

Agricultural Advisory Committee

AGENDA



Thursday, January 11, 2018
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

- (a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.
- (b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.
- (c) All representations to the Agricultural Advisory Committee form part of the public record.
- (d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

2. Applications for Consideration

2.1 Stewart Rd W 4500, FH17-0001 - Stewart Brothers Winery Ltd.

3 - 23

The applicant is requesting permission from Council to issue a Farm Help Development Permit No. FH17-0001 for the property located at 4500 Stewart Road West for Temporary Farm Worker Housing for 22 Temporary Farm Works.

2.2 Shanks Rd 4133 & Shanks Rd 4085, TA18-0001 & FH18-0001 - Geen Family Holdings Ltd.

24 - 47

The applicant is requesting authorization from Council for site specific Text Amendment TA18-0001 and to issue Farm Help Development Permit No. FH18-0001 for Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154, located at 4133 Shanks Road, Kelowna, BC and Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154, located at 4085 Shanks Road, Kelowna, BC for temporary farm worker housing for 140 temporary farm workers.

3. ALC Decisions - Update

To provide the Committee with an update on Agricultural Land Commission decisions.

- 4. **Minutes** 48 - 52
Approve Minutes of the Meeting of October 12, 2017.

- 5. **New Business**
 - 5.1 **Ministry of Agriculture - Agricultural Advisory Committee Workshops** 53 - 53
Save the date - Tuesday, February 27, 2018, 9:30 am to 4 pm

- 6. **Next Meeting**
January 25, 2018

- 7. **Termination of Meeting**

COMMITTEE REPORT



Date: January 11, 2018

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (KB)

Application: FH17-0001 **Owner:** Stewart Brothers Winery Ltd.

Address: 4500 Stewart Rd West **Applicant:** Protech Consulting 2012 (Grant Maddock)

Subject: Farm Help Development Permit Application to Council to allow Temporary Farm Worker Housing (TFWH) for 22 Temporary Farm Workers

Existing OCP Designation: Resource Protection Area (REP)

Existing Zone: A1 – Agriculture 1

1.0 Purpose

The applicant is requesting permission from Council to issue a Farm Help Development Permit No. FH17-0001 for Lot 2 Section 32 Township 29 ODYD Plan 3093 Except Plan KAP58804, located at 4500 Stewart Road West, for Temporary Farm Worker Housing for 22 Temporary Farm Workers.

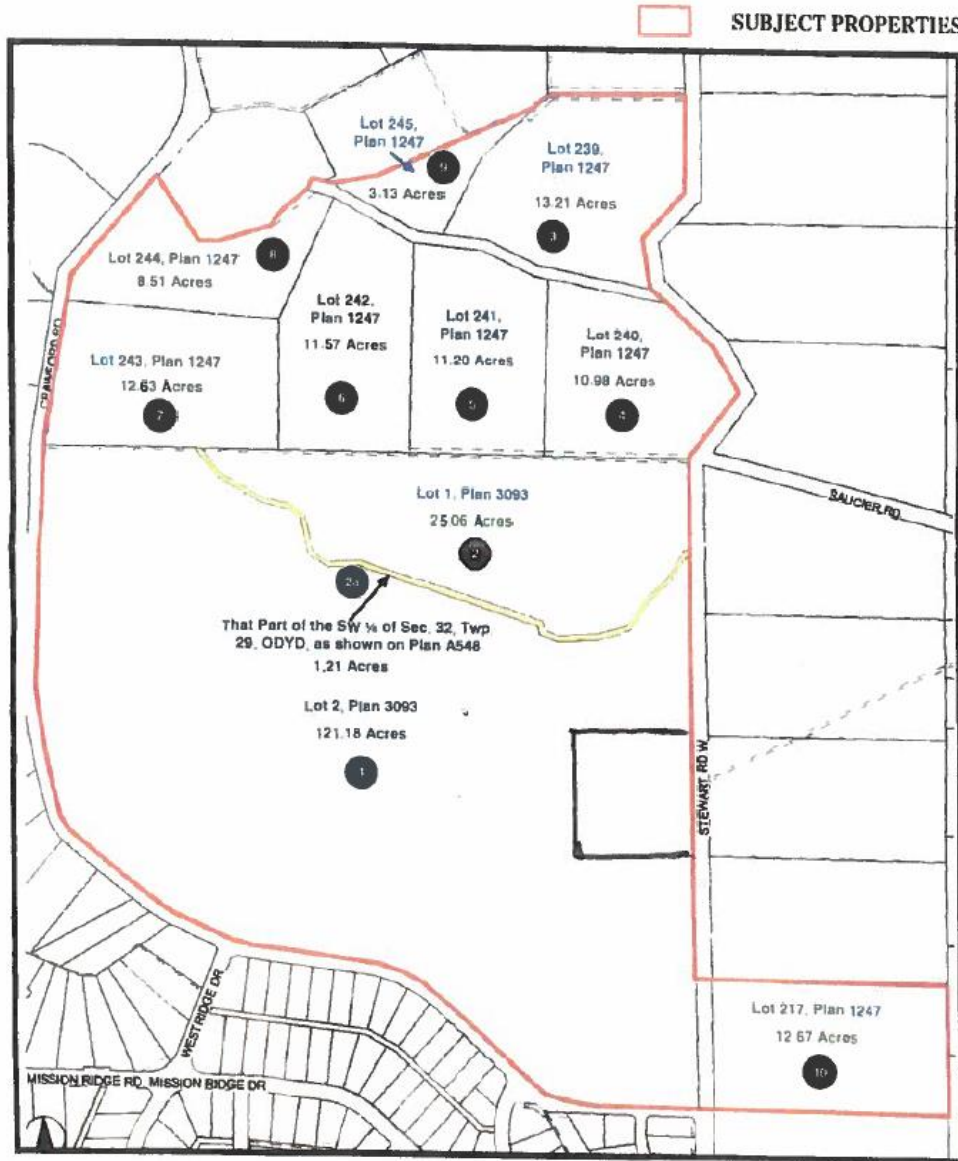
2.0 Proposal

2.1 Background

The owners, Stewart Brothers Winery Ltd. farm 4500 Stewart Rd W, and nine immediately surrounding properties, in Southeast Kelowna. Combined, there is a total of 218.9 acres owned or controlled by Stewart Brothers Winery Ltd. On these properties, 25 acres are currently planted with mature vineyards and in 2017 40 additional acres were planted. In the next three years an additional 30 acres are proposed to be planted per year, and the remaining land area is planned on being planted in 2022. The 22 workers housed on the subject property would mainly work at the properties on-site, but there may be some overlapping with additional vineyards in West Kelowna.

The request is for 22 Temporary Farm Workers to be housed in temporary structures on non-permanent foundations (trailers). See Map 2 for the location of the proposed trailers.

Map 1 – Properties owned or controlled by Stewart Brothers Winery Ltd. surrounding 4500 Stewart Road West



2.2 Project Description

The proposed trailer accommodation for 22 workers is to be placed on the subject property, in close proximity to the existing office and warehouse building. Each trailer includes six bedrooms, and a shared kitchen, sitting area, washroom and laundry facilities.

The plan includes a landscape buffer between the TFWH and the vineyard, consisting of a three metre wide buffer with proposed plantings which include 'Green Select' Dwarf (Austrian) Pines, Varigated Redtwig Dogwood, Witch Hazel and 'Dakota' Pinnacle Birch.

Map 2 – Proposed Temporary Farm Worker Housing Layout



2.3 Federal and Provincial Standards and Bylaw Guide

The Federal Government has recognized that there is a shortage of farm workers throughout Canada. As part of the Seasonal Agricultural Workers Program (SAWP) the owner must provide accommodation for their foreign workers. Seasonal dwellings for farm help are considered a 'farm use' by the Agricultural Land Commission. According to the Ministry of Agriculture, seasonal worker housing should be communal and temporary in nature, with shared kitchens, and conform to SAWP / BC Agriculture Council standards.

The Agricultural Land Commission, as well as the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas¹, advises that temporary farm workers should be housed in temporary structures. This application complies with these standards.

Ministry of Agriculture guidelines for *Regulating Temporary Farm Worker Housing in the ALR*² states that a maximum number of 40 workers per farm for orchards and vineyards is permissible.

¹ BC Min. Of Ag., 2015. Guide for Bylaw Development in Farming Areas, (Revised 2015)

² Min. Of Ag., 2009. Regulating Temporary Farm Worker Housing in the ALR – Discussion Paper and Standards, Sustainable Agriculture Management Branch.

In addition, the application complies with the provincial standards for Temporary Farm Worker Housing (TFWH) in that it:

- a) Meets the needs of the agriculture industry;
- b) Minimizes the residential impact of TFWH in the agricultural area;
- c) Minimizes the loss and/or fragmentation of agricultural land due to TFWH; and
- d) Minimizes the risk of TFWH being used for non-farm purposes.

The Bylaw Guide states that a local government may require the following:

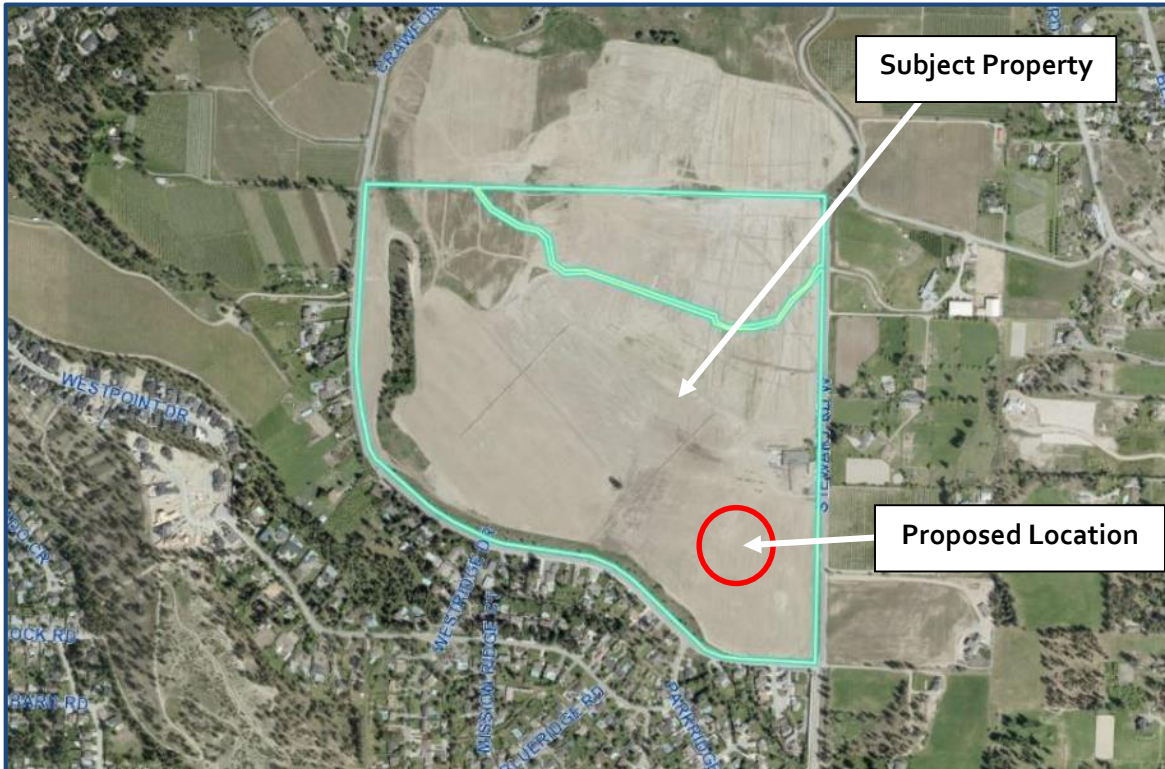
- A Restrictive Covenant that states:
 - the TFWH shall be used for temporary farm workers only;
 - the owner will remove the TFWH if the farm operation changes such that it is no longer required; and
 - the TFWH will only be used for farm workers for a specified limited number of months during the year (typically a maximum of eight months).
- A deposit sufficient to remove the TFWH **or** the cost of removal can be recovered by local government through taxes applied to the property.

2.4 Site Context

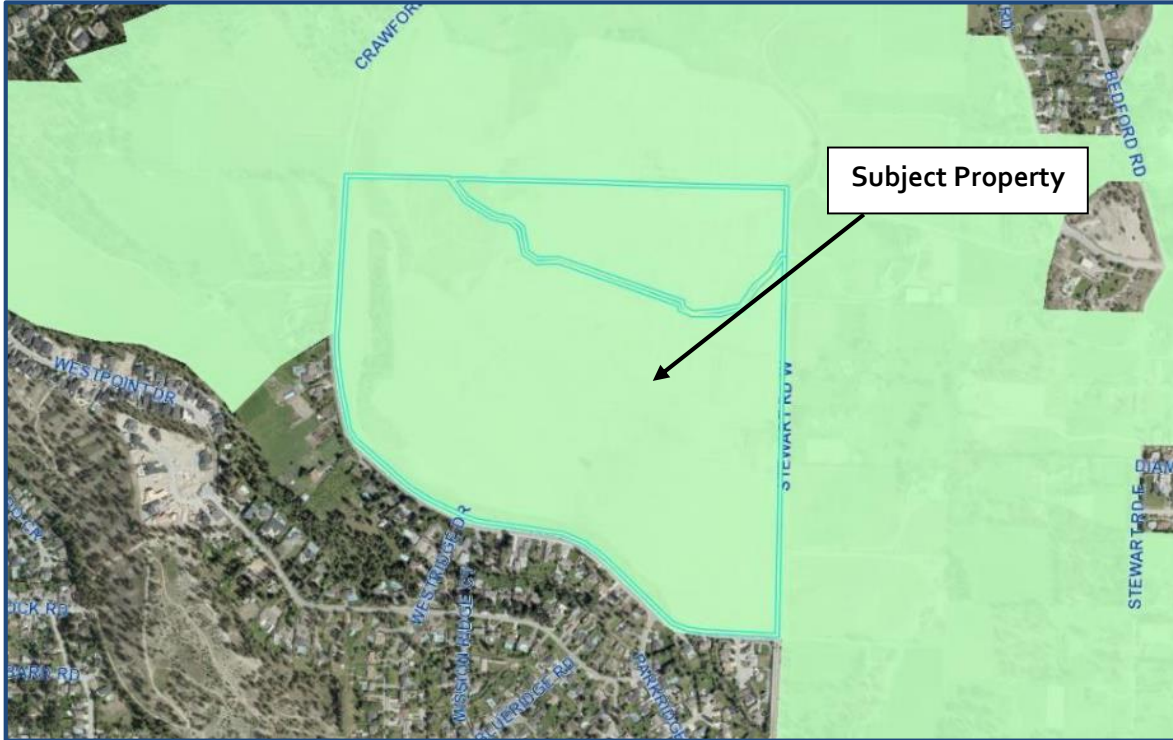
Parcel Summary – 4500 Stewart Road West:

Parcel Size: 49.04 ha (121.18 acres)
Elevation: 445 to 495 metres above sea level (masl) (approx.)

