food production is thereby significantly enhanced and sustainable. The present farming condition of the Kelowna site has resulted in the need to replace expensive irrigation pumps and piping several times each season. The owners have given up on continual equipment replacement; since the land lacks effective irrigation, it has become unproductive.
  
2. Agricultural production is enhanced on a nearby ALR parcels through transfer of approximately 13,000m<sup>3</sup> of quality topsoil. The sample site proposed for upgrading currently suffers impediments to agriculture due to its steep slopes and poor soils. Additional topsoil will contribute to terracing to bring steep slopes into production and upgraded soil will generally improve the overall farm.
  
3. The inclusion property is at risk of losing its farm function and be subdivided into non-productive small holding acreages. This outcome would eliminate the effectiveness of the present ranching function and take this property out of the food production. Sustaining the large parcel intact will ensure farm viability and placing it within the ALR will assure that use through perpetuity.
  
4. The exchange of ALR will create a net-gain of secure farmland as designated property.

5. Additionally, the exclusion serves to protect the environmental mandate of the ALC. The Kelowna site is integral with Mill Creek, one of the principal fish bearing streams leading to Okanagan Lake and a Kokanee Salmon spawning watercourse. Riparian exposure to undesirable farming practices can result in ecological degradation which can result in conflict of purpose. Environmental protection of ESA-1 areas (Mill Creek) is mandated by the City and the Province of BC. Shifting farm use to other property that doesn't have these risks is prudent management of each concern and the respective authority's mandate.

## Summary

As discussed, the applicants are seeking exclusion from the ALR for 3.3 hectares of ALR land. To help offset the loss of this farmland, the applicant proposes the creation of a developed community gardens facility to generate food and further connect urban residents to the land and its growing seasons. Additionally, the transfer of topsoil to improve adjacent ALR parcels upgrades existing productivity potential and the inclusion of productive farmland into the ALR bolsters the province's farm land inventory while protecting a vulnerable site from further subdivision into non-farming parcels.

Benefits to the ALR include:

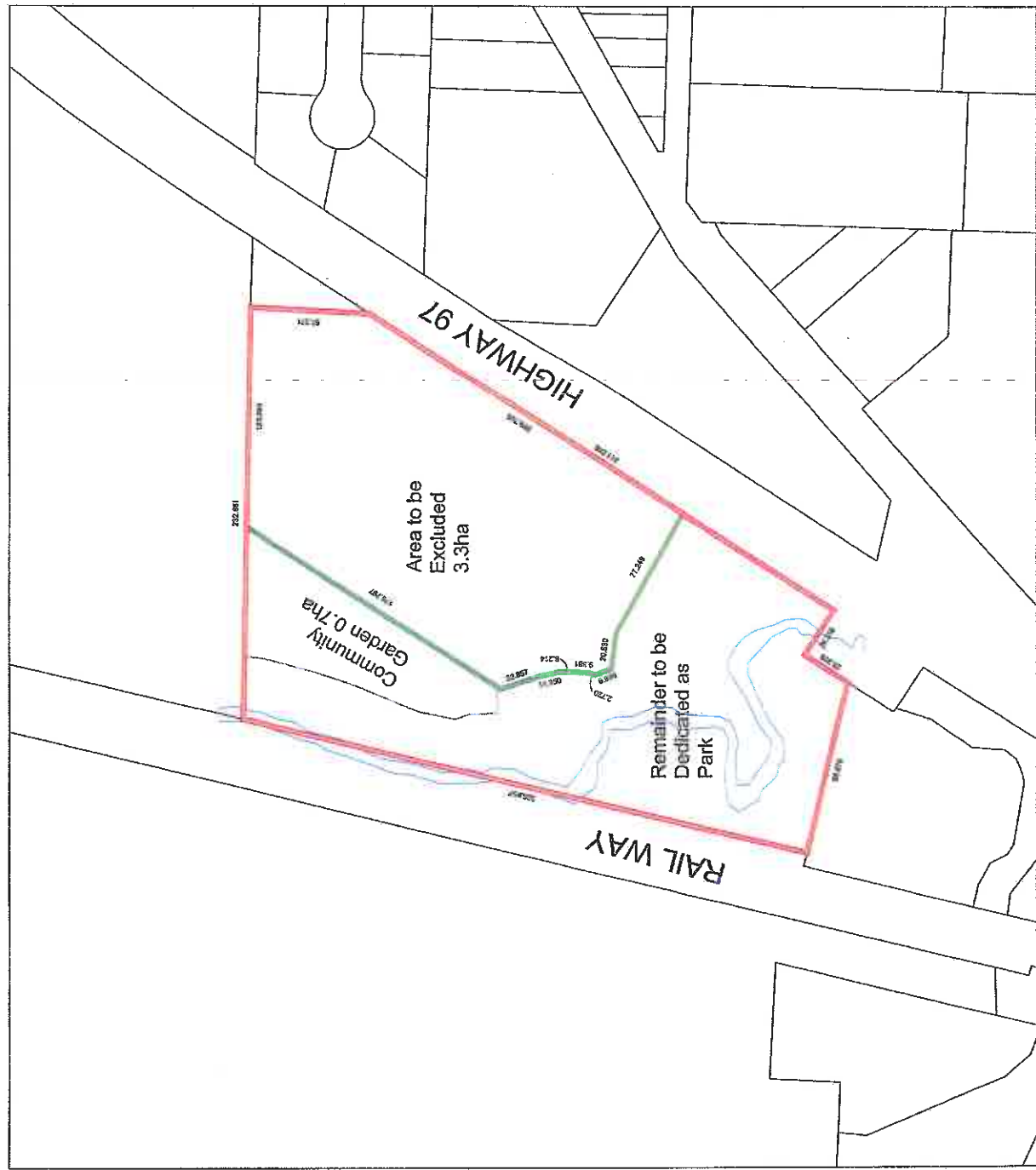
- Food production within the community gardens;
- Creation of functional agriculture where today it is dysfunctional due to theft;
- Improvement of a local ALR parcels;
- ALR inclusion of approximately 44.5 hectares of farm property protected from future subdivision;
- A net gain to ALR of 12.9 hectares of productive land; and,
- Adherence to the ALC's mandate to protect farmland, farm viability and support environmental sustainability.




