



home based business regulations that restrict the size and intensity of an operation for a number of years.

Staff were alerted to the potential misuse of land by a resident who identified safety as a result of the numerous turning movements on Glenmore Road as a primary concern. A bylaw enforcement file was created and the applicant notified that they were in contravention of both City of Kelowna and ALC regulations.

Observations based on a site visit to the property found that the use of the land by Advanced Powerlines was extensive with buildings being occupied, numerous vehicles including large trucks and much outdoor storage of related equipment and product (e.g. power poles, cable and cable spools, and transformers, see attached photos). In contrast, little to no agriculture was apparent at the time of inspection.

Based on the number and size of buildings currently being used to operate the business, the number of employees, the outdoor storage of equipment, along with the extensive traffic including large trucks, Advanced Powerlines does not conform to home based business regulations. It is unclear if Advanced Powerlines ever conformed to home based business regulations at this location.

The area of the parcel being used for the business and proposed for non-farm use is rated as Class 3 land (improved), with some challenges related to excess moisture and requiring special management techniques.

Staff are unable to support the requested non-farm use, even on a temporary basis as the business has been illegally operating from this site for a number of years. The use of the land is inconsistent with agriculture and the A1 zone and offers no benefit to agriculture through its continued operation. Such activities can generate negative impacts to the land and the surrounding area and set a precedent.

Further, staff do not support an additional dwelling in the form of an existing mobile home that is currently occupied. The subject property is not being actively farmed and therefore no farm need for housing can be demonstrated.

## 4.0 Proposal

### 4.1 Project Background/Description

The owners of the subject property have requested a non-farm use of land in the north Glenmore area of the City. The application follows bylaw enforcement action for operating a use which is not permitted in either the ALR, nor the City's agriculture zone. Specifically, the request seeks to continue to carry out operations consistent with an industrial use on a temporary basis at a minimum on an approximate 0.47ha (1.15 acre) portion of the subject property. The subject property does maintain Farm Classification according to BC Assessment records.

A business license was first issued to Advanced Powerlines in 2001 to operate a small electrical contracting business as a "Home Based Business" from a Hall Road location. No business license has been issued for the subject property where the business operates from. Numerous restrictions apply to Home Based Business - Rural including:

- Business can only be conducted within a principal building or one accessory building and no exterior storage or operation is permitted;
- May not adversely affect the amenities of the neighbourhood;
- May not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the neighbourhood within which it is located;

- No more than two persons other than residents of the principal residence shall be engaged in the home based business;
- A home based business shall not occupy more than 100 m<sup>2</sup> of floor area;
- Not more than one commercial vehicle with a gross vehicle weight rating of no more than 3500 kg used in conjunction with the rural home based business shall be parked or maintained on the site of a rural home based business.

City staff was notified Advanced Powerlines was using this subject property for its operations in the fall of 2011. The area resident cited high volumes of traffic (including large trucks) on Glenmore Road accessing the property as their primary concern. Bylaw enforcement staff followed up with the owner and advised of their options, including requesting non-farm use approval from the ALC.

The ALC non-farm use request is the first consideration as the use of the land does also not conform with the City's A1 - Agriculture zone. In the event that the ALC allowed the continuation of this existing non-farm use for some duration, the City would still be faced with legalizing the use on either a temporary (i.e. Temporary Use Permit), or permanent (i.e. rezone to an industrial zone) basis to allow this use to continue.

Further, both the ALC Act and the City's zoning permit one dwelling per parcel with the exception that an additional residence may be approved for farm help and a mobile home is permissible if occupied by "immediate family" only. The subject property appears to have been granted an additional residence in 1994 and to a previous landowner. An "Assignment of Rents" on title suggests that the mobile is still owned by the previous landowner. The original requestor made the case at that time for the additional residence to assist with a cow/calf operation and to help out with approximately 225 acres of land under ownership or lease.

The current parcel does not qualify for a farm help residence and should therefore not be occupied, unless occupied by a member of the owner's immediate family as per Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), Section 3(1)(b)(ii). If the landowner wishes to have two dwellings, the use would need to be approved as another non-farm use (ALC) and the subject property rezoned to the A1c - Agriculture 1 with Carriage House zone. Without these approvals, the mobile home must be removed or decommissioned so that it no longer functions as a "dwelling".