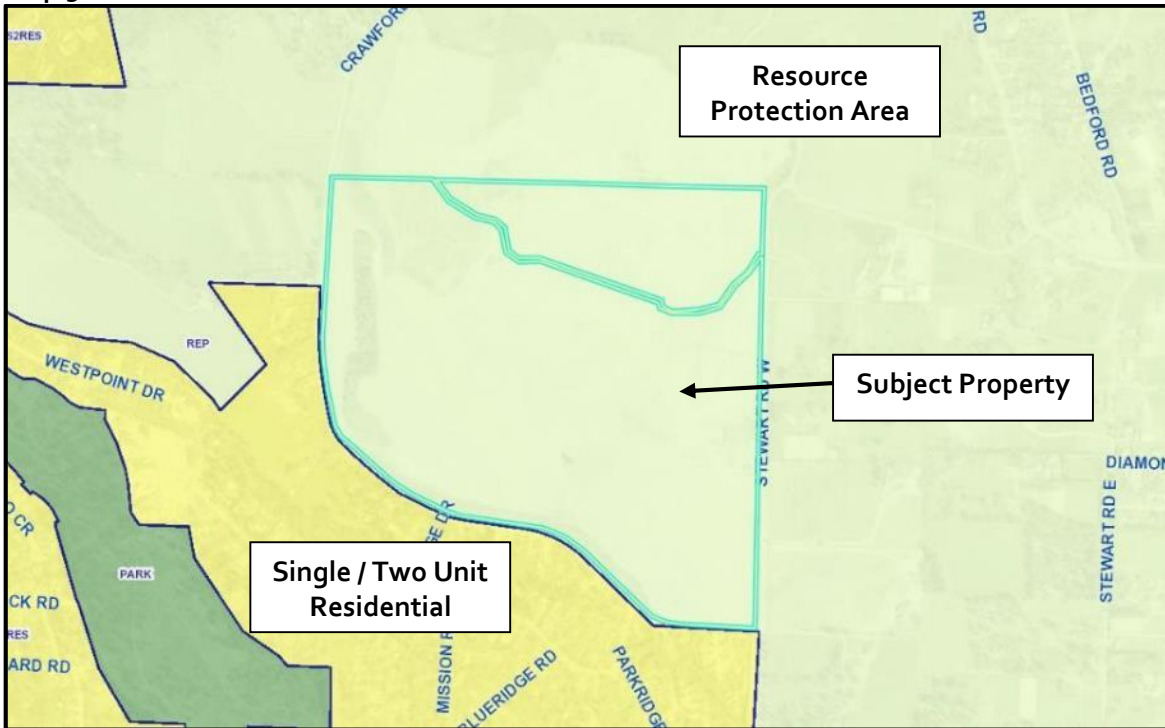
Map 3 – Neighbourhood Context



Map 4 – Agricultural Land Reserve Map



Map 5 – Future Land Use



2.5 Neighbourhood Context

The subject property lies within the Southeast Kelowna Sector of the City according to the Official Community Plan.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Agriculture
South	RR2 – Rural Residential 2 RR3 - Rural Residential 3 RR3C - Rural Residential 3 with Carriage House	No	Residential
East	A1 – Agriculture 1 A1C - Agriculture 1 with Carriage House	Yes	Agriculture / Residential
West	A1 – Agriculture 1 RR2 - Rural Residential 2	No/Yes	Agriculture

3.0 Community Planning

The AAC should consider:

- Homeplating guidelines from the OCP and the Ministry Bylaw Guide Standards;
- Potential impacts on this farm and on other farm operations.
- Potential measures to ensure the structures are continually used for farm workers through time.

Council and staff are seeking a recommendation from the AAC with respect to the proposed TFWH for 40 temporary farm workers per on the subject property. The AAC should pay particular attention to City and Ministry standards and regulations with respect to Temporary Farm Worker Housing and long term potential changes to the farm operation.

In addition, the AAC should consider potential impacts to agricultural land should this proposal be established. If this use is deemed to be appropriate, the AAC may wish to recommend criteria with respect to any constraints that would be appropriate.

Regardless of whether or not the AAC supports the proposed use, AAC members should consider recommendations in terms of limiting or mitigating impacts of the use to agriculture, either on site or for neighbouring farms, in the event that the ALC and City Council approve the use.

Report Prepared by: Kimberly Brunet, Planner

Reviewed by: Todd Cashin, Community Planning Department Manager

Attachments:

Schedule A – Policies

Schedule B – Technical Comments

Attachment A – City of Kelowna Memorandum

Attachment B – Site Plan, Site Servicing Plan and Trailer Layout

Attachment C – Landscape Plan

Attachment D - Photos

SCHEDULE A - Policies



Subject: 4500 Stewart Road West

Agriculture Plan (2017)

Appendix D Table 1 – Recommended Official Community Plan Updates

Action 1.1C Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.

City of Kelowna Strategic Plan

Objective¹: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective²: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area³

Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Permanent Growth boundary⁴

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 5 – Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary⁵. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive

¹ City of Kelowna Strategic Plan. 2004. P. 7.

² City of Kelowna Strategic Plan. 2004. P. 29.

³ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁴ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

⁵ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

uses **only** to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council’s specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture⁶.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .2 ALR Exclusions. The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

⁶ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

SCHEDULE B – Technical Comments



Subject: 4500 Stewart Road West

Building & Permitting

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

Development Engineering Department

- See Attachment A City of Kelowna Memorandum dated November 20, 2017

Fire Department

1. A fire alarm shall be installed, as per BCBC 2012 Division B section 3.2.4.1(j) in a residential occupancy with sleeping accommodation for more than 10 persons. Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met where less than 10 will be accommodated
2. CO Alarms shall be installed should there be gas fuelled appliances installed.
3. Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
4. Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property, it shall be private.
5. A visible address must be posted as per City of Kelowna By-Laws
6. Should a fire alarm be required, A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure
7. Fire Department access is to be met as per BCBC
8. All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
9. Contact Fire Prevention Branch for fire extinguisher requirements and placement.

Interior Health

- It is my understanding the housing will be serviced by community water and an onsite sewerage system. Interior Health has no objections to this proposal; however note the following:

It appears the proposed housing footprint is small and contained. This is important for the long term ability of the farmland to produce food. Interior Health has an interest in the protection of farmland to support local agricultural capacity because it is a key aspect of local healthy food systems.

In addition, from an environmental public health perspective the following legislation applies:

- Industrial Camps Regulation
 - Prescribes the minimum housing standards which must be met.
- Sewerage System Regulation
 - Prescribes a Record of Sewerage System must be filed by an Authorized Person.

I suggest workers not be allowed to occupy the proposed housing until the City of Kelowna has received confirmation the requirements of the above legislation have been satisfied.

Southeast Kelowna Irrigation District (SEKID)

SEKID has reviewed the above referenced application and the following requirements must be met to meet requirements for water servicing:

1. The application calls for the construction of two farm help accommodations each approximately 1,300 ft² in area. A Capital Expenditure charge of \$5,000.00 must be paid for each building.
2. It is proposed the buildings be serviced from the existing domestic service located adjacent to the building site on Stewart Road West, so no additional water services are required.
3. All water use in the buildings must be metered. As it appears water will be connected in-line with the building to the west serviced from a connection to the building to the east, one water meter in the east building should be adequate to meter all water use in both buildings. If this is not the case, a second water meter may be required for the second building. An application fee of \$450.00 must be paid. This fee covers the costs of one 5/8" water meter. It is the applicant's responsibility to have the water meter installed in the building. Please contact the district office to arrange to pick up the meter at the appropriate time.
4. A new account fee of \$20.00 must be paid.

A summary of fees:

1.	A Capital Expenditure Charge of \$5,000.00 for each building must be paid (farm accommodation greater than 800 ft ²):	\$10,000.00
2.	An Application Fee of \$450.00 must be paid:	450.00
3.	A new account fee must be paid:	<u>20.00</u>
	Total:	\$10,470.00

Upon payment of the above fees, SEKID will issue a water letter indicating the applicant has satisfied the requirements for water servicing.

CITY OF KELOWNA**MEMORANDUM**

Date: November 20, 2017
File No.: FH17-0001
To: Urban Planning Management (KB)
From: Development Engineering Manager
Subject: 4500 Stewart Road W

Development Engineering Services have the following requirements associated with this rezoning application to allow a suite in the existing horse barn.

1. Domestic Water and Fire Protection

The subject property is within the service area of the South East Kelowna Irrigation District (SEKID). The developer is required to make satisfactory arrangements with the SEKID for these items. On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

2. Sanitary Sewer

This property is currently not within the municipal service area. Sanitary sewage is to be handled by an on-site sewage disposal system.

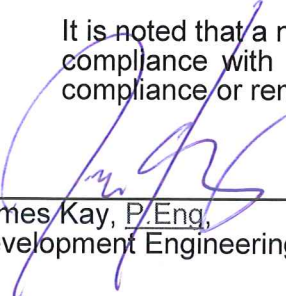
Servicing will be reviewed by Interior Health Authority as well as Building & Permitting.

3. Electric Power and Telecommunication Services

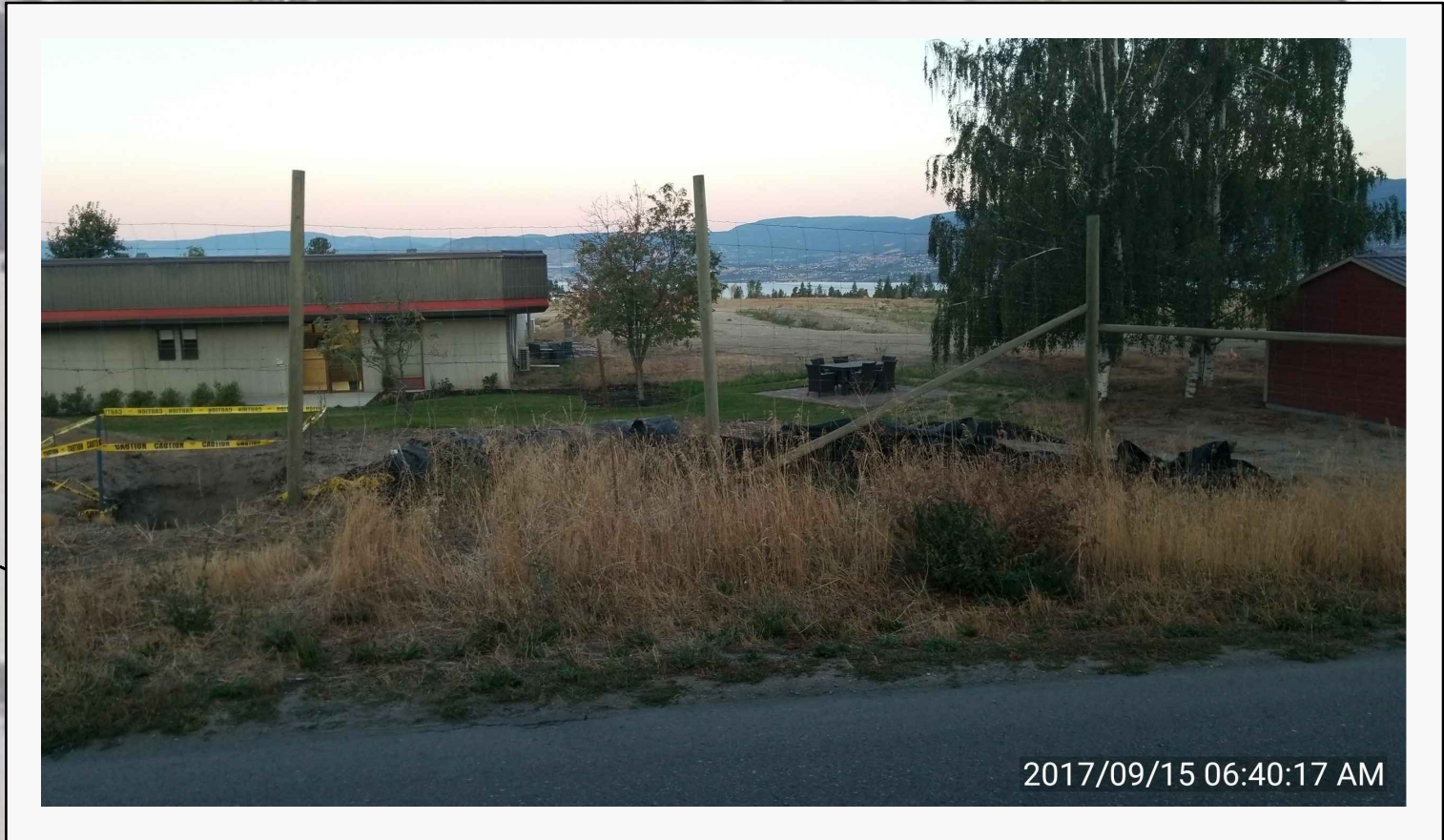
Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

4. The existing gravel driveway requires pavement from the road pavement edge to the property line. This is to prevent gravel from tracking onto the fronting road.

5. It is noted that a new culvert and driveway were installed without permissions, permits, or compliance with City Bylaws to Crawford Road. It will either need to be brought to compliance or removed.



