



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 101858  
**Application Type:** Non-Farm Uses within the ALR  
**Status:** Under Review by L/FNG  
**Name:** DeMille et al.  
**Local/First Nation Government:** City of Salmon Arm

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT 2 SECTION 19 TOWNSHIP 20 RANGE 9 WEST OF THE 6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT PLAN EPP95531  
**Approx. Map Area** 11.59 ha  
**PID** 030-958-768  
**Purchase Date** Apr 10, 2024  
**Farm Classification** Yes  
**Civic Address** 3181 11 Avenue North East, Salmon Arm, British Columbia, V1E 2S8  
**Certificate Of Title** ALC Certificate of Title Document.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Bradley DeMille	Not Applicable	2508339976	demilles@shaw.ca	Not Applicable
Harpal Sidhu	Not Applicable	2504996589	bhaiksidhu@hotmail.com	Not Applicable

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** Yes

**Describe the other parcels including their location, who owns or leases them, and their use.**

Harpal (Lally) Sidhu is partners with Brad DeMille in ownership of the Orchard. Mr. Sidhu is a fruit grower at 2115 SHAW DR CAWSTON BC V0X 1C2 British Columbia. He owns one hundred acres of orchards with a 40,000 sq. foot packing house. Lally has been a supplier for DeMille's Farm Market, that which is proposed to move onto the orchard, for over 20 years. He produces organic and conventional stone fruit including apricots, cherries, nectarines, peaches, plums and 10 varieties of apples. Lally has helped guide Brad to date with the recultivation of the parcel in question, bringing the dilapidated apple trees back to a healthy, sustainable, fruit-bearing state.

Brad DeMille is the owner of DeMille's Farm Market, that which is proposed to move to the orchard. DeMille's is located at 3710 10th AVE SW SALMON ARM, BC V1E 3K1. Brad grew up on a dairy farm in northern California, where they cultivated watermelon and other row crops. In 1970 the family moved to British Columbia where they purchased a dairy farm in Salmon Arm and began cultivating sweet corn. This is the same farm upon which the DeMille's Farm Market stands today. Brad leases a parcel of land from Roger DeMille's farm for the farm market at 3710 10th Ave SW Salmon Arm, BC. He understands the necessity and true importance of farming, and supports almost two hundred local growers in the Okanagan and surrounding regions by providing them with a direct venue through which to sell their produce.

## 3. Primary Contact

<b>Type</b>	Land Owner
<b>First Name</b>	Bradley
<b>Last Name</b>	DeMille
<b>Organization (If Applicable)</b>	No Data

**Phone** 2508339976  
**Email** demilles@shaw.ca

## 4. Government

**Local or First Nation Government:** City of Salmon Arm

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).**

The orchard at 3181 11th Avenue NE Salmon Arm is used primarily for growing apples. The majority of the 29 acres is apple farming (approx. 14 acres). There are row crops (up to 10 acres) that include u-pick lavender, sunflowers, and pumpkins with room for peppers, potato, rhubarb, squash, sweet corn, and sweet onions. The prospective 3 acres of commercial-use land that is awaiting rezoning is being tucked into the edge of the orchard along the highway so as to leave the original parcel unfractured and unaffected by pollution and dirt from the highway.

**Describe all agricultural improvements made to the parcel(s).**

At the time of purchase the orchard was in severe disrepair. The previous owner's neglect cost the orchard the health of many apple trees including the complete destruction of the only peach & pear trees on the property. Improvements were made immediately by clearing diseased trees, trimming and pruning the remaining trees as well as mowing and maintaining the lawns. Systems that control codling moth, fire blight, scab and mildew were implemented and are maintained. Controls have been implemented to ensure the elimination of noxious and invasive weeds especially around the perimeters. The initial row crops have been planted including sunflowers for u-pick and pumpkins for the the Fall. Currently, the projected yield from the healthy orchard is approximately 500,000 pounds of apples yearly, which will be sold in the proposed market store. According to the Okanagan-Kootenay Sterile Insect Release Program, Brad has taken excellent steps to control the codling moth population and will continue to support us in the next few years to maintain the orchard's health.