#### 4.2 Site Context

The subject property is located west of Glenmore Road North in the McKinley Sector of the City. The subject property is in a Natural Environment Development Permit (DP) area having been mapped with the potential for sensitive ecosystems including coniferous woodlands, riparian and seasonally flooded areas in addition to containing hazardous conditions (i.e. steep slopes), and is also in a wildland fire interface area. The subject property is also subject to Farm Protection Development Permit(s).

At present two dwellings (one single family dwelling and one mobile home) are situated on the subject property. In addition to the dwellings, a number of accessory buildings and structures currently exist along with fenced pasture areas and a treed section in the western portion.

**Parcel Summary:** 2045 Begbie Road  
Parcel Size: 4.1 ha (10.1 ac)  
Elevation: 434 - 518 masl

The subject property is located west of Glenmore Road North. The surrounding properties are zoned as follows:

Direction	Zoning	ALR	Land Use
North	A1 - Agriculture 1	Yes	Rural/agricultural
South	A1 - Agriculture 1	Yes	Rural/agricultural
East	A1 - Agriculture 1	Yes	Rural/agricultural
West	A1 - Agriculture 1	No	Rural/agricultural

Subject Property Map: 2045 Begbie Road



## 5.0 Current Development Policies

### 5.1 2030 Official Community Plan: Greening Our Future

Objective 5.33 Protect and enhance local agriculture<sup>1</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 .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.

Policy .7 Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

<sup>1</sup> City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.33.

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operations.

Objective 5.34 Preserve productive agricultural land<sup>2</sup>.

Policy .2 Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:

- agriculture is the principal use on the parcel, and
- the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.

## 5.2 City of Kelowna Strategic Plan

Objective<sup>3</sup>: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective<sup>4</sup>: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

## 5.3 City of Kelowna Agriculture Plan

ALR Application Criteria<sup>5</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.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

This application does not trigger any Development Engineering Services at this point in time, however, a comprehensive report will be provided at the time of development application if and when the Agricultural Land Commission agrees to the proposed non-farm use in the ALR.

## 7.0 Application Chronology

Date of Application Received: May 29, 2012

Agricultural Advisory Committee August 9, 2012

The above noted application was reviewed by the AAC and the following recommendation was passed:

<sup>2</sup> City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.36.

<sup>3</sup> City of Kelowna Strategic Plan (2004); p. 7.

<sup>4</sup> City of Kelowna Strategic Plan (2004); p. 29.

<sup>5</sup> City of Kelowna Agriculture Plan (1998); p. 130.

THAT the Agricultural Advisory Committee support Agricultural Land Reserve Application No. A12-0009 for 2045 Begbie Road, by Graeme James (Michael and Latisha Dawson), to obtain approval from the ALC under Section 20(3) of the Agricultural Land Commission Act for a "non-farm use" within the ALR to allow the continued operation of Advanced Power on the subject property for a maximum period of one (1) year with no further extensions.

**Anecdotal Comment:**

The Agricultural Advisory Committee supported a non-farm use for a maximum of one (1) year with no possibility for extension, but recommends assurance that the land will be put into agricultural production.

**8.0 Alternate Recommendation**

THAT Agricultural Land Reserve appeal A12-0009 for Lot 16, Block 4, Section 9, Township 23, Osoyoos Division Yale District Plan 896 except plans KAP64694 and KAP85916, located at 2045 Begbie Road for "non-farm uses" under Section 20(3) of the Agricultural Land Commission Act, be supported by Municipal Council for a one (1) year period;

AND THAT Council forward the subject application to the Agricultural Land Commission (ALC).