Notes:  
 1. This drawing is prepared for the purpose of providing information only and does not constitute a contract.  
 2. The client is responsible for ensuring that the information provided is accurate and complete.  
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 Total Site Area 6.7ha



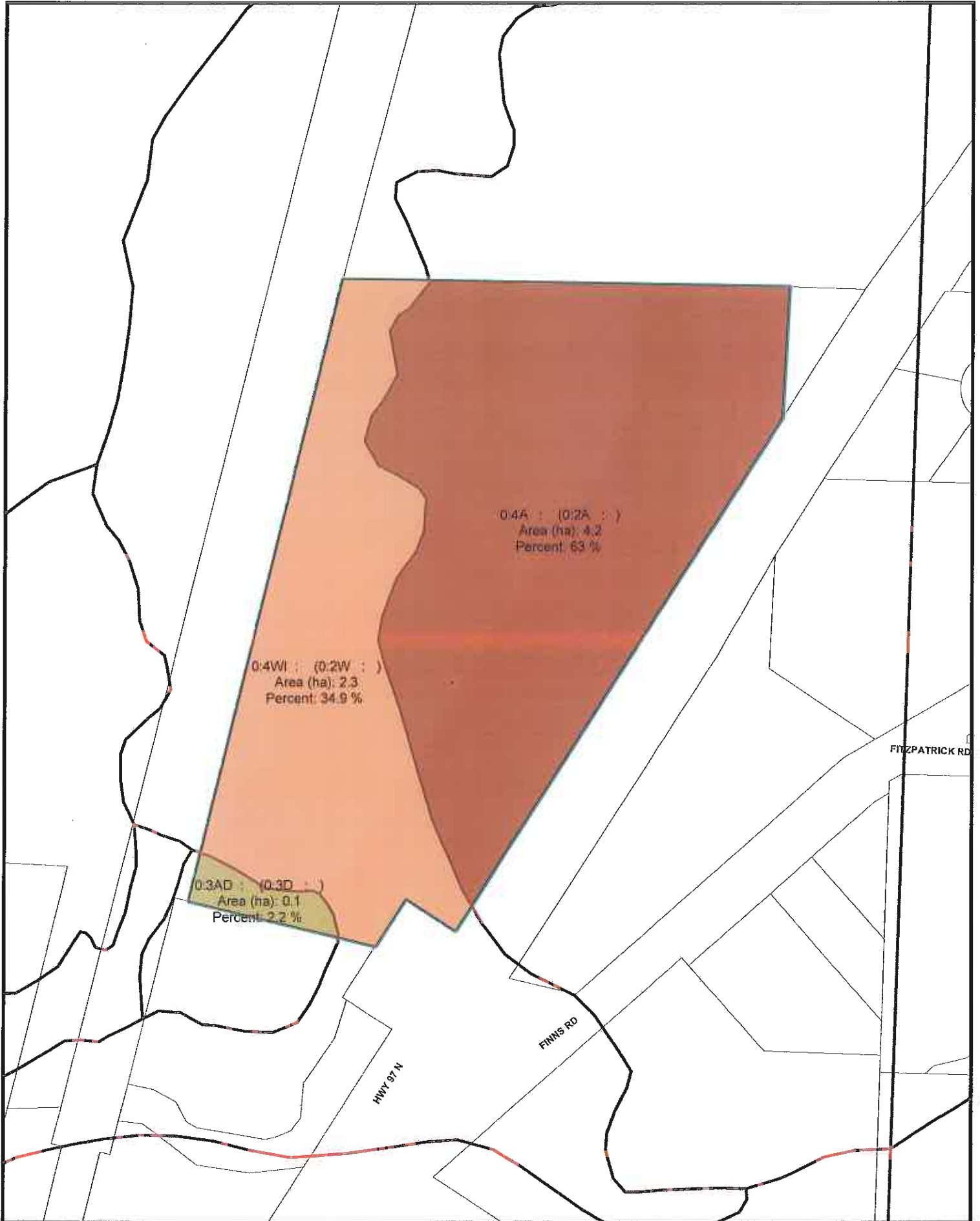
No.	Date	Description
<b>REVISIONS</b>		
Project No.	1515	Orchard Ford ALR Exchange
File No.	1515-ALR	
Drawing title: Proposed ALR Exclusion Plan		
Author	K.F.	R.P.B.
Check		
Issue	1	2011-12-21
 <b>NEW TOWN</b> ARCHITECTURE URBAN PLANNING 1450 PANDORY STREET KELOWNA, BC V1Y 1P3 P: 250-860-0886 www.newtownservices.net		

