

August 29, 2025



Permit to Practice: 1000176

Your File: TBA

Our File: 2024-234

Attention: Application Review Officer

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

**Re: Remediation Design Rationale – 12363 Pixton Road, Lake Country, BC
Application for Soil Use for Placement of Fill and Agricultural Re-Establishment**

On behalf of **Rockwood Custom Homes**, Alpine Consultants is pleased to submit the enclosed application for a Soil Use for Placement of Fill or Removal of Soil, in support of agricultural and environmental restoration works at 12363 Pixton Road, Lake Country, BC. Supporting documentation has been prepared by others and is included for your review.

Property Context

The property comprises approximately 40,266 m² (4.026 ha / 9.95 acres) with 242.32 m (795 ft) of frontage along Okanagan Lake. The lands are zoned A1 within the Agricultural Land Reserve (ALR) and are subject to local environmental permit requirements. Historically part of the Rainbow Ranche, this property was among the first large fruit acreages in the Okanagan Valley. Previous disturbances by past owners require coordinated remediation to restore both agricultural and environmental functions. The proposed works are designed to re-establish orchard use, remediate soils, and restore riparian and slope conditions.

Environmental Restoration

Primary riparian planting was completed in August 2024 within the 15 m Streamside Protection and Enhancement Area (SPEA) along both the creek and Okanagan Lake. Plant material exceeded minimum specifications, supported by temporary irrigation for a two-year establishment period. Ongoing invasive species control, irrigation monitoring, and wildlife protection measures are in place.

Agricultural Re-Establishment

A conceptual agricultural framework identifies two primary areas for replanting:

- Apple Orchard: 5,696.1 m² (1.4 acres) for 151 Ambrosia apple trees on resilient rootstocks.
- Mixed Plantings: 2,706.26 m² (0.668 acres) for cherries, stone fruit, and a vegetable garden.

Soil testing indicates that significant loss of topsoil has occurred, reducing agricultural capability. Importation of soil and growing medium is therefore required to restore the property's agricultural productivity. Supporting soil science documentation prepared for Rockwood Custom Homes by others confirms the suitability of the proposed soil type.

NOI Decision and Application Requirement

A Notice of Intent (NOI) application ALC File: 103081 for soil placement was submitted in January 2025 however was declined by the Commission. The ALC noted:

"I find that the proposed construction and development is beyond the scope of what is typically approved as an NOI and is best reviewed through the application process... I therefore order, pursuant to section 20.3(2)(c)

of the ALCA, that you must not engage in the Proposed Fill Placement Activities unless a Soil Use for Placement of Fill or Removal of Soil application is first submitted to and approved by the Commission.”

This application is submitted in direct response to that decision, with the objective of obtaining formal approval for the proposed soil placement and agricultural restoration works.

Residential Footprint

The proposed residential footprint has been located within previously disturbed areas, consistent with historical use of the site and outside legislated riparian setbacks. Factors guiding site placement include:

- Historic location of the original residence and farm structures.
- Avoidance of steep eastern and southeastern slopes (>40%).
- Prioritization of agricultural land for orchard and farm re-establishment.
- Realignment of the primary driveway to support both residential and agricultural uses.

Associated farm equipment storage will also be sited in previously disturbed areas to reduce new impacts.

Landscape Planting Strategy

The landscape design supports both ecological restoration and agricultural productivity. Key measures include:

- Successional hydroseeding on disturbed slopes with pollinator-friendly, non-invasive seed mixes.
- Continuous loop headland around the orchard to allow access for maintenance and reseeded.
- Buffer planting of deciduous canopy trees and shrubs between the residence and orchard.
- Re-introduction of native and naturalizing tree and shrub species to provide habitat, windbreaks, and organic nutrient cycling.
- Slope terracing and planting below Okanagan Centre Road West to stabilize disturbed areas.
- Additional native shrub planting along the northeast creek within the 15–30 m setback.

Invasive Species Management

An ongoing program of invasive species control is being implemented, including targeted removal of *Ailanthus altissima* (Tree of Heaven), a host for the Spotted Lanternfly. Where appropriate, herbicide treatments may be applied in compliance with provincial regulations by licensed applicators.

Implementation and Timelines

- August 2024: Completion of primary riparian planting.
- 2024–2026: Ongoing irrigation, monitoring, and invasive species management.
- 2025: Submission of soil amendment and agricultural re-establishment applications. Supporting soil science and environmental management documentation has been prepared for Rockwood Custom Homes by others.
- Ongoing: Engagement with utility providers to relocate interior power poles, supporting grading and orchard establishment.

Conclusion

The proposed works at 12363 Pixton Road seeks to restore the historic agricultural use of the property, improve soil conditions, and enhance riparian and slope stability. The application reflects a comprehensive approach that addresses past disturbances, supports agricultural capability, and aligns with the objectives of the ALR and the District of Lake Country.

Please find the following:

Appendix I - Drawing Set containing hystoric site plan, current 2024 RDCO Orthomap, and proposed site plans.

Appendix II - Fill Calculations

We trust the enclosed submission meets the Commission's requirements, and we look forward to working with you throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours truly,

Stephanie Leforte

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