**Report prepared by:**

  
\_\_\_\_\_  
Greg Sauer, Land Use Planner

**Reviewed by:**



Todd Cashin Manager, Manager, Environment & Land Use

**Approved for Inclusion:**



Shelley Gambacort, Director, Land Use Management

**Attachments:**

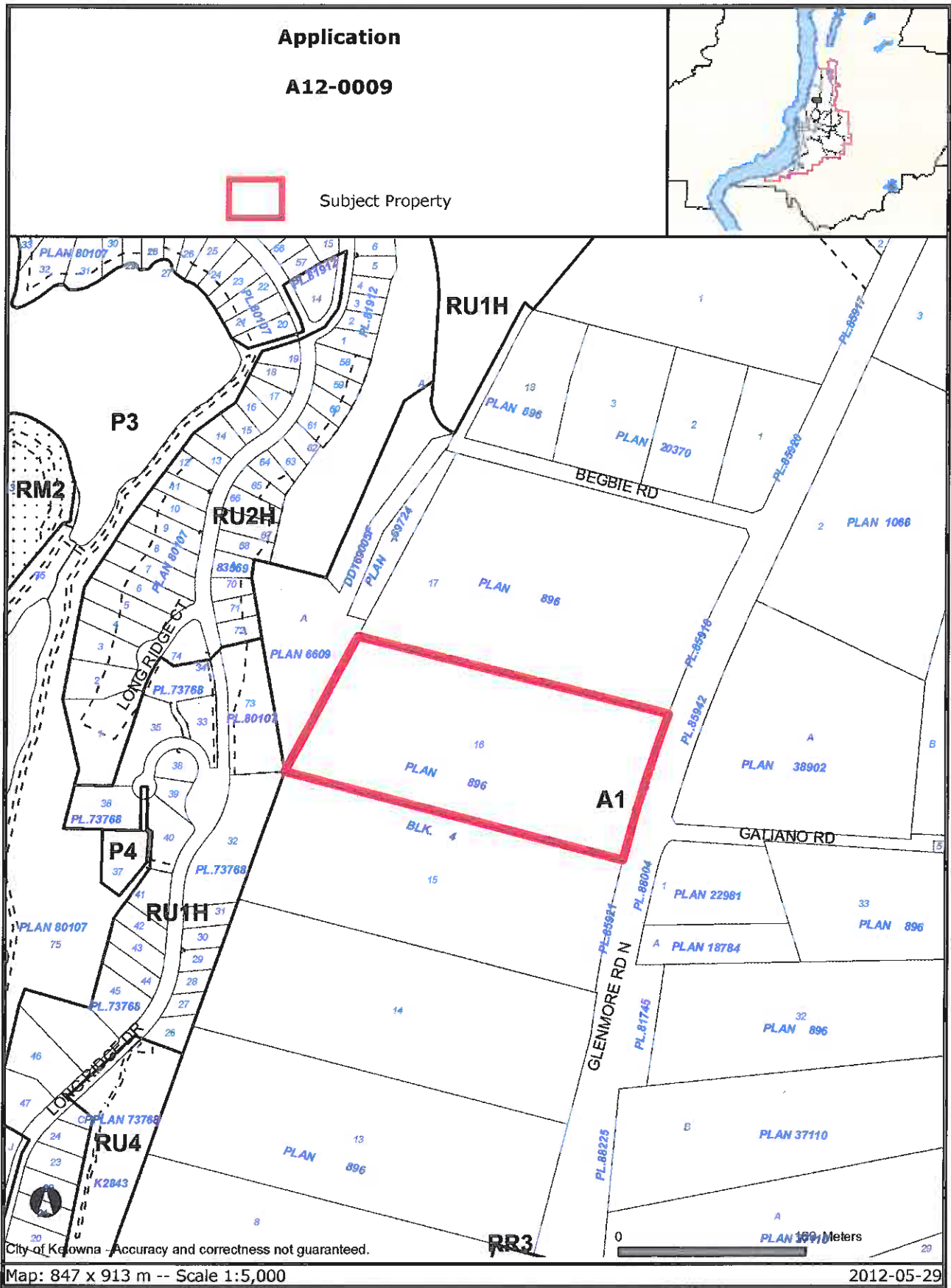
Site Photos (6 pages)

Subject property/zoning map & ALR map (2 pages)