James Kay, P.Eng.
Development Engineering Manager
JF



ATTACHMENT B
 This forms part of application
 # FH17-0001
 Planner Initials **KB**



City of
Kelowna
 COMMUNITY PLANNING

FILE LOCATION: P:\PROJECTS\1516\1516-001-001-001-001\1516-001-001-001-001.dwg PRINTED ON: 10/23/2017 3:14 PM

LEGEND	
WATER	—○—
SAN. SEWER	—●—
STORM SEWER	—■—
GAS	—□—
U/G UTILITY (ALIGNMENT)	—
EX. MANHOLE	○ MH #
PROP. MANHOLE	○ MH #
POWER POLE	● P.P. #
LAMP STANDARD	⊗ L.S.
CATCH BASIN	⊠ C.B.
HYDRANT	⊕ H.Y.D.
SURVEY MONUMENT	⊙
WATER CURB STOP	—●—
SANITARY INSPECTION CHAMBER	—○—

PROTECH CONSULTING 2012
 200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771
 FAX 860-1994

NO.	DATE	BY	REVISION	CH'KD

DRAWN	TWJM
DESIGN	TWJM
APPROVED	GM
DATE	06/27/17
SCALE	
HORIZ.	1:250

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT

QUAILS GATE WINERY FARM DP APPLICATION LOT 2 PLAN 3093 4450 STEWART ROAD WEST

CITY FILE	
DRAWING NO.	15040-DP
REV. NO.	0



NOTE:
SEE DEANTECH CONSULTING
DRAWINGS FOR FURTHER TANK AND
DISPERSAL AREA DETAILS

ATTACHMENT B
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 # FH17-0001
 Planner Initials **KB**
 City of Kelowna
 COMMUNITY PLANNING

LEGEND

WATER		EX. MANHOLE		MH #	WATER CURB STOP	
SAN. SEWER		PROP. MANHOLE		MH #	SANITARY INSPECTION CHAMBER	
STORM SEWER		POWER POLE		#		
GAS		LAMP STANDARD		L.S.		
U/G UTILITY (ALIGNMENT)		CATCH BASIN		C.B.		
		HYDRANT		H.M.		
		SURVEY MONUMENT				

PROTECH CONSULTING 2012
 200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771
 FAX 860-1994

NO.	DATE	BY	REVISION	CH'KD

DRAWN	TWJM
DESIGN	TWJM
APPROVED	GM
DATE	06/27/17
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HORIZ.	1:250

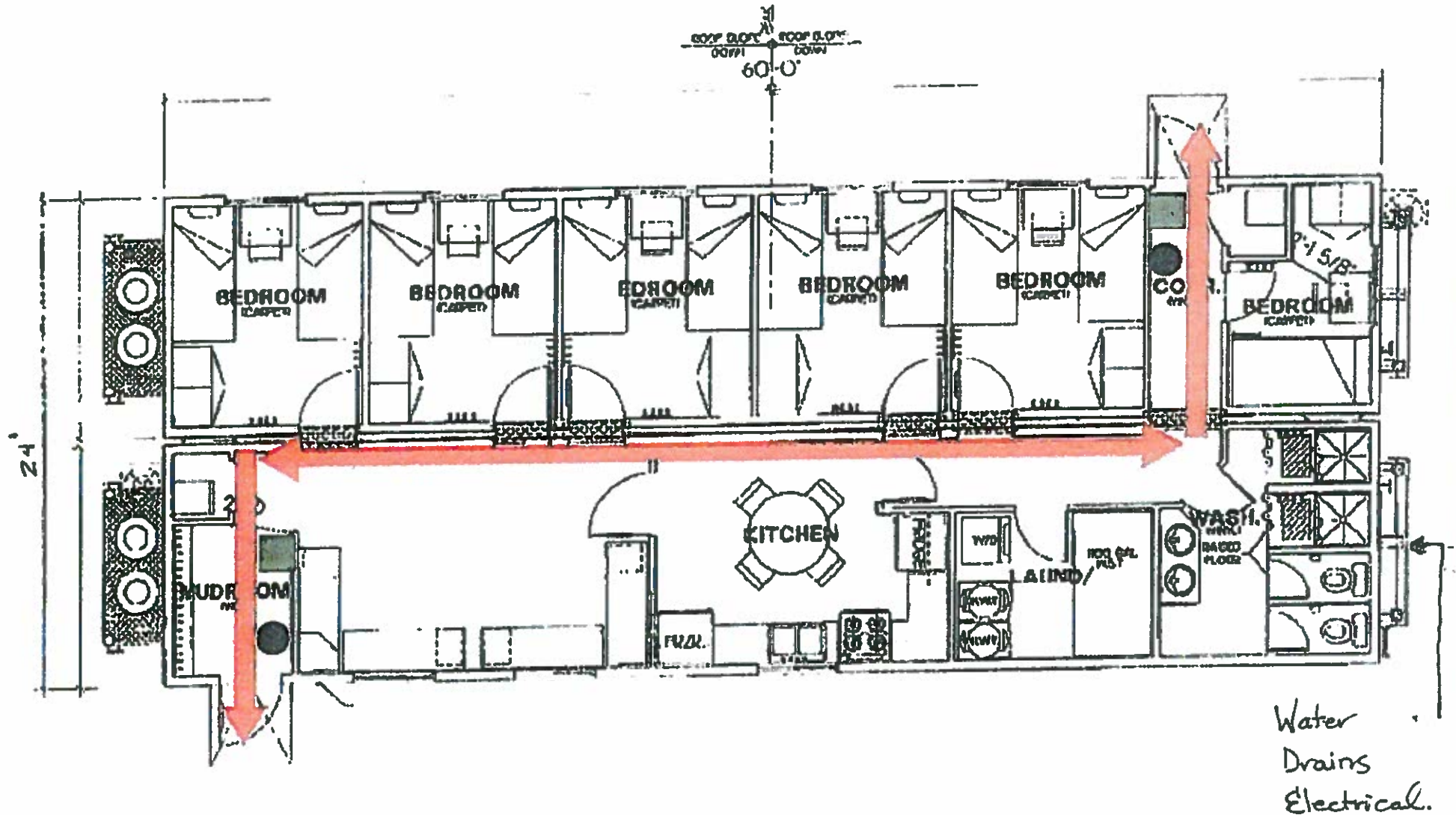
THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
QUAILS GATE WINERY
 SITE SERVICING PLAN
 CITY FILE
 DRAWING NO. **15040-SRV** REV. NO. **0**

FILE LOCATION: P:\PROJECTS\15040 - Quails Gate Winery\15040-SRV.dwg PRINTED ON: 16/07/2017 2:10 PM

ATTACHMENT B

This forms part of application
FH17-0001

Planner
Initials **KB**



ATTACHMENT C
 This forms part of application
 # FH17-0001

Planner Initials **KB**

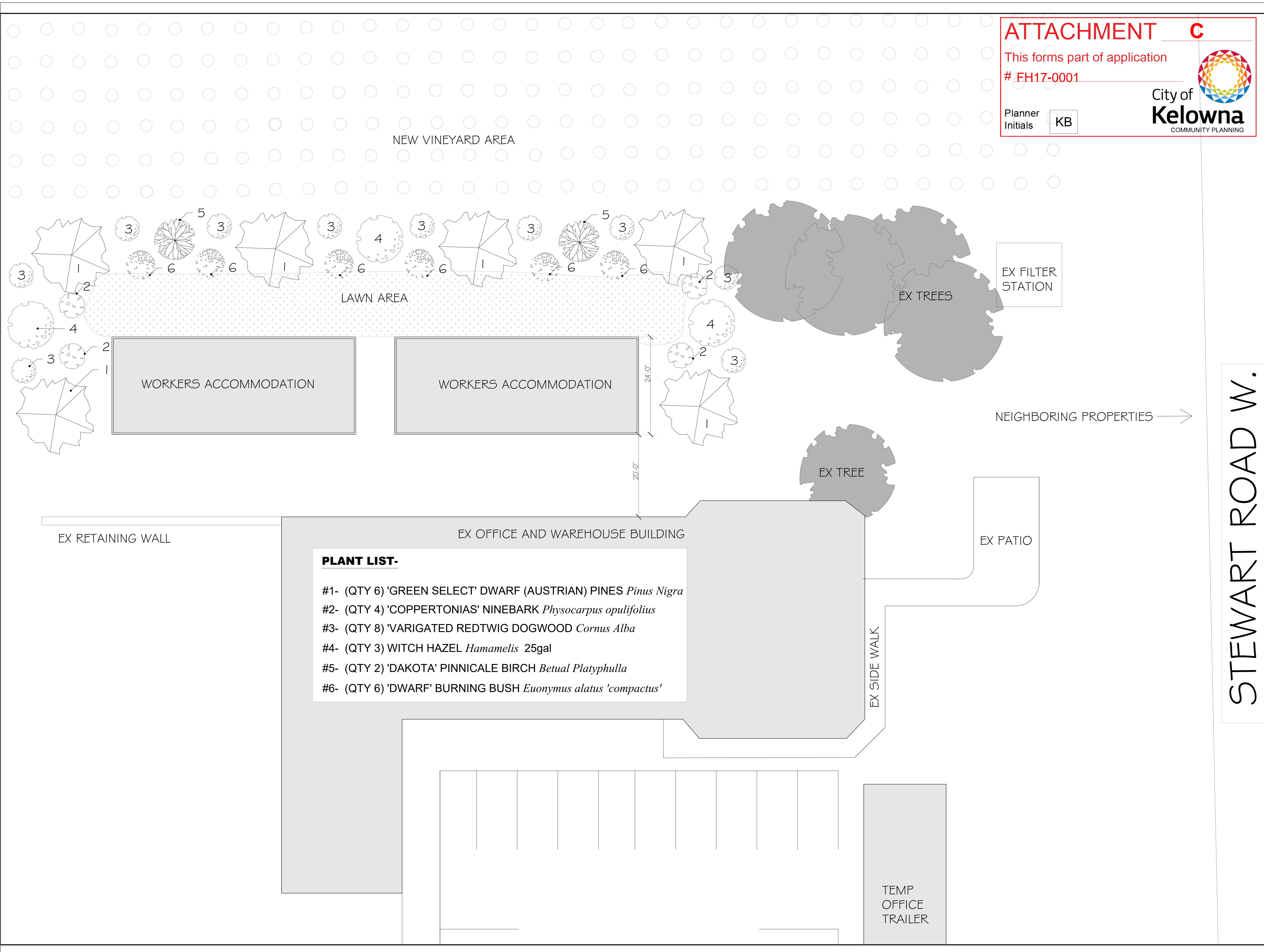
City of **Kelowna**
 COMMUNITY PLANNING

General Notes

STEWART DRIVE

LANDSCAPE SCREENING

STEWART ROAD W.



- PLANT LIST-**
- #1- (QTY 6) 'GREEN SELECT' DWARF (AUSTRIAN) PINES *Pinus Nigra*
 - #2- (QTY 4) 'COPPERTONIAS' NINEBARK *Physocarpus opulifolius*
 - #3- (QTY 8) 'VARIGATED REDTWIG DOGWOOD' *Cornus Alba*
 - #4- (QTY 3) WITCH HAZEL *Hamamelis 25gal*
 - #5- (QTY 2) 'DAKOTA' PINNACLE BIRCH *Betula Platyphulla*
 - #6- (QTY 6) 'DWARF' BURNING BUSH *Euonymus alatus 'compactus'*

ISSUED	10/17
No.	Revision/Issue
	Date

Firm Name

JC Design Studio
 interior · floral · landscape

Jillian Cesnik via Dogwood Nursery

Project Name and Address

STEWART ROAD

Drawn by:	J.C.	Sheet
Date:	10-16-17	L.0.1
Scale:	$\frac{3}{32}'' = 1'-0''$	

ATTACHMENT D

This forms part of application

FH17-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

KB



2017/09/15 0



2017/09/15 0







COMMITTEE REPORT



Date: January 11, 2018

RIM No. 0940-00

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (LB)

Application: TA18-0001 / FH18-0001 **Owner:** Geen Family Holdings Ltd., Inc.
No. BC1054713

Address: 4133 Shanks Rd **Applicant:** Cody Walsh
4085 Shanks Rd

Subject: Farm Help Development Permit Application for Temporary Farm Worker Housing

1.0 Purpose

The applicant is requesting authorization from Council for site specific Text Amendment TA18-0001 and to issue Farm Help Development Permit No. FH18-0001 for Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154, located at 4133 Shanks Road, Kelowna, BC and Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154, located at 4085 Shanks Road, Kelowna, BC for temporary farm worker housing for 140 temporary farm workers.

2.0 Proposal

2.1 Background

Coral Beach Farms Ltd. is owned and operated by Lake Country cherry growers, and owners of the subject properties, David and Laura Geen. The company currently has 670 acres of cherries planted with an additional 410 acres planned by 2020 for a total of 1,080 acres. The majority of land owned or leased by the company is in the Central and North Okanagan, with 170 acres within the City of Kelowna. In 2017 the company produced 3,660 tons of cherries, and upwards of 6,000 tons is expected by 2021. The cherries are currently packed at the company's facility in Carr's Landing and a new packing facility is proposed for one of the subject properties to handle future demand; however, that facility is not part of this application.

Coral Beach Farms employs 800 to 900 staff in the peak summer season, 40 to 80 staff in the shoulder seasons (spring and fall), and 15 staff year round. By 2020 the company expects to employ over 1,000 staff. Approximately 60% of seasonal staff are brought in under the Seasonal Agricultural Workers Program (SAWP) program from Mexico and Jamaica, with the remainder primarily being international backpackers and out-of-province Canadians. The company currently has 410 beds for SAWP staff plus 100 beds of rented accommodation and 250 beds at serviced campsites.

On the subject properties, 9 acres were planted with sweet cherries in spring 2017. A future cherry packing facility is being considered for the northernmost property at 7980 Highway 97 North to accommodate the company's growth. A Development Permit application will be submitted for that facility at a later date.

2.2 Project Description

The application is for a total of 140 beds for temporary farm worker housing (TFWH) in temporary structures on non-permanent foundations. The TFWH and associated facilities are located entirely outside of the ALR on the west portions of 4133 and 4085 Shanks Road, and are accessed off of Shanks Road. The housing will be located in two groupings of trailers with 70 beds on each property. Parking and common picnic areas will be between the two dormitory sites.