**Map 01**





Land Capability = Brown/ Soil Class = Green





**BCLI Land Capability (Map 82E 093)**

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
Eastern	63% <b>Class 4</b> with Soil Moisture Deficiency (Crops are adversely affected by droughtiness caused low soil water holding capacity or insufficient precipitation).	63% <b>Class 2</b> with Soil Moisture Deficiency (Crops are adversely affected by droughtiness caused low soil water holding capacity or insufficient precipitation).
Western	34.9% <b>Class 4</b> with Excess Water (Soils are limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas) and with Inundation (soils are limited by overflow from streams, lakes, or marine times which causes crop damage or restricts agricultural use).	34.9% <b>Class 2</b> with Excess Water (Soils are limited by excess water, other than from flooding, which limits agricultural use. The excess water may be due to poor drainage, high water tables, seepage, and/or runoff from surrounding areas).
Southwest corner	2.2% <b>Class 3</b> with soil moisture deficiency (Crops are adversely affected by droughtiness caused by low soil water holding capacity or insufficient precipitation) and Undesirable Soil Structure and/or Low Perviousness (Difficult to till, require special management for seedbed preparation, pose trafficability problems, have insufficient aeration, absorb and distribute water slowly, and/or have rooting zone depth restricted by conditions other than high water table, bedrock, or permafrost).	2.2% <b>Class 3</b> with Undesirable Soil Structure and/or Low Perviousness (Difficult to till, require special management for seedbed preparation, pose trafficability problems, have insufficient aeration, absorb and distribute water slowly, and/or have rooting zone depth restricted by conditions other than high water table, bedrock, or permafrost).