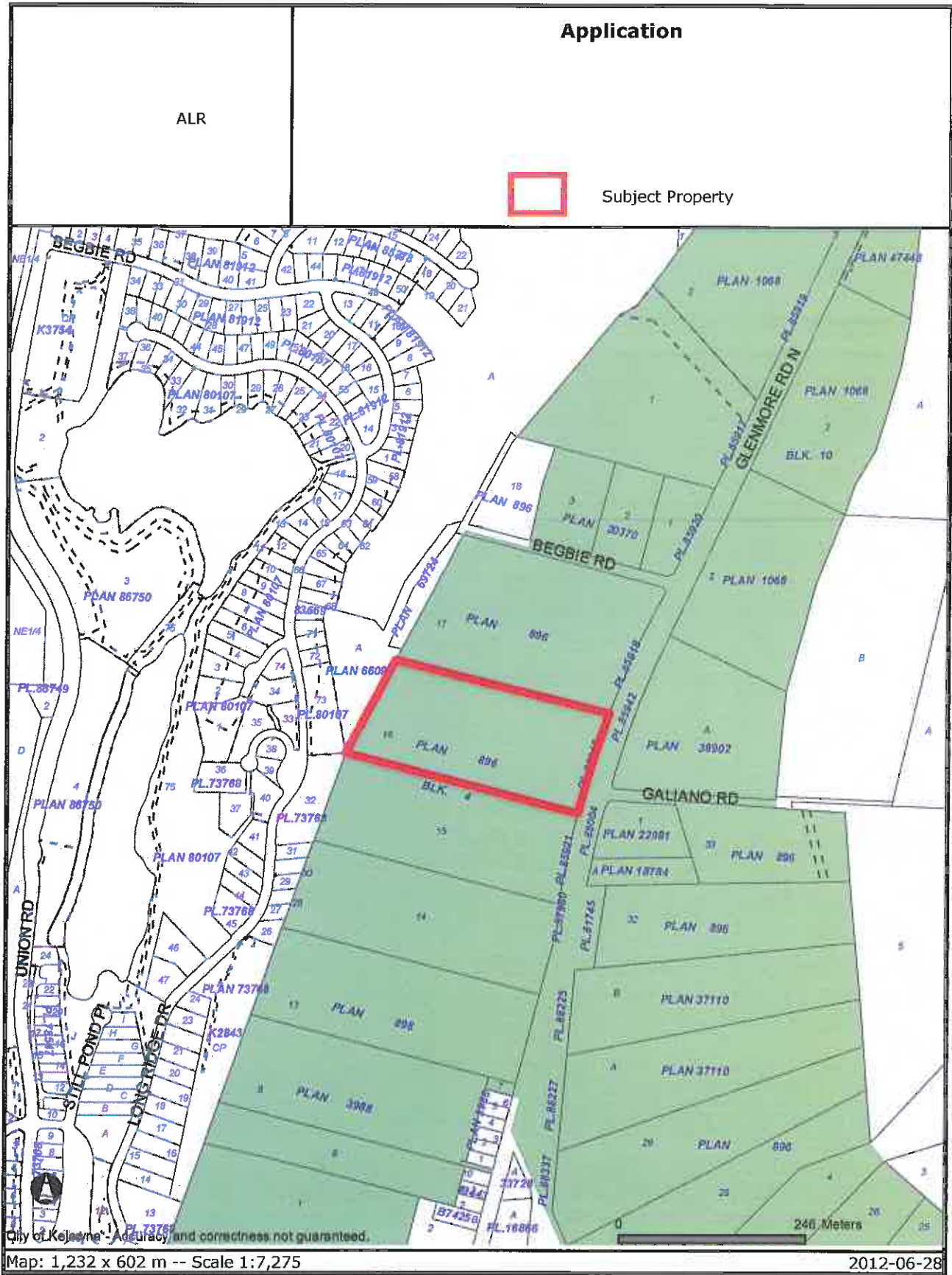
BC Land Inventory - Land Capability and Soil Classification (5 pages)

AAC Minutes (2 pages)

ALC application by landowner (13 pages)



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.