**Describe all other uses that currently take place on the**

The orchard was previously owned by the Northyards Cidery, to whom a small parcel is currently leased. The majority of the existing out-buildings

**parcel(s).** are rented by the cidery for their commercial operations, one of which is used for on-site living quarters for the cidery's maintenance worker. The Northyards site is part of the 3 acre parcel in the south west corner that is under review for rezoning for non-farm use.

## Land Use of Adjacent Parcels

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Residential	A residential subdivision runs along the north boundary of the orchard, edged by full grown trees to buffer.
<b>East</b>	Agricultural / Farm	Two empty fields run along the East boundary of the orchard, owned by sole proprietors. Both parcels are open pastures in ALR but they are not currently being farmed.
<b>South</b>	Transportation / Utilities	The Trans Canada Highway borders the South side
<b>West</b>	Transportation / Utilities	North Broadview street, a main artery that runs north and south along the eastern bench of Salmon Arm, is the western-most edge of the Orchard.

## 6. Proposal

**How many hectares are proposed for non-farm use?** 1.2 ha

**What is the purpose of the proposal?** The purpose of this proposal is to relocate DeMille's Farm Market from 3710 10th Ave SW Salmon Arm to the Orchard at 3181 11th Ave NE. The plan is to take 80,000 square feet of the rezoned 3 acres to build a 14,000 Square foot Market, the new building for the DeMille's Farm Market. In addition to this, paved access and egress driveways are proposed along with a 10,000 square foot lot for parking and 30,000 square foot gravel overflow parking beyond that, all of which will run along the southern border of the Orchard along the Trans-Canada Hiway. The positioning of the proposed site was strategic in that it lies tucked to the side of the orchard, without impeding orchard operations. It has been the muster point for many years from

previous owners, thus the ground is hard packed and hard to cultivate.

Brad DeMille grew up on the corn farm upon which the current store stands. He has been a farmer his whole life and has run the DeMille's Farm Market very successful since 2006, selling local produce from his family farm and that of hundreds of small farmers up and down the Okanagan Valley. However, the land lease for the store is coming due with no terms for renegotiation. Brad DeMille must relocate or close his doors indefinitely. The establishment is an essential venue for local farmers and small business as it supports local producers, honey farmers, coffee roasters, Okanagan fruit jammeries, orchards, egg farmers, dairy farmers, cheese producers, local butchers, sausage makers, and small-business bakeries. Essentially, with the close of DeMille's Farm Market, hundreds of local farms and business will likely experience sizable loss in their yearly income.

With this reality looming, Brad had the insight to partner with Harpal (Lally) Sidhu to purchase the orchard in question from the Northyards Cidery in April 2024, now known as 1424762 BC LTD. As a large production fruit grower from southern British Columbia, Lally knows the extensive commitment it takes to run an orchard. With Brad's understanding of promoting farm-to-table, the venture of creating an efficient apple-producing orchard with an on-site Farm-Orchard Market will not only benefit the agricultural aspect of the orchard but provide future opportunity for agricultural awareness in the community. For the past 5 months, Brad has worked tirelessly to bring the orchard back from a state of disrepair left under the previous ownership; it is now producing it's first fruit of the year including but not limited to Elstar, Jonagold, Paula Red, Pinova and Orin. Such apple varieties are considered heritage varieties now, and are rare if not extinct from this region and beyond BC borders. We can offer something no other farmer provides, upholding a piece of history from this region for years and decades to come.

Furthermore, several original Spartan trees that were planted circa 1950 stand in the middle of the orchard and will be left standing to commemorate the heritage of the Orchard site, and to honor the historic family, the Hannas, who grew them for 110 years. Part of the long-term plan is to allow people to walk certain areas of the orchard in the hopes of generating a broader understanding of the importance of local farming, and to encourage the "shop local" incentive.