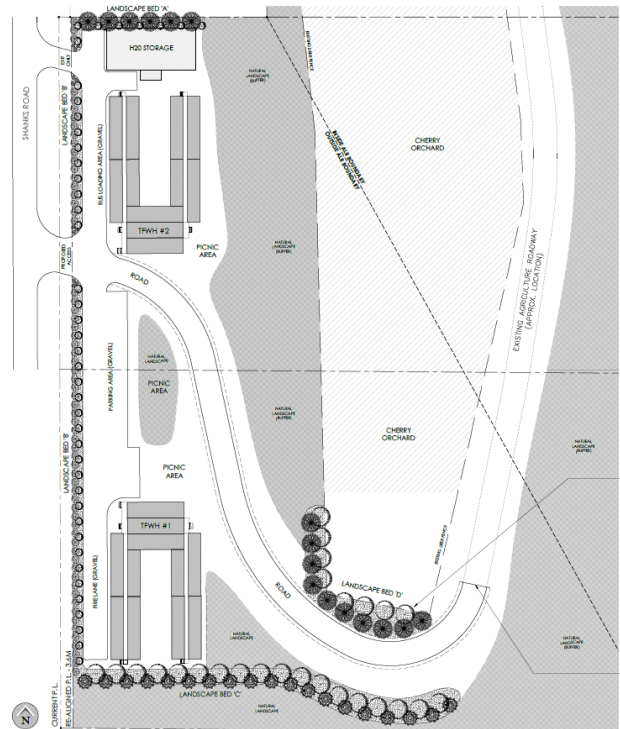
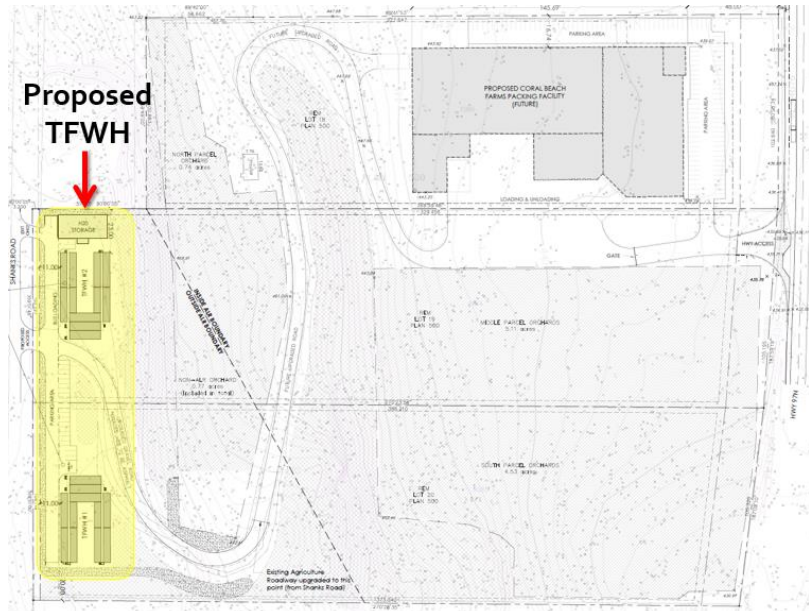
The trailers will be in a dormitory format where each dormitory will have 28 double occupancy rooms and 14 single occupancy rooms for a total occupancy of 70. Each room will have its own washroom. A large common area associated with each dormitory will contain kitchen facilities, a seating area, and washrooms. One of the dormitories will be for summer use only while the other will be equipped for multi-season use.

Water service is provided by the District of Lake Country, and a water reservoir and pump station will be located in the northwest corner of 4133 Shanks Road to provide water for domestic uses, irrigation, and fire flow. Septic tanks will be located adjacent to each dormitory with septic fields down the slope to the east.

In addition to the treed areas that will remain as natural landscape buffers to the orchard and the property to the south, landscape buffers will be planted around the TFWH area. The buffers are 3 m to 6 m in width and include Douglas Fir, Tower Poplar, Ponderosa Pine, Quaking Aspen, Oregon Grape Holly, Cutleaf Smooth Sumac, Mount Baker Lilac, and White Snowberry. Planting details can be found in the attached Landscape Plan.

2.3 Federal and Provincial Standards and Bylaw Guide

The Federal Government recognizes there is a shortage of farm workers throughout Canada. As part



of the Seasonal Agricultural Workers Program (SAWP) the owner must provide accommodation for their foreign workers. Seasonal dwellings for farm help are considered a 'farm use' by the Agricultural Land Commission. According to the Ministry of Agriculture, seasonal worker housing should be communal and temporary in nature, with shared kitchens, and form to SAWP / BC Agricultural Council standards.

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The application complies with the provincial standards for TFWH in that it:

- Meets the needs of the agriculture industry;
- Minimizes the residential impact of TFWH in the agricultural area;
- Minimizes the loss and / or fragmentation of agricultural land due to TFWH; and
- Minimizes the risk of TFWH being used for non-farm purposes.

The Bylaw Guide states that a local government may require the following:

- A restrictive covenant that states:
 - The TFWH shall be used for temporary farm workers only;
 - The owner will remove the TFWH if the farm operation changes such that it is no longer required; and
 - The TFWH will only be used for farm workers for a specified limited number of months during the year (typically a maximum of eight months).
- A deposit sufficient to remove the TFWH *or* the cost of removal can be recovered by local government through taxes applied to the property.

2.4 Site Context

Site Summary – 7980 Highway 97 N, 4133 Shanks Road & 4085 Shanks Road:

Parcel Size: 11.45 ha (28.28 acres)
Elevation: 430 to 488 metres above sea level (masl) (approx.)

¹ BC Min. Of Ag., 2015. Guide for Bylaw Development in Farming Areas, (Revised 2015)

² Min. Of Ag., 2009. Regulating Temporary Farm Worker Housing in the ALR – Discussion Paper and Standards, Sustainable Agriculture Management Branch.

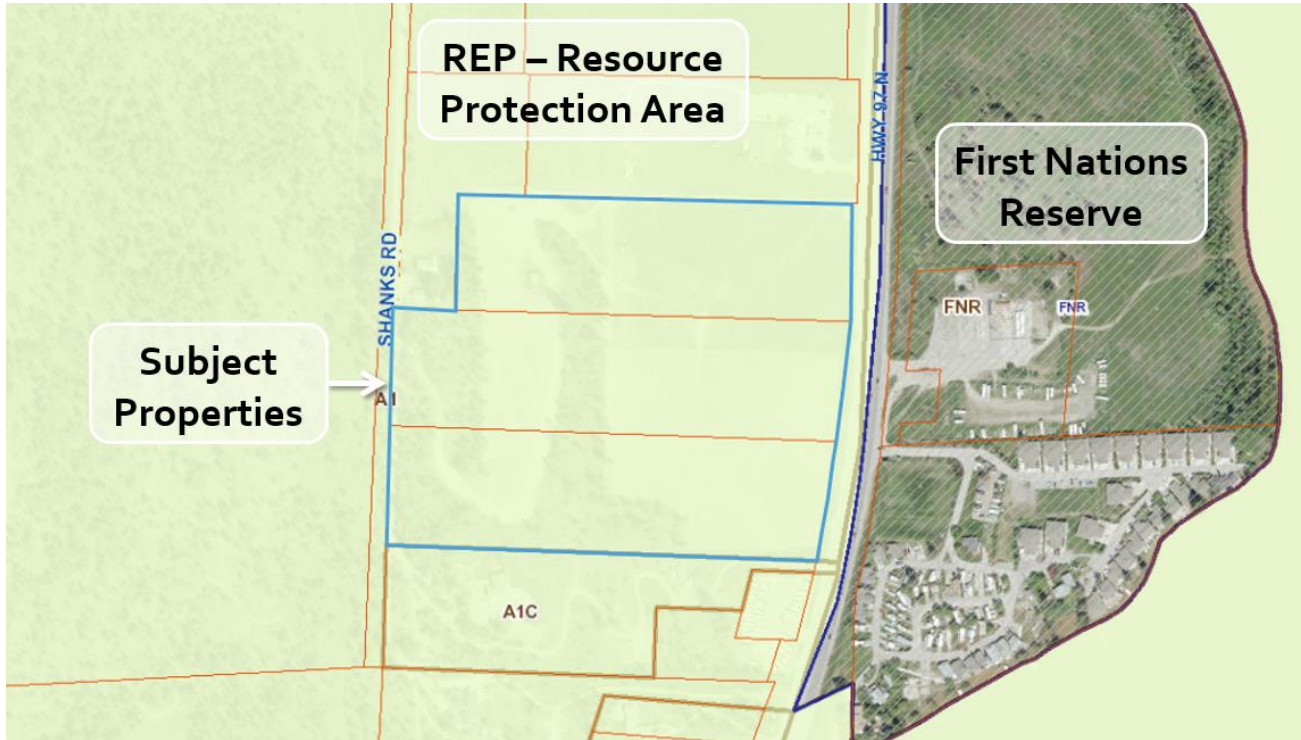
Map 1 – Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.5 Neighbourhood Context

The subject property lies within the City’s McKinley Sector according to the Official Community Plan (OCP). Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes / No	Agriculture / Restaurant (The Jammery) / Residential
South	A1c – Agriculture 1 with Carriage House	No	Residential
East	First Nations Reserve	Yes	Residential / Outdoor Storage
West	A1 – Agriculture 1	No	Natural area

3.0 Community Planning

The AAC should consider:

- Home plating guidelines from the OCP and the Ministry Bylaw Guide Standards;
- Potential impacts on this farm and on other farm operations; and
- Potential measures to ensure the structures are continually used for farm workers.

Council and staff are seeking a recommendation from the AAC with respect to the proposed TFWH for 140 temporary farm workers on the subject properties. The AAC should pay particular attention to City and

Ministry standards and regulations with respect to TFWH and long-term potential changes to the farm operation.

In addition, the AAC should consider potential impacts to agricultural land should this proposal be approved. If this use is deemed appropriate the AAC may choose to recommend criteria with respect to any conditions that would be appropriate.

Regardless of whether or not the AAC supports the proposed use, AAC members should consider recommendations in limiting or mitigating impacts of the use to agriculture, either on-site or for neighbouring properties, in the event that City Council approves the use.

Report prepared by: Laura Bentley, Planner

Reviewed by: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule A – Policies

Schedule B – Technical Comments

Schedule C – Applicant Letter

Schedule D – Site Plan, Floor Plans & Sanitary Plan

Schedule E – Landscape Plan

Schedule F – Site Photos

SCHEDULE A - Policies



Subject: 7980 Highway 97 N, 4133 Shanks Road, 4085 Shanks Road
Temporary Farm Worker Housing Development Permit

Agriculture Plan (2017)

Appendix D Table 1 – Recommended Official Community Plan Updates

Action 1.1C Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.

City of Kelowna Strategic Plan

Objective¹: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective²: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area³

Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Permanent Growth boundary⁴

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 5 – Development Process

Objective 5.3 Focus development to designated growth areas⁵.

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per

¹ City of Kelowna Strategic Plan. 2004. P. 7.

² City of Kelowna Strategic Plan. 2004. P. 29.

³ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁴ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

⁵ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

Council’s specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture⁶.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Objective 5.34 Preserve productive agricultural land⁷.

Policy .2 Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:

- Agriculture is the principal use on the parcel, and
- The applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.

Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

⁶ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

⁷ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.36.

SCHEDULE B – Technical Comments



Subject: 7980 Highway 97 N, 4133 Shanks Road, 4085 Shanks Road
Temporary Farm Worker Housing Development Permit

Development Engineering Department

- See City of Kelowna Memorandum dated October 4, 2016.

Fire Department

- A fire alarm shall be installed, as per BCBC 2012 Division B section 3.2.4.1(j) in a residential occupancy with sleeping accommodation for more than 10 persons.
- Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
- Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property, it shall be private.
- A visible address must be posted as per City of Kelowna By-Laws.
- Should a fire alarm be required, a fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure.
- Fire Department access is to be met as per BCBC.
- All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met.
- Contact Fire Prevention Branch for fire extinguisher requirements and placement.

Interior Health

- See Interior Health letter dated August 15, 2016.

CITY OF KELOWNA
MEMORANDUM

Date: October 4, 2016
File No.: DP16-0190 Rev 1
To: Suburban and Rural Planning (TY)
From: Development Engineering Manager (PI)
Subject: 4133-4085 Shanks Rd, 7980 Hwy 97 N Farm Protection DP

Development Engineering has the following comments and requirements associated with this Farm Protection Development Permit application for the proposed placement of eight four mobile trailers for 140 Seasonal farm help.

Domestic water and fire protection

Municipal City of Kelowna water service is not currently available to this property. Applicant to ensure existing water supply has suitable capacity.

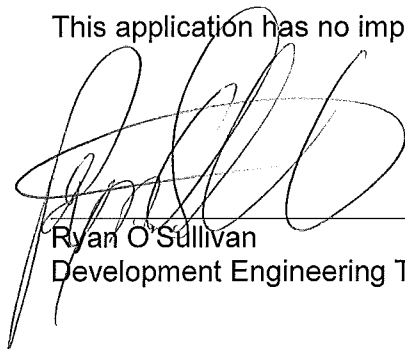
Sanitary Sewer

Municipal sanitary sewer service is not currently available to this property. Sanitary sewage will need to be handled by an on-site sewage disposal system. On-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.


Site Related Issues

- A. The requirements for setbacks, buffers and landscaping must be considered. Development Engineering will defer comment on those and other issues to the City Suburban and Rural Planning Manager.
- B. Shanks Road must be extended from north property line of 4135 Shanks Road to south property line of 4085 Shanks Rd. and constructed to SS-R4 standard.
- C. Both 4133, 4085 Shanks Road properties need to deadcate 3.6m to road reserve for the 15.0m road right of way needed for Shanks Road SS-R4.

This application has no impact on existing municipal infrastructure.



