



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, February 24, 2025

Re: 7235 Wallace Drive - Soil Deposit Application

RECOMMENDATION(S):

That the Soil Deposit Application, dated 25 March 2024, for construction of greenhouses on 7235 Wallace Drive be approved for issuance by the Municipal Engineer upon receipt and review of the source of fill material, deposit schedule and trucking route.

BACKGROUND:

The District's Soil Deposit and Removal Bylaw requires Council approval for applications exceeding 1,000 cubic meters of soil.

DISCUSSION:

Silver Rill Corn has submitted a Soil Deposit Application required for construction of greenhouses on the property located at 7235 Wallace Drive.

The proposal includes placing approximately 1,375 cubic meters of clean, structurally fill over a 999m² area to elevate the site above the 1-in-200-year flood event level. The raised pad will serve as the foundation for the greenhouse construction.

The application does not require Agricultural Land Commission (ALC) review, as the fill area remains below the 1,000m² threshold for regulatory assessment.

A comprehensive report prepared by Ryzuk Geotechnical outlines the technical considerations relevant to the application. Staff have reviewed the report and confirm that general requirements have been met.

The specific deposit schedule is not know at this time as the applicant intends to source suitable fill material as it becomes available. Details of the source of fill and schedule will be provide to the Municipal Engineer through regular monthly reporting over the duration of deposit activity.

CONCLUSION:

Staff recommend approval of the Soil Deposit Permit for 7235 Wallace Drive on the basis of the stated purpose outlined in the applicant's letter of rationale dated Jan 8, 2025.

Report written by:	Adam Overend, ASCT
Respectfully submitted by:	Dale Puskas, P.Eng Director of Engineering and Public Works
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

- Appendix A: Soil Deposit Application
- Appendix B: Geotechnical Assessment
- Appendix C: Letter of Rationale