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Land Capability = Brown/ Soil Class = Green



## BCLI Land Capability

### Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	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.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

### Subject Property Land Capability

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, Improved
(1.7 ha / 41.4%)	<p><b>60% Class 5</b> with soils limited by excess water, other than from flooding, which limits agricultural use and by soluble salts which reduce crop growth or restrict the range of crops.</p> <p><b>40% Class 4</b> with crops affected by droughtiness caused low soil water holding capacity or insufficient precipitation; and soils which are 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,</p>	<p><b>60% Class 3</b> with soils limited by excess water, other than from flooding, which limits agricultural use and by soluble salts which reduce crop growth or restrict the range of crops.</p> <p><b>40% Class 3</b> with soils which 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.</p>



Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, Improved
	bedrock, or permafrost.	
(0.8 ha / 19.9%)	<b>100% Class 4</b> with crops affected by droughtiness caused low soil water holding capacity or insufficient precipitation; and soils which are 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.	<b>100% Class 3</b> with soils which 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.
(0.8 ha / 19.1%)	<p><b>40% Class 5</b> with crops affected by droughtiness caused low soil water holding capacity or insufficient precipitation and soils which are limited by the presence of coarse fragments which significantly hinder tillage, planting and/or harvesting.</p> <p><b>40% Class 4</b> with crops affected by droughtiness caused low soil water holding capacity or insufficient precipitation; and soils are limited by steepness or pattern of slopes which hinders the use of farm machinery, decreases uniformity of growth and maturity or crops, and/or increases the potential for water erosion.</p>	<p><b>60% Class 3</b> with crops affected by droughtiness caused low soil water holding capacity or insufficient precipitation; and soils are limited by steepness or pattern of slopes which hinders the use of farm machinery, decreases uniformity of growth and maturity or crops, and/or increases the potential for water erosion.</p> <p><b>40% Class 3</b> with crops affected by droughtiness caused low soil water holding capacity or insufficient precipitation; and soils are limited by steepness or pattern of slopes which hinders the use of farm machinery, decreases uniformity of growth and maturity or crops, and/or increases the potential for water erosion.</p>
(0.8 ha / 19.5%)	?	

Land Capability = Brown/ Soil Class = Green



## Soil Classification

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

Portion of Site / %	Soil Type	Description
1.7 ha / 41.4% 60%	SR - Summerland	<p><u>Land</u>: nearly to strongly sloping fluvial veneer over glaciolacustrine sediments.</p> <p><u>Texture</u>: 10 to 100cm of silty clay loam grading to clay loam.</p> <p><u>Drainage</u>: dominantly poor, ranging to imperfect; fluctuating groundwater table or seepage, subject to flooding.</p> <p><u>Classification</u>: Orthic Humic Gleysol: calcareous and saline phases.</p>
40%	WK - Westbank	<p><u>Land</u>: nearly to strongly sloping fluvial veneer over glaciolacustrine sediments.</p> <p><u>Texture</u>: 100 cm or more of clay, clay loam or silty clay.</p> <p><u>Drainage</u>: moderately well.</p> <p><u>Classification</u>: Orthic Gray Luvisol.</p>
0.8 ha / 19.9% 100%	WK - Westbank	<p><u>Land</u>: nearly to strongly sloping fluvial veneer over glaciolacustrine sediments.</p> <p><u>Texture</u>: 100 cm or more of clay, clay loam or silty clay.</p> <p><u>Drainage</u>: moderately well.</p> <p><u>Classification</u>: Orthic Gray Luvisol.</p>
0.8 ha / 19.1% 60%	MK - McKinley	<p><u>Land</u>: fluvioglacial veneer or blanket over gently to very steeply sloping stratified glaciolacustrine sediments.</p> <p><u>Texture</u>: 10 to 100cm or more of very gravelly sandy loam or very gravelly loamy sand over banded silt loam, silty clay loam and loamy sand.</p> <p><u>Drainage</u>: well.</p> <p><u>Classification</u>: Eluviated Eutric Brunisol.</p>
40%	HD - Harrland	<p><u>Land</u>: Eolian veneer over gently to very steeply sloping glacial till.</p> <p><u>Texture</u>: 10 to 30 cm of sandy loam or loamy sand over gravelly sandy loam or gravelly loamy sand.</p> <p><u>Drainage</u>: well.</p> <p><u>Classification</u>: eluviated eutric brunisol.</p>
0.8 ha / 19.5% 100%	?	