Ryan O'Sullivan
Development Engineering Technologist


Development Engineering Manager
(initials)



Interior Health

Every person matters

August 15, 2016

Tracey Yuzik, Planner
City of Kelowna
1435 Water Street,
Kelowna, BC V1Y 1J4

Dear Tracey Yuzik:

RE: DP16-0190
4133 and 4085 Shanks Rd, and 7980 Hwy 97 N, Kelowna

Thank you for the opportunity to provide comments for this application for Temporary Farm Work Housing to temporarily accommodate 140 seasonal staff for a farm operation. It is my understanding the subject parcel is serviced by community water and onsite sewerage systems. As such, from a public health perspective the following legislation will apply to this proposal:

1. Industrial Camps Regulation
Prescribes the minimum housing standards which must be met.
2. Sewerage System Regulation
Prescribes any buildings in which domestic sewage is produced must be connected to the sanitary sewer system or a sewerage system. See IH Onsite Sewerage webpage for more information.
3. Food Premises Regulation
Prescribes requirements for food.

Therefore, I suggest prior to approving the development permit application the City of Kelowna receive confirmation the requirements of the above legislation has been satisfied. If you or the applicant have any questions, concerns or require any resources please feel free to contact me directly at (250) 833-4114 or our team at hbe@interiorhealth.ca or 1-855-744-6328 ext 4.

Sincerely,

Anita Ely, B.Sc., B.Tech., CPHI(C)
Environmental Health Officer
Healthy Built Environment Team
Population Health

AE/ae

Bus: 250-833-4114
HBE Direct: 1-855-744-6328 ext 4
Email: anita.ely@interiorhealth.ca
Web: interiorhealth.ca

Salmon Arm Health Unit
851-16 St NE, Box 627
Salmon Arm, BC V1E 4N7

Tracey Yuzik, City of Kelowna
DP16-0190
August 15, 2016

Page 2 of 2

Resources:

Industrial Camps Regulation:

http://www.bclaws.ca/civix/document/id/complete/statreg/70_2012

Sewerage System Regulation:

http://www.bclaws.ca/civix/document/id/complete/statreg/326_2004

Food Premises Regulation:

<http://www.bclaws.ca/civix/content/complete/statreg/1922970521/08028/reg08028/1987775736/?xsl=/templates/browse.xsl>

IH webpage for more information:

<https://www.interiorhealth.ca/YourEnvironment/Pages/default.aspx>

SCHEDULE C

This forms part of application
TA18-0001 FH18-0001



Planner
Initials **LB**

City of
Kelowna
COMMUNITY PLANNING

October 5, 2017

Planning Department
City of Kelowna

BACKGROUND ON CORAL BEACH FARMS LTD.

- Coral Beach Farm Ltd is a farming company owned by Lake Country cherry growers David and Laura Geen. David is a fourth generation fruit grower, whose family pioneered in the Ellison district in 1903.
- Coral Beach presently has 670 acres of sweet cherries planted, with another 410 on the books to be planted in 2018, 2019 and 2020, to bring the total to 1,080 acres.
- Approximately 760 acres of these cherries are on deeded ground, with the remainder on long term lease ground, with terms of 20 to 40 years. A portion of the deeded ground is owned by David and Laura Geen personally, with the balance owned by the company.
- The company's operations are diversified geographically. Including the proposed developments, there are 365 acres in the Municipality of Lake Country, 115 acres in the North Okanagan regional district, 170 acres in the Municipality of Coldstream, 170 acres in the City of Kelowna, 60 acres in the City of Vernon and 200 acres in Pritchard, along the Thompson River.
- The company's farms are spread over a range of elevations (from 1120 feet up to 2650 feet), and a range of aspects and soil types. This diversity, together with genetic diversity with different varieties, is designed to spread out the harvest and packing season over 8 weeks. The key focus of the company's marketing plan is late season cherries (August and early September).
- The key competitive advantage enjoyed by the company relates to our northerly location which results in late maturity of the fruit, and the fact that cherries are a perishable crop without much storage ability. These facts combined mean we have a market window where we are not competing head on with producers in Washington State who enjoy much lower production and capital costs.
- Coral Beach, and it's marketing arm, Jealous Fruits Ltd., are vertically integrated, and conduct all aspects of production including the farming, packing, and sales of final product. The focus of sales is International, with over 85% of crop being exported worldwide. Thus, the company is a significant contributor of foreign exchange into Canada.

- Sweet cherries are an extremely labour intensive crop, owing to the small size of the fruit (35 cherries in a pound, as opposed to 2 in a pound for apples), and the need for detailed and meticulous sorting.
- Coral Beach presently has approximately 800 to 900 staff in peak season, 40 to 80 staff in shoulder seasons (March to June, and September to December) and approximately 15 year round staff which includes a professional management team. These numbers are projected to grow dramatically in the next few years, reaching in excess of 1,000 staff by 2020.
- Coral Beach utilizes a large number of local contractors and suppliers, with the economic spin off being significant.
- The peak seasonal staff makeup is diversified, with approximately 60% of the total being Mexican and Jamaican workers brought in under the SAWP program, 10 to 15% International backpackers (European, Australian, New Zealanders), and 25 to 30% Canadian. Most of the Canadian workers are from eastern Canada, as opposed to local. It is the deficiency of local staff that this proposal seeks to help remedy.
- The company presently has 410 beds for SAWP staff, and in addition utilizes 100 beds of rented accommodation at Silver Star Mountain and elsewhere. In addition, there are serviced camp sites for another 250 staff.
- 2017 production was 3,660 tons, with 4,400 tons expected in 2018. Growth towards 6,000 to 7,000 tons by 2021.
- At present, all the company's cherries are packed at a 30,000 square foot facility in Carr's Landing, running two shifts. This facility will be inadequate to meet total production requirements by 2020. The nature of the present site, and its location at the end of a long winding road, make it unsuitable for expansion. Thus the company is planning to install a new packing facility at a more central location, and maintain the present facility in a secondary position, able to handle 35% of total production. With recent improvements in technology, the new plant will utilize less labour per ton processed than the present facility, helping to keep a check on overall labour needs.
- One of the potential sites which has been identified for construction of a new packing facility is our recently acquired property fronting Highway 97 and Shanks Road. More detail on this site is covered in a separate attachment.

PROPOSED PACKING FACILITY AND ACCOMMODATION AT SHANKS RD SITE

FEATURES OF PROPOSED DEVELOPMENT

- State of the art cherry packing facility, with capacity to pack 6,000 tons per season.
- Accommodation for 140 staff in season, with the ability to utilize this accommodation as off-season rentals to UBCO students or other locals.
- Seasonal retail operation fronting Highway 97 to sell cherries to the general public.
- 9 acres of Sweet cherries planted spring of 2017.

ADVANTAGES OF THE SHANKS ROAD SITE FOR CORAL BEACH

- Central location relative to most of the company's farming operations, with 29 total acres allowing adequate room for operations. Three contiguous titles improve options.
- Approximately 7 acres of the total are outside of the ALR, which means staff accommodation can be provided for without destroying good farmland.
- Highway frontage provides good exposure with ease of access for the company's customers, staff, contractors and others. Ease of access to YLW is also key for the company's international customers who frequent the facility in season.
- Close proximity to potential staff including both Lake Country and Kelowna residents. Compared to another site being considered in Coldstream, this is a key advantage.
- Close proximity to UBCO offers another potential source of staff.
- Access to Highway 97 is already approved, but a frontage road is also under consideration by Ministry of Transportation (from the light at Commonwealth road southward). This would provide improved safety of access.
- Secondary access onto Shanks Road (which feeds back to Glenmore road) providing easy access north or south.
- Low density neighbourhood with minimal residential development surrounding.

ADVANTAGES TO THE CITY OF KELOWNA IF THE PROPOSAL IS APPROVED

- Economic development and job creation.
- Affordable housing for university students or others.

- Minimizes the loss of agricultural land within the city's boundaries by placing necessary staff housing outside the ALR.
- With the proposed retail outlet, provides a "feature attraction" at the northern entrance to the City of Kelowna. Coral Beach would consider leasing space for "Welcome to Kelowna" signage as well.
- Water rights to all the arable land on the site have recently been secured from District of Lake Country, thereby adding to the acreage of irrigated land within COK capable of producing high value horticulture crops.

SCHEDULE D

This forms part of application # **TA18-0001 FH18-0001**



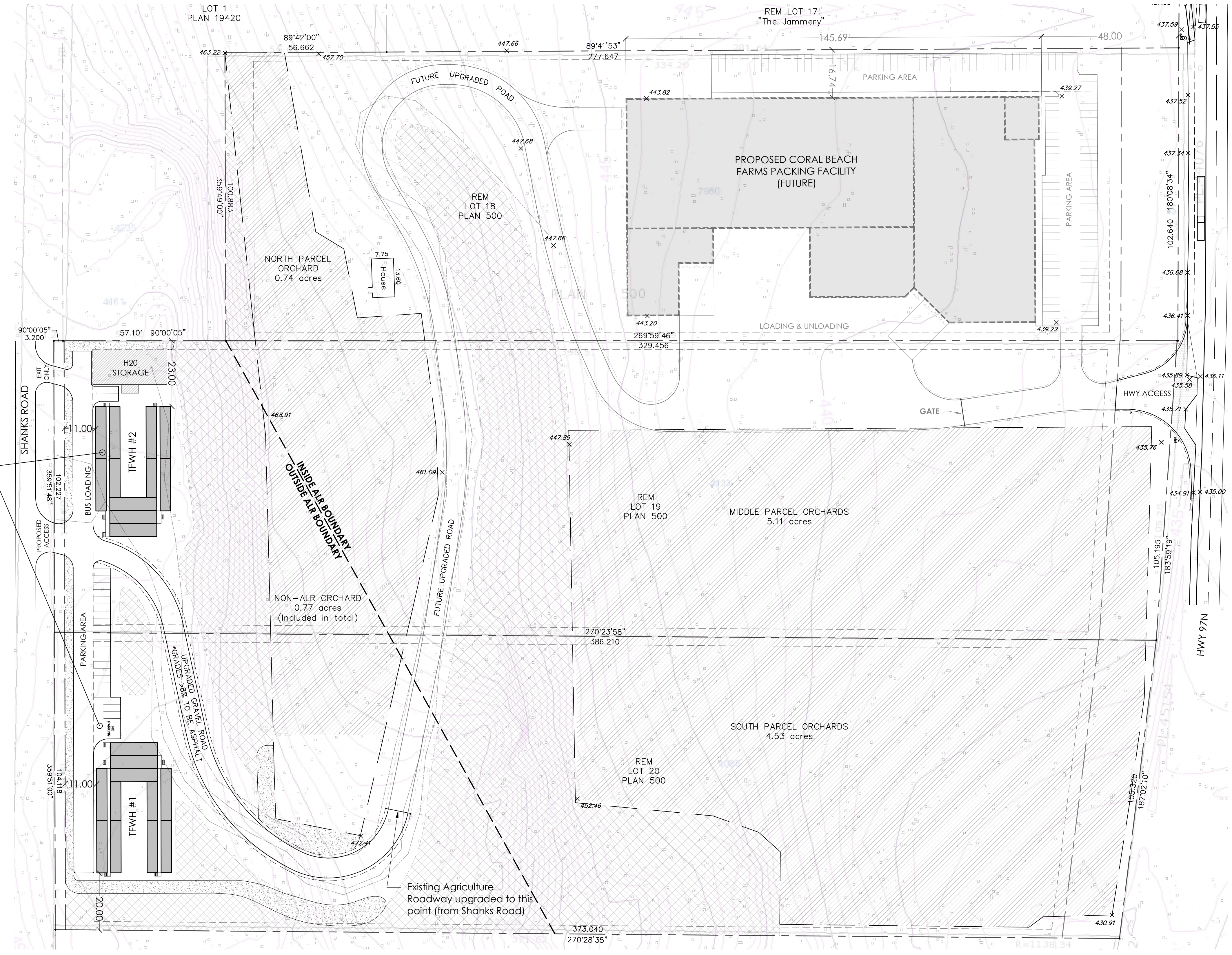
City of Kelowna
COMMUNITY PLANNING

Planner Initials **LB**

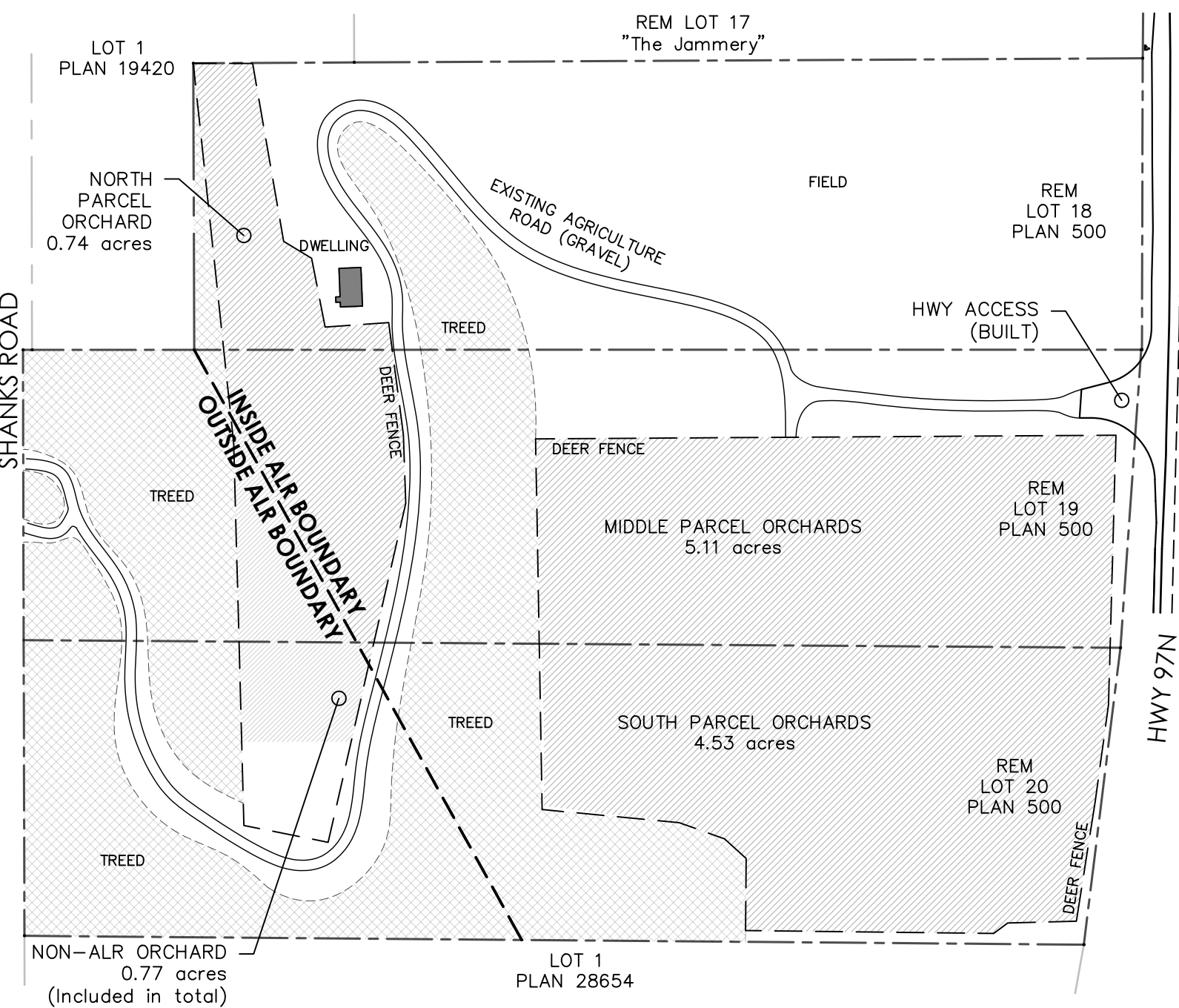
PARKING INFORMATION:

OCCUPANCY:	AREA (m ²):	SLEEPING ROOMS	TOTAL OCCUPANTS	PARKING REQ. (CITY BYLAW)	PARKING REQ. (MOTI - ITE 4th)	PARKING PROPOSED:
TFWH	1,631.75	84	140	47	50	25*

*A request for half of the required parking (or less if permissible) for the TFWH is based on multiple occupants relying on the company owned Bus for Transit; a Bus Loading/Unloading area is included in the design.



AREA OF DISTURBANCE FOR TFWH:
(Including Parking / Loading / H2O Storage / Sewerage)
6,236.55m² = 7.79% of affected Properties
*6.51% of this figure is in NON-ALR Lands



A.1.1 SITE PLAN - EXISTING
SCALE: NTS

A.1.2 SITE PLAN - PROPOSED
SCALE: 1/64" = 1'-0"

Jade Bay Constructors Ltd.
4108B Evans Rd.
Oyama, B.C. V4V 2E9
c. 250.260.8400
e. jade.bay@hotmail.com

project:
CORAL BEACH FARMS
'SHANKS ROAD'
TFWH HOUSING
7980 HWY 97N
4133/4085
SHANKS ROAD
Kelowna, BC

revision:
16.10.30.2017 - For D.P.
Application

note:
-ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE SPECIFIED
-SEE DRAWING BY D.C. PONTO FOR ONSITE ROAD AND PARKING AREAS

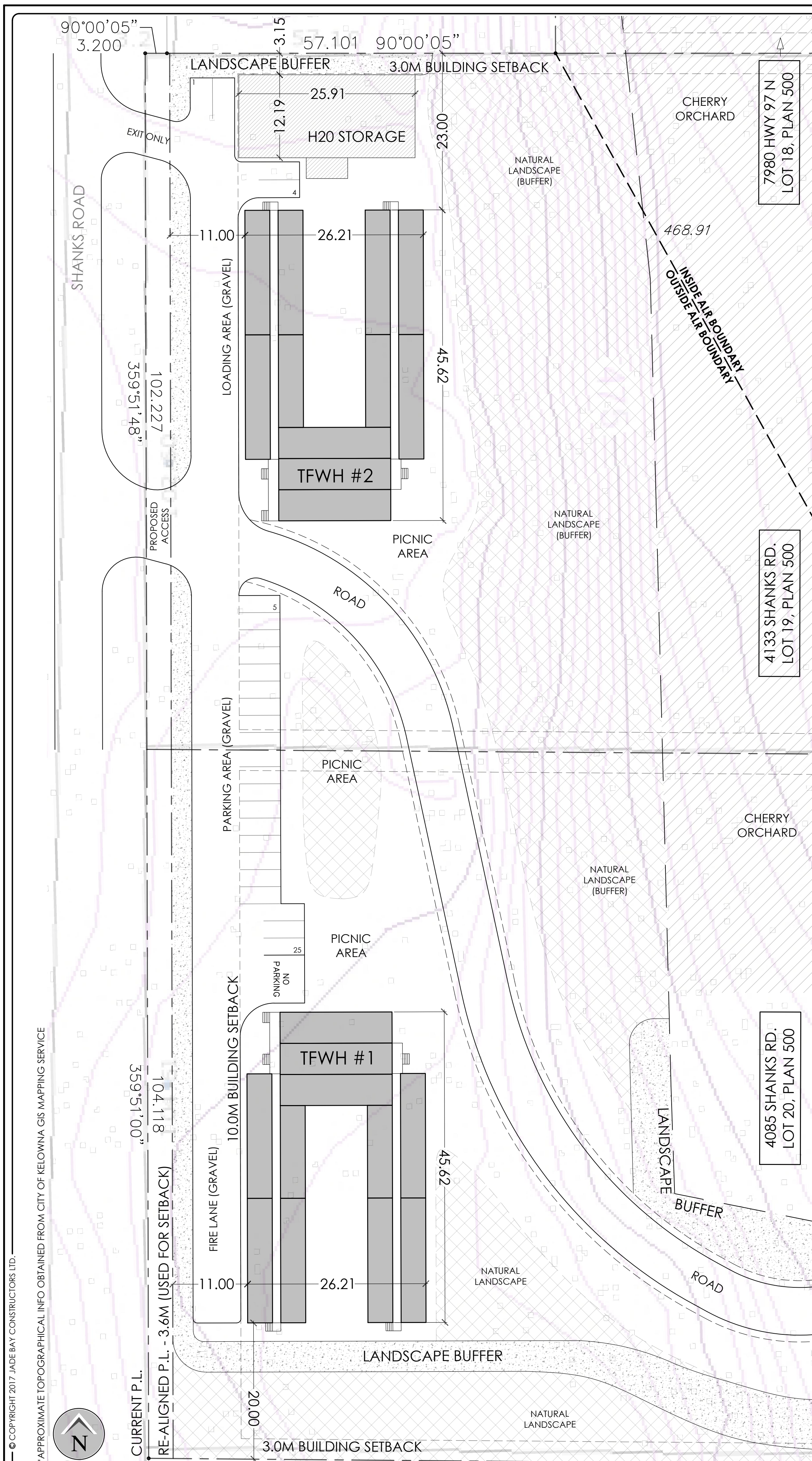
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OCT 11th, 2016

date issued:
OCTOBER 30th, 2017

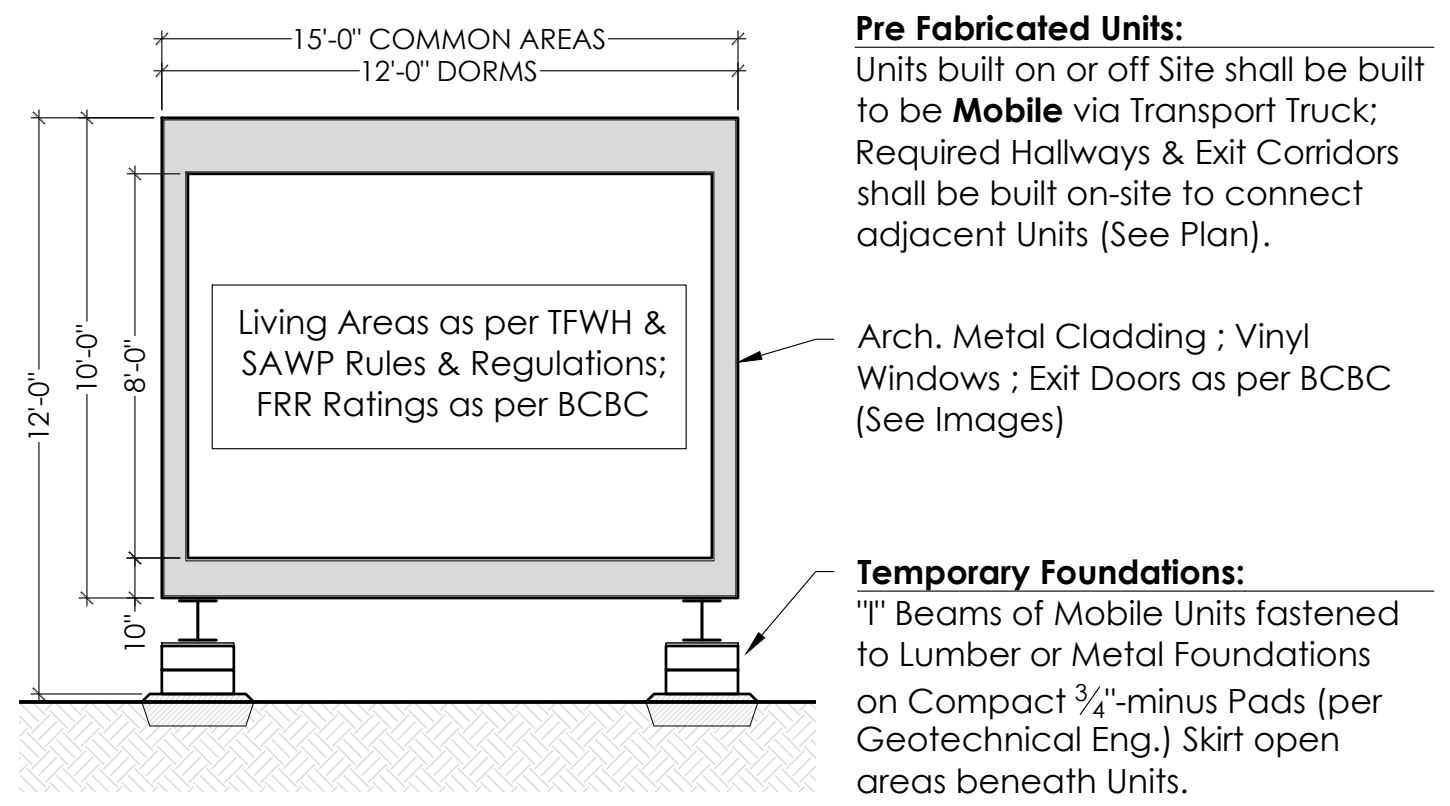
scale:
VARIES

drawing:
A.1.1 - EXISTING SITE PLAN
A.1.2 - PROPOSED SITE PLAN

sheet:
1.0 OF 3.0



S.1 TYPICAL TFWH SECTION (DORMS & COMMON AREAS)
SCALE: NTS



TYPICAL DORMITORY UNIT INFORMATION:

TYPE:	DIMENSIONS:	BEDROOMS:	TOILETS:	SINKS:	SHOWERS:	NOTES:
A.1	60'-0" x 12'-0"	6	3	6	3	-
A.2	60'-0" x 12'-0"	4	2	4	2	1 Mechanical Room + 1 Laundry Room
B.1	44'-8" x 12'-0"	4	2	4	2	1 Storage Room
B.2	44'-8" x 12'-0"	4	2	4	2	1 Exit Corridor

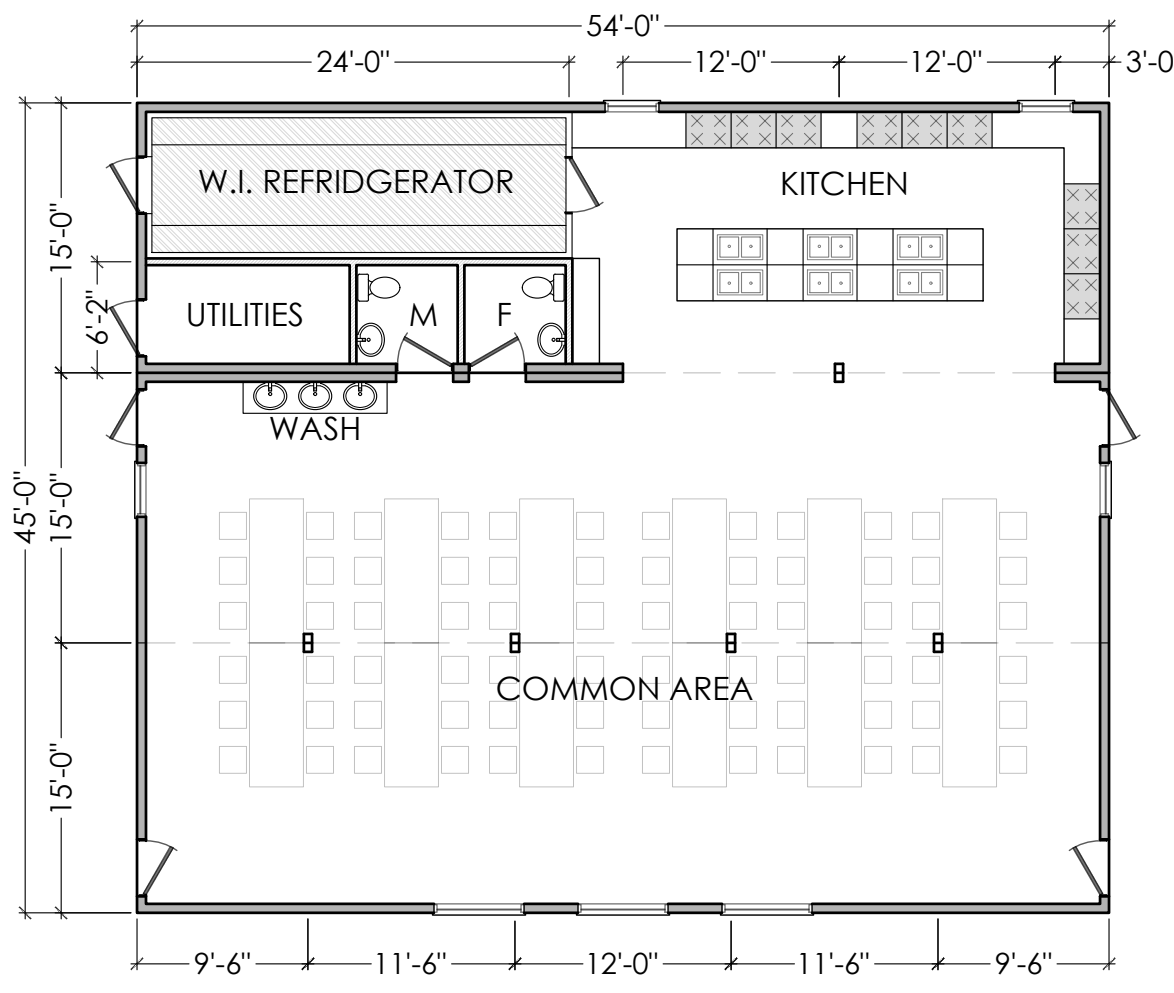
- GENERAL NOTES:
- Total Building Height = 10'-0" (plus platform)
 - 5/8" "PRO ROCK TYPE X" Gypsum Board on Corridor Wall Assembly
 - 90 Minute Rated Doors (WH-M 31204) C/W Gasket / Seals / Closers (UL LISTED 55H5)
 - Each Bedroom contains 90.35 SQ' / 722.80 CU.Ft. of Livable Space
 - One Window per Bedroom = 10.86 SQ' of Unprotected Glazing

