

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

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

Abbreviations: ALC – Agricultural Land Commission, ALR – Agricultural Land Reserve, EGBC – Engineers and Geoscientists British Columbia, MOTT – Ministry of Transportation and Transit, QP – Qualified Professional, SPEA – Streamside Protection Enhancement Area