# **AGRICULTURAL ADVISORY COMMITTEE**

## **Minutes of the Open Meeting**

**Date:** Thursday, August 9, 2012  
**Time:** 6:00 p.m.  
**Location:** Council Chambers, City Hall, Kelowna

**In attendance:**

Leo Gebert, (Chair), Pierre Calissi, Pete Spencer, Edward Schiller (A), Yvonne Herbison (A)

**Regrets:**

Bob Hrasko, John Janmaat, Arthur (Gill) Green, Gordon Sandhu

**Staff:**

Environment & Land Use Planner II, James Moore

**Recording Secretary:**

Arlene McClelland

(\*Denotes partial attendance)

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

Opening Remarks by the Chairperson regarding Conduct of the Meeting were read.

**2. APPLICATIONS FOR CONSIDERATION**

**ITEM 1**

**2045 Begbie Road**

A12-0009

To obtain approval from the ALC under Section 20(3) of the Agricultural Land Commission Act for a "non-farm use" within the ALR to allow the continued operation of Advanced Power on the subject property.

Applicant: Graeme James

Owner: Michael & Latisha Dawson

**Staff:**

- The applicant is requesting permission from the ALC to continue to operate a non-farm use in the form of an existing powerline operation on the subject property.
- The subject property is located west of Glenmore Road North in the McKinley Sector of the City. The site area is 4.1 hectares or 10.1 acres and the site elevation varies between 434 m and 518 m. The soils in this area are can be improved to Class 3 according to the land inventory.
- At present two dwellings (one single family dwelling and one mobile home) are situated on the subject property. In addition to the dwellings, a number of accessory buildings and structures currently exist along with fenced pasture areas and a treed section in the western portion.
- The owners of the subject property have requested a non-farm use of land to continue to carry out operations which are consistent with an industrial use. The business

currently operates with a "Home Based Business" business license registered at another location. Based on the number and size of buildings currently being used to operate the business, the number of employees, the outdoor storage of equipment along with the extensive traffic including large trucks, the business does not conform to home based business regulations.

- The ALC application is the first consideration as the City would still be faced with legalizing the use on either a temporary or permanent basis to allow this use to continue should the ALC permit this non farm use.

**Applicant:** Acting Agent, Graeme James, 2360 Scenic Road

- The Applicant is asking for a non-farm use on a temporary basis at 990 Glenmore Road.
- The Applicant realizes his business needs to move and is asking for permission to carry on a non-farm use on a temporary basis of 3 years in order to relocate his business.
- Provided photos and commented on the poor soil conditions as well as the poor drainage on the property. Development of the new landfill entry created the high water levels on the property and poor drainage. The Applicant continues to upgrade the soil conditions.
- The Applicant has done a great deal to improve the property as well as the property to the north owned by the Catholic Church; running cattle on both sides. Also runs horses on his own property as well as breeding to maintain an agricultural component.
- The Applicant pays full property taxes.
- Advised that they received signatures from 3 of the 4 adjacent property owners that do not object to this application.

**AAC/Staff/Applicant Discussion:**

- AAC confirmed that the operation on the property has existed for several years, using 1.5 acres for non-farm use.
- Mr. James noted that the Applicant has put a lot of money into the property and has not applied for farm taxes. The Applicant realizes he has to move and is asking for a Temporary Use Permit to move in a timely manner. With the lack of commercial property in Kelowna it is not an easy proposition to move.
- AAC raised concern that the Applicant has already been operating his business on agricultural land for approximately 8 years.
- AAC commented that this is not a good use of agriculture.
- Staff advised that the legislation states the maximum term of a Temporary Use Permit is 3 years, however, that can be extended once for another 3 years. It would be Council's decision whether the term of the Temporary Use Permit is 3 years or less.

There were no further comments.

