

Interim\* Framework for Consideration of Soil Related Development Applications and Referrals (REVISED July 10, 2025)

	Agricultural Land Reserve (ALR)	Development Permit Area (DPA)	Areas Outside ALR & DPAs
Application Type	ALC – Placement of Fill	Development Permit	None
FVRD Approval	Discretionary	Limited Discretion	None
Key Application Decision for FVRD	FVRD Board <ul style="list-style-type: none"><li>Forward to ALC;</li><li>Forward to ALC with comments; or</li><li>Refuse to forward to ALC</li></ul>	Director of Planning (Delegated Authority) EASC (Delegated Authority) Board <ul style="list-style-type: none"><li>Approval if meets DPA guidelines</li></ul>	None
Other Approval Agencies	<ul style="list-style-type: none"><li>ALC</li><li>MOTT</li></ul>	MOTT	MOTT
Agency Responsibility	ALC – Fill Placement Application <ul style="list-style-type: none"><li>Agricultural impacts</li><li>Fill proportional to use</li></ul> MOTT – Highway Access Permit <ul style="list-style-type: none"><li>Access</li><li>Road use</li><li>Traffic</li><li>Haul routes</li></ul>	MOTT – Highway Access Permit <ul style="list-style-type: none"><li>Access</li><li>Road use</li><li>Traffic</li><li>Haul routes</li></ul>	MOTT – Highway Access Permit <ul style="list-style-type: none"><li>Access</li><li>Road use</li><li>Traffic</li><li>Haul routes</li></ul>
FVRD Considerations	<ul style="list-style-type: none"><li>Impacts on adjacent properties and the broader community</li><li>Cumulative floodplain</li><li>Incomplete applications (missing key supporting technical reports)</li><li>Lack of demonstrated QP oversight</li></ul>	Geohazard <ul style="list-style-type: none"><li>Site-specific geohazard report prepared by a Qualified Professional that meets FVRD and EGBC requirements and looks at:<ul style="list-style-type: none"><li>Transfer of risk</li><li>Overland flooding</li><li>Cumulative floodplain</li><li>Suitability of fill (for future use)</li><li>Post-construction reporting</li></ul></li></ul> Riparian <ul style="list-style-type: none"><li>Erosion and sediment control at SPEA</li></ul> Subsequent alterations would require further assessment	None
Limitations	<ul style="list-style-type: none"><li>Land use authority per s. 8 of ALC Act - ALR General Regulation</li><li>Only forwarding or not forwarding applications</li><li>No involvement after forwarding application to ALC</li><li>Limited to broader considerations relating to land use authorities</li><li>Cannot address land use or soil design specifics (e.g. quantity, quality, depth, location)</li></ul>	<ul style="list-style-type: none"><li>DPs can only address geohazard or riparian issues</li><li>Cannot address land use or soil specifics (quantity, quality, depth, location)</li></ul> Riparian <ul style="list-style-type: none"><li>Reports are provincially approved</li><li>Soil deposit for agricultural activities</li><li>Soil deposit outside of SPEA</li></ul>	None
Public Notice	FVRD Current Development Web Map	FVRD Current Development Web Map	None
Options for Board Consideration	1. Refuse to forward applications where: <ul style="list-style-type: none"><li>large-scale, area-wide soil deposits are proposed;</li><li>serious, unaddressed concerns regarding broader community impacts, including:<ul style="list-style-type: none"><li>impacts on adjacent properties</li><li>cumulative flood hazards</li></ul></li><li>there are critical gaps in the technical reporting, professional assurances, or information provided with the application.</li></ul> 2. Forward applications with comments where: <ul style="list-style-type: none"><li>there are minor gaps in the technical reporting, professional assurances provided, or information provided with the application; or,</li></ul> 3. Forward applications that are for minor soil deposits, such as: <ul style="list-style-type: none"><li>access construction</li><li>building construction</li><li>depression filling</li></ul>		

\*to be reconsidered upon the adoption of a bylaw to broadly regulate soil deposit in FVRD electoral areas