A.3 TFWH DETAILS
SCALE: 3/32" = 1'-0"; 1/16" = 1'-0"

COMMON AREA (C.A.) x2
PROPOSED AREA = 2,430.00 SQ'

3x 'COMMON' UNIT (Per Dorm)
*COMMON AREA FOR TFWH #1 SHOWN;
MIRROR PLAN FOR TFWH AREA #2

- AMENITIES:
- 1,294 Cu' Walk-in Refrigerator
 - 36 Cooktop Burners
 - 6 Double Sinks
 - Seating for 70
 - M/F Washroom (not required)
 - Utility Room



SITE PLAN - TFWH SPECIFIC
SCALE: 1/32" = 1'-0"

BUILDING SETBACK & HEIGHT REQUIREMENTS (BYLAW 8000):

A1 - AGRICULTURE 1	
FRONT YARD	6.00
REAR YARD	10.00
REAR YARD (Accessory Buildings)	3.00
SIDE YARD	3.00
*Setback requirements indicated on Site Plan	
MAXIMUM SITE COVERAGE (Residential)	10.00%
PROPOSED SITE COVERAGE (Middle Property)	2.02%
PROPOSED SITE COVERAGE (South Property)	2.06%
MAXIMUM BUILDING HEIGHT	6.00
PROPOSED BUILDING HEIGHT	3.66

DORM AREA #1 - SUMMER USE ONLY
PROPOSED AREA = 8,782.00 SQ' (INCLUDES C.A.)

5x A.1 UNIT; 1x A.2 UNIT; 1x B.1 UNIT; 1x B.2 UNIT
TOTAL BEDROOMS / AREA
42 / 3,794.70 SQ'

TOTAL OCCUPANTS
70 (28 ROOMS DOUBLE OCCUPANCY)

ADDITIONAL USEABLE FLOOR AREA
MIN. 1,005.30 SQ' REQUIRED
MAX. 2,946.19 SQ' ALLOWABLE

- REQUIREMENTS (Per Occupant Load):
- 12 REFRIGERATORS
 - 36 COOKTOP BURNERS
 - SEATING FOR 70
 - 5 LAUNDRY MACHINE PAIRS

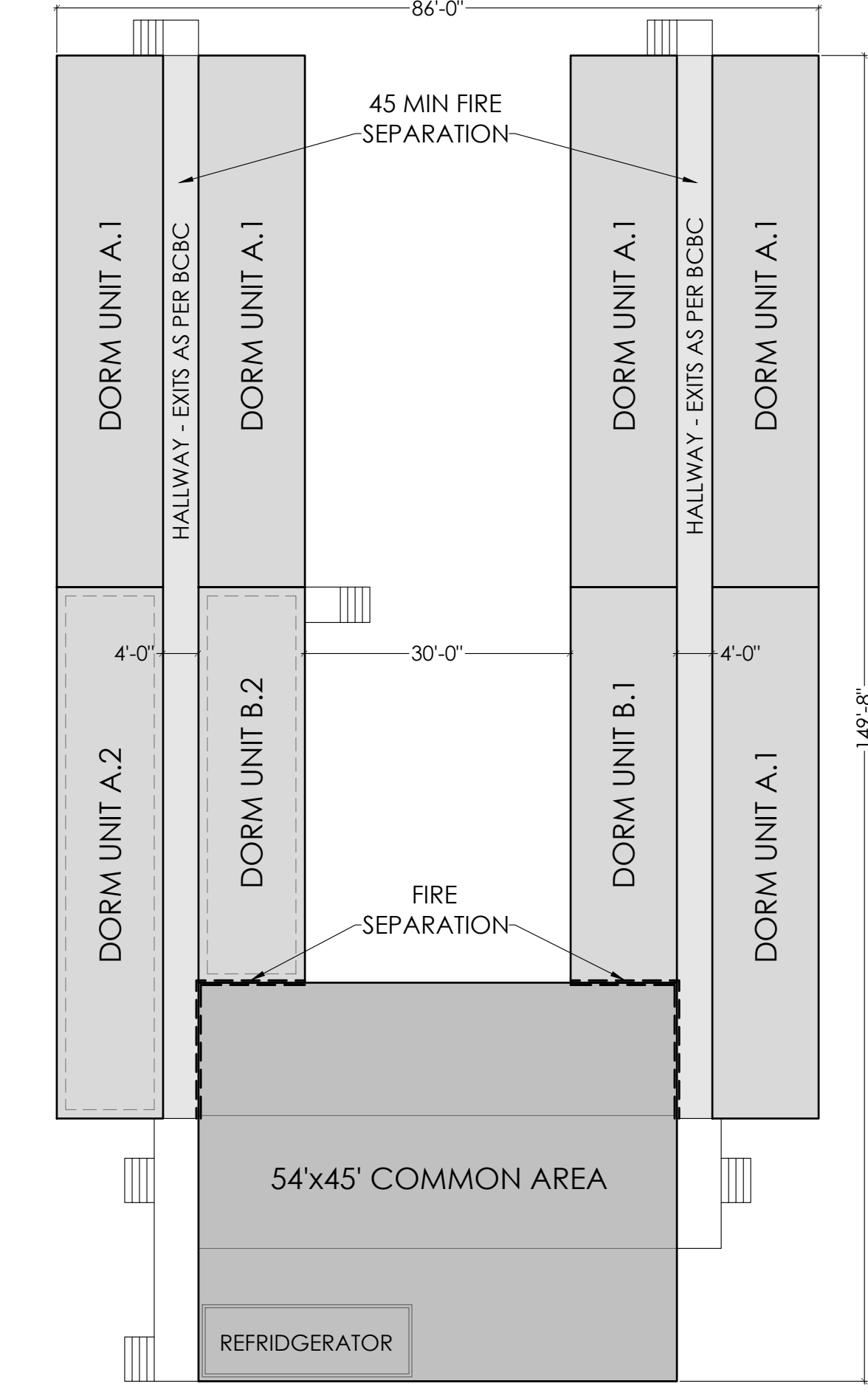
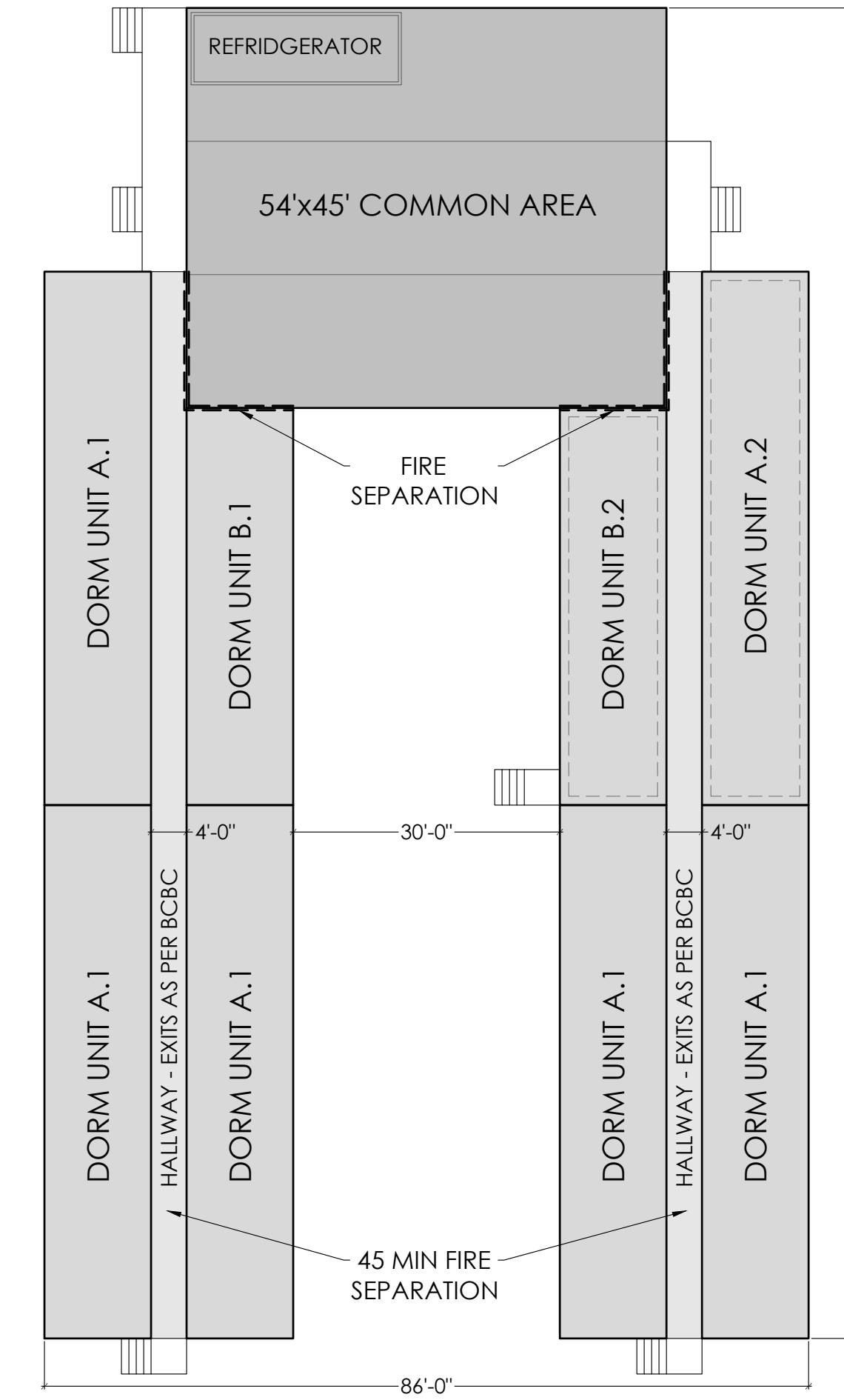
DORM AREA #2 - MULTI-SEASON USE
PROPOSED AREA = 8,782.00 SQ' (INCLUDES C.A.)

5x A.1 UNIT; 1x A.2 UNIT; 1x B.1 UNIT; 1x B.2 UNIT
TOTAL BEDROOMS / AREA
42 / 3,794.70 SQ'

TOTAL OCCUPANTS
70 (28 ROOMS DOUBLE OCCUPANCY)

ADDITIONAL USEABLE FLOOR AREA
MIN. 1,005.30 SQ' REQUIRED
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- REQUIREMENTS (Per Occupant Load):
- 12 REFRIGERATORS
 - 36 COOKTOP BURNERS
 - SEATING FOR 70
 - 5 LAUNDRY MACHINE PAIRS



Jade Bay Constructors Ltd.
4108B Evans Rd.
Oyama, B.C. V4V 2E9
c. 250.260.8400
e. jade.bay@hotmail.com

project:
CORAL BEACH FARMS
'SHANKS ROAD'
TFWH HOUSING
7980 HWY 97N
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SHANKS ROAD
Kelowna, BC

revision:
16.10.30.2017 - For D.P.
Application

note:
-ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE SPECIFIED
-SEE DRAWING BY D.C. PONTO FOR ONSITE ROAD AND PARKING AREAS

date drawn:
JUNE 17th, 2016

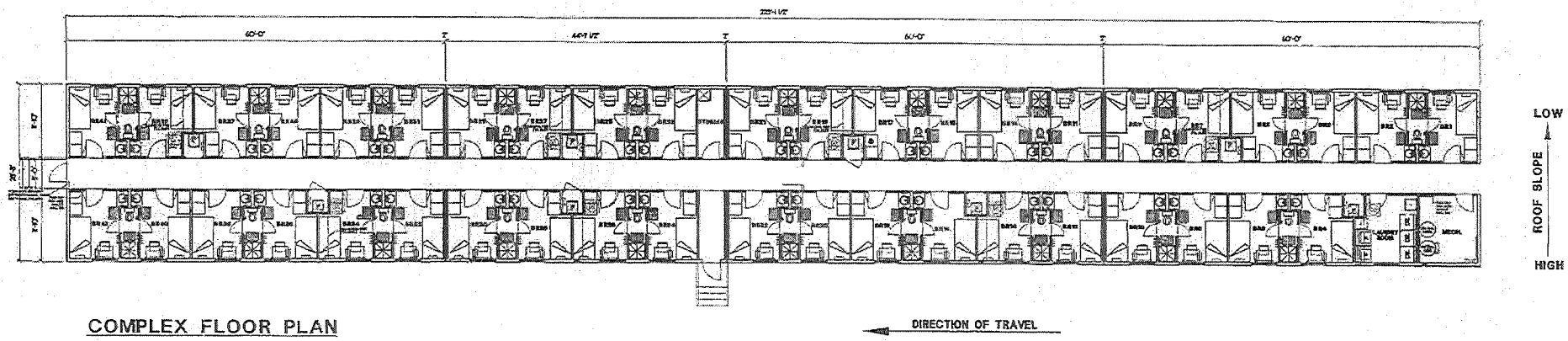
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OCTOBER 30th, 2017