### **RECOMMENDATION (ITEM 1)**

### **MOVED BY Edward Schiller/SECONDED BY Pierre Calissi**

THAT the Agricultural Advisory Committee support Agricultural Land Reserve Application No. A12-0009 for 2045 Begbie Road, by Graeme James (Michael and Latisha Dawson), to obtain approval from the ALC under Section 20(3) of the Agricultural Land Commission Act for a "non-farm use" within the ALR to allow the continued operation of Advanced Power on the subject property for a maximum period of one (1) year with no further extensions.

**CARRIED**

### **Anecdotal Comment:**

The Agricultural Advisory Committee supported a non-farm use for a maximum of one year with no possibility for extension, but recommends the land must be put back into agricultural production.

**Originally sent as an email June 12, 2012**

Hi Greg,

Sean has been using a small portion (approximately 1.15 acres) of his property at 2045 Begbie Road, Kelowna, BC as a parking area for his power line company for a number of years. He has been and will continue to use monies generated by Advanced Power to further upgrade the property at 2045 Begbie Road. Sean realizes that he will have to find alternate land for his company. However, due to the slow economy and the fact that Fortis has contracted work that was once done by Advanced Power to an American company, and the fact that BC Hydro is once again going through an austerity program, Sean is unsure of the amount of land and the location of land that will be necessary for the relocation of Advanced Power.

A temporary non-farm use permit will give Sean a reasonable time frame in which to locate and purchase property suitable for his operation while still continuing to upgrade the agricultural capabilities of the property at 2045 Begbie Road.

Graeme James

SLOPE app 30%

SLOPE app 30%

Picture (A)

DRIVEWAY

QUANSET HUT

AREA FOR NON-FARM PERMIT APP 1.15 ac.

(B) SOIL SAMPLE

STORAGE

BARN TACK ROOM STALLS

DRIVEWAY FOR ADJOINING PROPERTY

(3) Picture

PASTURE

RIDING AREA

Picture (6)

(2) Picture

FENCE

FENCE

DRIVEWAY

(A) SOIL SAMPLE

Picture (5)

Picture (1)

BURN

GLENMORE RD



**AgSource**  
**Harris Laboratories**  
 A Division of Cooperative Resources International

300 Speedway Circle, Suite 2  
 Lincoln, NE 68502

Tel: 402-476-0300  
 Fax: 402-476-0302

68228

Submitted By **0000667**  
**Evergro Canada Inc.**  
**7430 Hopcott Road**  
**Delta, BC V4G1B6**

Submitted For  
**SHAUN DAWSON**  
**KELOWNA, BC**

Date Reported  
**29-Apr-2010**

Laboratory Turnaround  
**2 Days**

Samples Will Be Stored Until  
**12-May-2010**

Laboratory Sample Number  
**AC01993 - AC01994**

SUMMARY REPORT OF ANALYTICAL RESULTS													
Sample Number	% Organic Matter	Nitrate N ppm	Phosphorus ppm IF pH < 7.1    pH > 7.1	Potassium ppm	Magnesium ppm	Calcium ppm	Sulfur ppm	Zinc ppm	Manganese ppm	Copper ppm	Iron ppm	Boron ppm	
#1	5.9	200.9	---	19	888	715	1855	151.5	1.0	2.9	1.8	16.2	---
#2	3.8	11.2	---	54	730	619	2559	278.4	1.5	15.5	5.0	58.8	---
Average	4.9	106.1		37	809	667	2207	215.0	1.3	9.2	3.4	37.5	

SUMMARY OF ANALYTICAL RESULTS							CATION EXCHANGE CAPACITY					
Sample Number	Soil pH	Buffer Index	Excess Carbonate	Soluble Salts mmhos/cm	Sodium ppm	Bulk Density	ACTUAL % OF TOTAL CEC					Total CEC
							% K	% Mg	% Ca	% Na	% H	
#1	8.5	---	M	2.46	1,372	0.90	9.7	25.4	39.5	25.4	0.0	23.5
#2	8.7	---	M	2.32	1,760	1.04	6.8	18.8	46.6	27.8	0.0	27.5
Average	8.6		M	2.39	1566	0.97	8.3	22.1	43.1	26.6	0.0	25.5