**Could this proposal be accommodated on lands outside of the ALR?**

This proposal cannot be accommodated outside ALR because by definition it is a "Farm" market. If this project was located in town, it would no longer be considered a "farm" market and its purpose to support farming and agriculture would be lost. Our goal is to sell the produce and fruit from the farm upon which we sit, which is an incredible venue to promote agriculture and draw community awareness for farmers and growers. For example, the current location of DeMille's Farm Market is widely known for the sale of sweet corn in the summer. As the orchard market it will sell the fruit and produce from the orchard, from apples and their by-products (pies, dried fruit bars etc), to row crop produce such as peppers, potatoes, pumpkins, squash, sweet corn and sweet onions. Furthermore, on site sale of farm produce reduces our carbon foot print eliminating excessive shipping for the movement of product. As a part of the produce market collective, DeMille's provides a critical outlet for other farmers to sell directly to the customers, with the advantage of being a year round operation as opposed to a seasonal fruit stand. With proper cooling systems, infrastructure and rigorous food- safety procedures, DeMille's Farm Market upholds a refined and flexible experience for both farmers and customers. With year round, 7-days a week accessibility, other local farmers are in a unique and ideal position to maintain their sales through DeMille's with out the lengthy and short-term process of depending on the "pop-up" farm market in a city location.

Furthermore, we are looking to invest in a Swiss juice making set up that will provide the opportunity to use all the #2 apples to press and bottle our own fresh-pressed apple juice on site. Moreover, we have an animal habitat that will be moving with us, and as such, a location outside of ALR will be quite unsuitable for goats, pigs and other small farm animals.

**Does the proposal support agriculture in the short or long term?**

The proposed DeMille's Farm Market and Orchard supports both short term as well as long term agriculture. The long term goal is to produce food from our harvests such as baked goods & pie, dried apple chips and fruit bars, as well to supply local bakers and food processors in and around Salmon Arm with our apples for their production needs. The goal is to use every apple produced in the orchard. This gives rise to the opportunity to press our apples to make juice as we hope to supply both the cideries in Salmon Arm as well as sell our own juice in the market. Inquiries to procure the Swiss juicing equipment is currently under way.

Some of the short term activities we are promoting are oriented towards Agri-tourism. We hope to teach the community about the Orchard, it's vital role in our community and the heritage of the land. Initial plans include hay

rides through the orchard, as well as pumpkin picking at our developing pumpkin patch. The district elementary schools and Day Care facilities are currently booking Fall field trips to the orchard to learn about the process of growing apples and pumpkins, with the take away of their very own pumpkin for Thanksgiving and Halloween.

#### Proposal Map / Site Plan

Orchard Sketch.pdf

**Do you need to import any fill to construct or conduct the proposed Non-farm use?**

Yes

### Soil and Fill Components

**Describe the type and amount of fill proposed to be placed.**

Gravel will be brought in for the non-paved overflow parking lot, and peat gravel for drainage around the building of the store. Any of the proposed fill will be sourced locally with Blackburn Excavating in Salmon Arm. The Orchard soil is glacial silt and as such does not require back fill for the building itself. Top soil is not necessary as the Orchard soil is fertile and any landscaping around the store will be sufficiently addressed.

#### Fill to be Placed

<b>Area</b>	3233 ha
<b>Maximum Depth</b>	0.15 m
<b>Average Depth</b>	0.15 m

## 7. Optional Documents

Type	Description	File Name
Professional Report	Official Incorporation documentation of Orchard Business and Owners	Certificate of Incorporation.pdf
Other files that are related	lat./ long coordinates @ 50 N42,29.0 & 119 W14,52.0	Aerial View of Orchard.pdf
Other files that are related	close up stetch of proposed building site	Proposed Site.pdf

Photo of the Application Site

photos of pre-established buildings  
on site

Building Photos #1-7.pdf