Land Capability = Brown/ Soil Class = Green



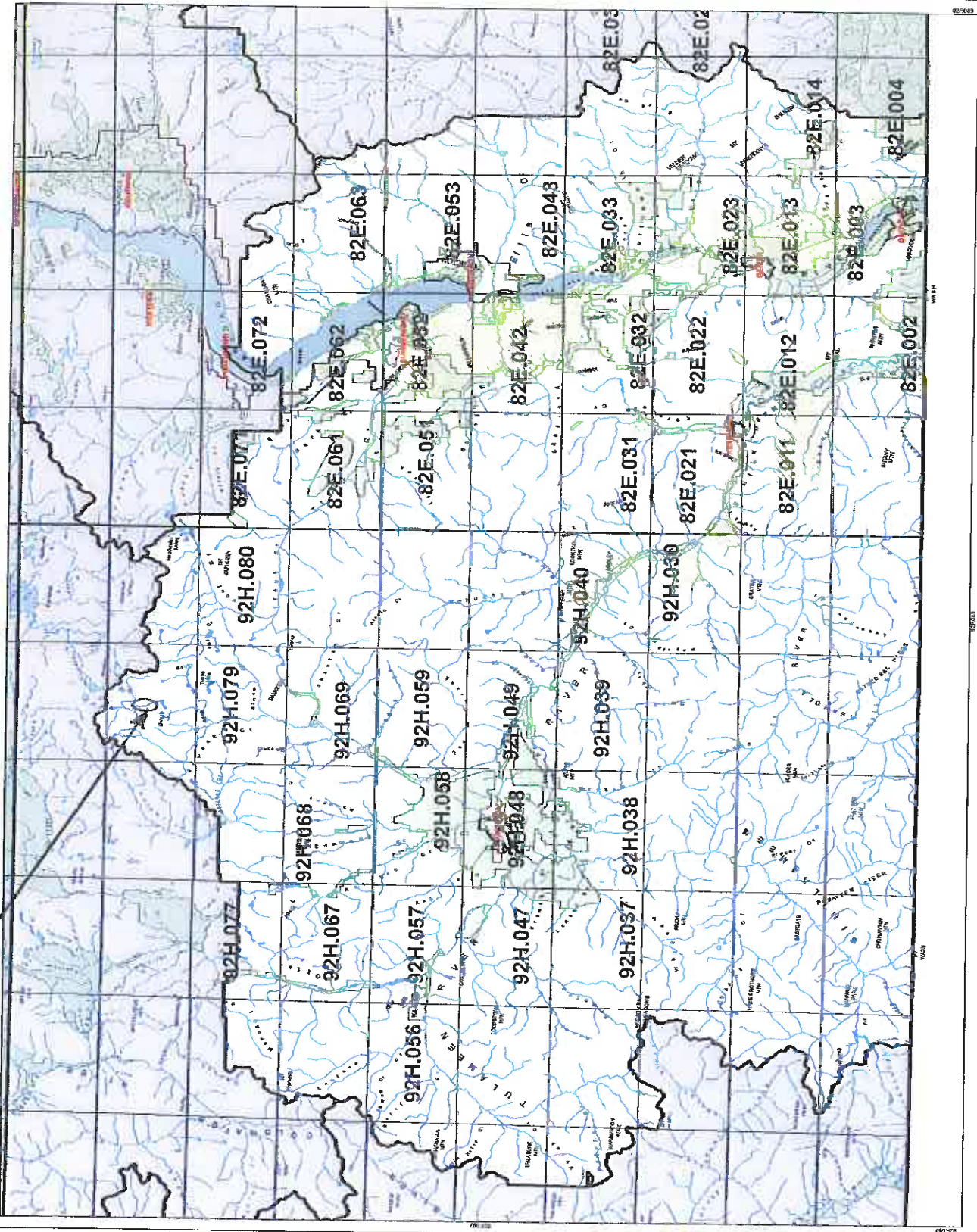
### Soil Classification (Map 82E 093)

The soil classification for the subject property is broken into three sections with soil types as defined below.

Portion of Site / %	Soil Type	Description
Eastern Portion 63%	OY - Oyama	<u>Land:</u> very gently to extremely sloping fluvioglacial deposits. <u>Texture:</u> 100 cm or more of sandy loam or loamy sand grading to sand. <u>Drainage:</u> rapid. <u>Classification:</u> Orthic Dark Brown
Western Portion 34.9%	PT - Priest Creek	<u>Land:</u> nearly level and very gently sloping fluvial fan deposits. <u>Texture:</u> 10 to 100 cm of silt loam or loam over gravelly sandy loam or gravelly silt loam. <u>Drainage:</u> Dominantly imperfect, ranging to moderately well; fluctuating ground-water table, subject to flooding. <u>Classification:</u> Gleyed Humic Regosol: calcareous phase
Southwest Corner 2.2%	GL - Glenmore	<u>Land:</u> Nearly level to moderately sloping stratified glaciolacustrine sediments. <u>Texture:</u> 100 cm or more of silt loam, silty clay, or clay loam. <u>Drainage:</u> well to moderately well. <u>Classification:</u> Eluviated Dark Brown

*Approximate Location of Proposed Inclusion*

Okanagan-Similkameen Index Map



Alberta Land Commission  
 100-5500 Centre Street  
 Edmonton, Alberta T6C 2S8  
 Tel: (780) 427-2000  
 Fax: (780) 427-2033  
 ALC Website: www.alc.gov.ab.ca

This map was prepared for the  
 Okanagan-Similkameen  
 Regional District  
 by the Okanagan-Similkameen  
 Regional District  
 Map created March 2008

Map courtesy of the Okanagan-Similkameen District  
 District: Okanagan-Similkameen  
 District: Okanagan-Similkameen  
 District: Okanagan-Similkameen  
 District: Okanagan-Similkameen

Agricultural Land Reserve  
 Regional District Boundaries  
 Municipal Boundaries  
 Indian Reserves

B.C. Atlas Projection  
 NAD 83

REGIONAL DISTRICT  
 Okanagan-Similkameen  
 SCALE: 1:200,000  
 0 1 2 3 4 5 Kilometres

Index Map