**AgSource**  
**Harris Laboratories**  
 A Division of Corporation Research International

300 Speedway Circle, Suite 2  
 Lincoln, NE 68502

Tel: 402-476-0300  
 Fax: 402-476-0302

68228

Submitted By **0000667**  
**Evergro Canada Inc.**  
 7430 Hopcott Road  
 Delta, BC V4G1B6

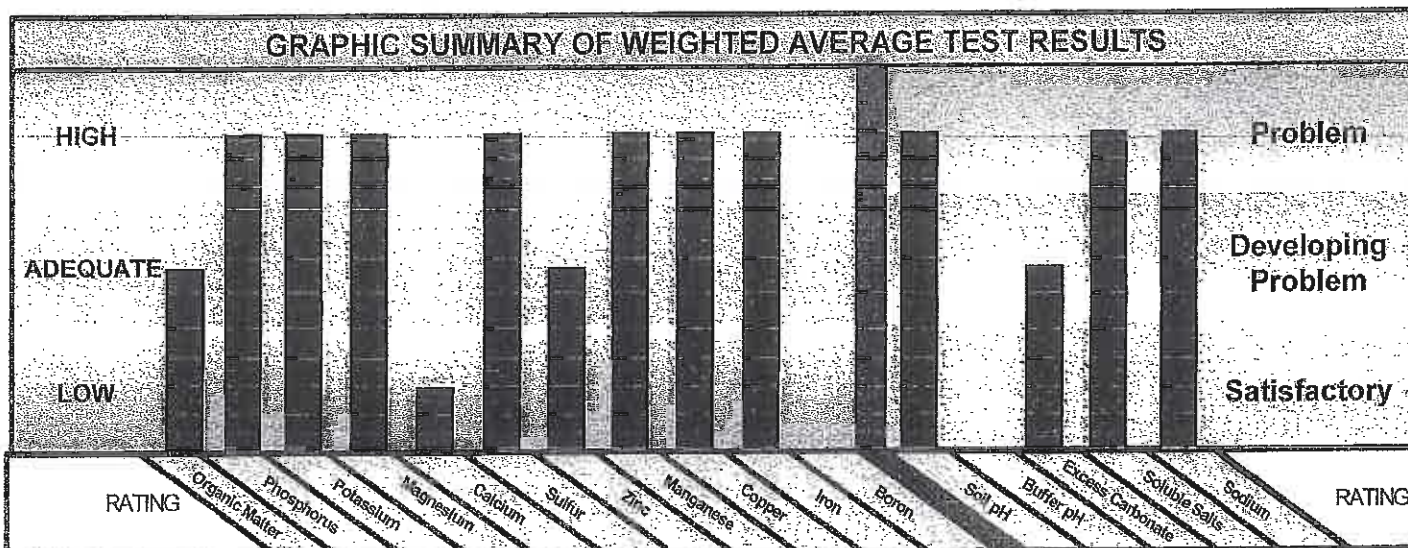
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**SHAUN DAWSON**  
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**2 Days**

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**12-May-2010**

Laboratory Sample Number  
**AC01993 - AC01994**



**SUMMARY OF SOIL FERTILITY AND PLANT NUTRIENT GUIDELINES**

Sample Number	Crop Yield or Turf/Ornamental Code	Lime Gypsum Sulfur	PLANT FOOD NEED IN: Lbs/Acre									
			N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O	MgO	S	Zn	Mn	Cu	Fe	B
#1	Pasture 4 TO	Gypsum 8621	0	0	0	0	0	0	1.0	0	0	
#2	Pasture 4 TO	Gypsum 11299	60.0	0	0	0	0	0	0	0	0	
Average	Pasture		60.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	

## Additional Tests

Sample Number	#1	#2
Salinity Boron ppm	0.06	0.12
Salinity Calcium meq/L	3.79	2.57
Salinity Chloride ppm	553.1	138.6
Salinity ECE mmhos/cm	5.07	4.07
Salinity Magnesium meq/L	5.43	2.27
Salinity Moisture %	54.79	60.61
Salinity pH	8.4	8.5
Salinity Potassium meq/L	3.09	1.78
Salinity SAR	18.05	21.69
Salinity Sodium meq/L	38.8	33.7

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