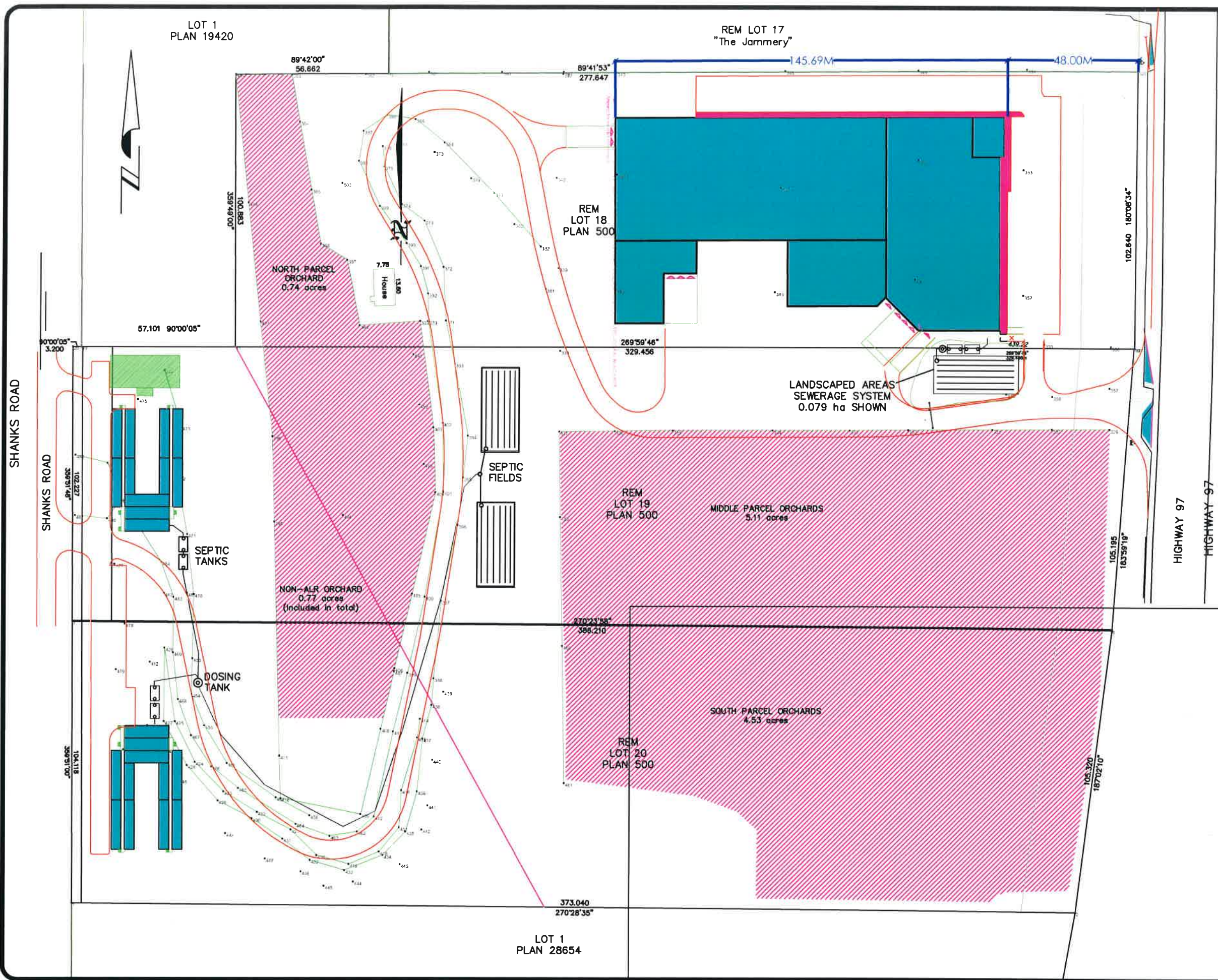
scale:
VARIES

drawing:
A.2.1 - TFWH SITE PLAN
S.1 - TYPICAL SECTION
A.3 - TFWH DETAILS

sheet:
2.0 OF 3.0


*APPROXIMATE TOPOGRAPHICAL INFO OBTAINED FROM CITY OF KELOWNA GIS MAPPING SERVICE
© COPYRIGHT 2017, JADE BAY CONSTRUCTORS LTD.






**CORAL BEACH FARMS
ORCHARD WORK CAMP
REM LOT 19 & 20,
PLAN KAP500
SHANKS ROAD,
KELOWNA, B.C.**

**OWNERS: DAVE & LORRAINE
GEEN**

SCALE: 
1:500 (METRIC)

- NOTES:
1. THE SEPTIC TANKS SHALL BE LOCATED TO PROVIDE A MIN. FALL OF 1/8" PER FOOT IN ALL BUILDING SEWER DRAINS AND PLACED ON UNDISTURBED NATIVE SOIL. COMPACT TO 95% UNDER BEDDED PIPE
 2. ROOF & SITE DRAINAGE SHOULD BE DIVERTED AWAY FROM TANK & FIELD AREA.
 3. LOCATE ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. SERVICES SHOWN ON THIS DRAWING ARE NOT FIELD LOCATED
 4. THE DISPOSAL FIELD SHALL BE COVERED TO PROVIDE A MIN. 2% GRADE FOR SURFACE DRAINAGE AND BE PROPERLY SEEDDED AND MAINTAINED.
 5. THE SITE IS LIKELY TO REMAIN SUITABLE FOR ON-SITE DISPOSAL INDEFINITELY SUBJECT TO PROPER OPERATION, MAINTENANCE AND PARTS REPLACEMENT
 6. WATER-SAVING DEVICES AND PRACTICES SHOULD BE IMPLEMENTED.
 7. THE OUTLET FILTER SHOULD BE INSPECTED QUARTERLY OR AS EXPERIENCE DICTATES.
 8. A GARBURATOR OR WATER TREATMENT BACKWASH SHOULD NOT DISCHARGE TO THIS SEWERAGE SYSTEM

ISSUED FOR REVIEW
DATE: JAN 10 17 Oct. 27, 2017 

ISSUED FOR CONSTRUCTION
DATE: _____

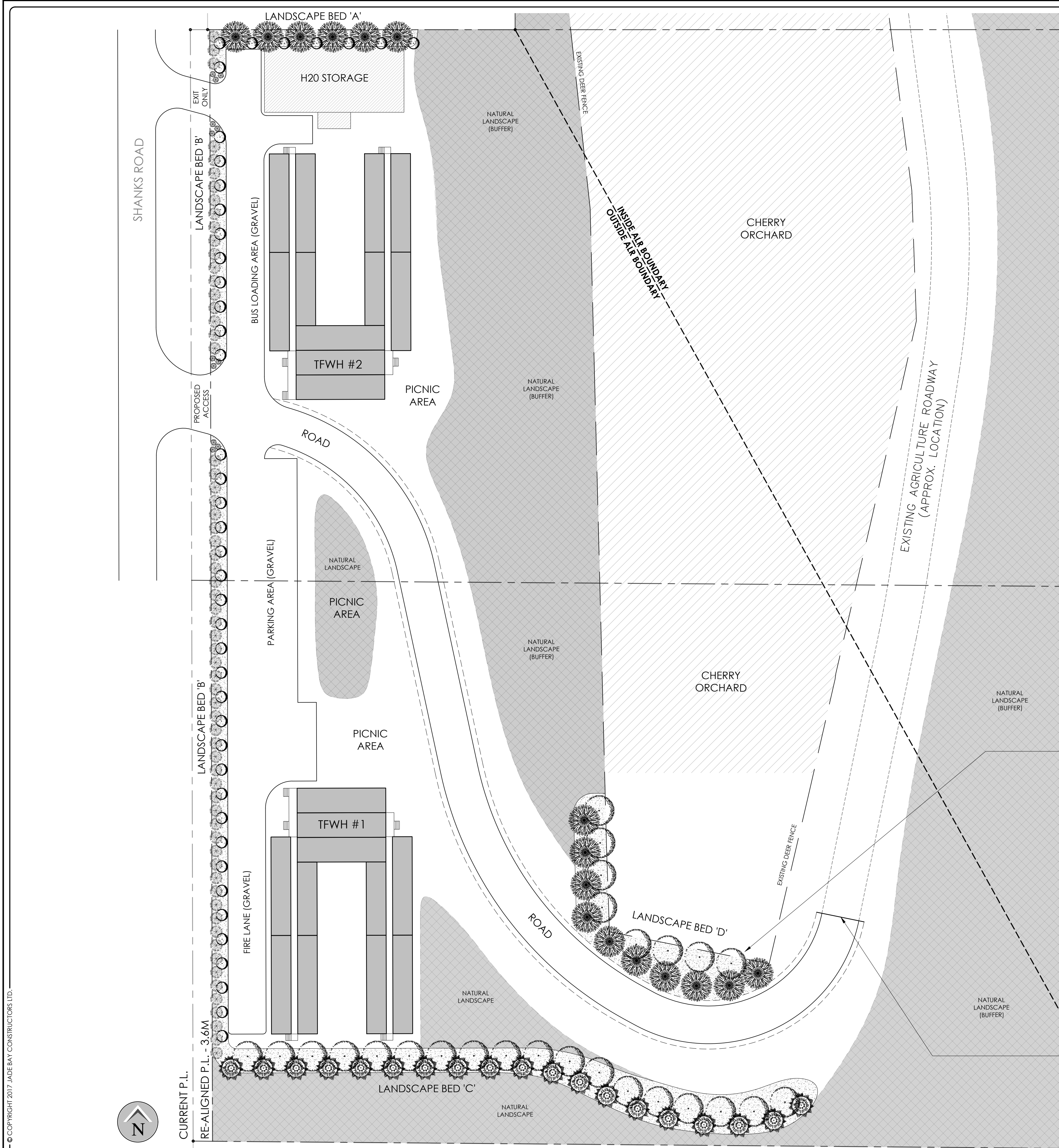
ASBUILT INSPECTION
DATE: _____

DRAWN BY: J.O.
DATE: _____

 **OLAND
ENGINEERING
LIMITED**

1805 CAPISTRANO DRIVE
KELOWNA, B.C. V1V 2Z3
PHONE: 778-753-6586
CELL: (250) 862-6322
EMAIL: Jeff@OlandEngineering.co


C. JEFFREY OLAND, P.ENG.
DATE: Oct 27, 2017 16-084.Site.3



7980 HWY 97 N
LOT 18, PLAN 500

4133 SHANKS RD.
LOT 19, PLAN 500

4085 SHANKS RD.
LOT 20, PLAN 500

SCHEDULE A - LANDSCAPE BED DETAILS:

Note: All topsoil to be relocated from other areas of 3 parcels. All Landscape areas to be planted in min. 0.6M of topsoil. All areas disturbed by Construction not to be used for Driveways / Parking shall be Hydro-Seeded to natural/native grasses. All required Landscaping (as indicated below) shall be watered by an automatic irrigation system.

Landscape Bed A - North P.L. - 3.0M X 36.0M

- *H2O Storage Structure will provide additional Buffering
- 6 - DOUGLAS FIR - 6.0M O.C. 1 ROW NORTH
 - 6 - TOWER POPLAR - 6.0M O.C. 1 ROW SOUTH
 - 30 - OREGON GRAPE HOLLY - 1.2M O.C. 1 ROW NORTH
 - 15 - CUTLEAF SMOOTH SUMAC - 2.4M O.C. 1 ROW SOUTH

Landscape Bed B - West P.L. (Shanks Road) - 3.0M X 170.0M

- 37 - TOWER POPLAR - 4.5M O.C. 1 ROW EAST
- 64 - MOUNT BAKER LILAC - 2.5M O.C. 1 ROW WEST
- 12 - OREGON GRAPE HOLLY - 1.2M O.C. GROUPINGS OF 3 @ EACH DRIVEWAY ACCESS

Landscape Bed C - South of Dorm #1 - 4.5M (min.) X 110.0M

- *3.0-3.5M High Topsoil Berm for Easterly 45.0M*
- 19 - PONDEROSA PINE - 6.0M O.C. 1 ROW SOUTH
 - 18 - QUAKING ASPEN - 6.0M O.C. 1 ROW CENTER
 - 72 - CUTLEAF SMOOTH SUMAC - 3.0M O.C. 2 ROWS SOUTH / CENTER (BETWEEN TREES)
 - 92 - OREGON GRAPE HOLLY - 2.4M O.C. 2 ROWS NORTH - ALTERNATE W/ SNOWBERRY
 - 92 - WHITE SNOWBERRY - 2.4M O.C. 2 ROWS NORTH - ALTERNATE W/ OREGON GRAPE

Landscape Bed D - Orchard - 6.0M X 56.0M (Agriculture Buffer - Type II)

- 10 - DOUGLAS FIR - 6.0M O.C. 1 ROW ALONG ROAD
- 8 - QUAKING ASPEN - 6.0M O.C. 1 ROW ALONG ORCHARD
- 15 - CUTLEAF SMOOTH SUMAC - 3.0M O.C. 1 ROW ALONG ORCHARD (BETWEEN ASPENS)
- 46 - OREGON GRAPE HOLLY - 2.4M O.C. 2 ROWS CENTER - ALTERNATE W/ SNOWBERRY
- 46 - WHITE SNOWBERRY - 2.4M O.C. 2 ROWS CENTER - ALTERNATE W/ OREGON GRAPE

SCHEDULE B - PLANTING DETAILS:

Common Name	Species	Height	Spread	Zone	Qty
TREES					
TOWER POPLAR	Populus x canadensis 'Tower'	30'-40'	5'-10'	3	43
QUAKING ASPEN	Populus tremuloides	50'+	20'+	3	26
PONDEROSA PINE	Pinus ponderosa	40'-50'	10'-20'	3	19
DOUGLAS FIR	Pseudotsuga menziesii	50'+	20'+	3	16
BARRIER SHRUBS					
CUTLEAF SMOOTH SUMAC	Rhus glabra	5'-10'	5'-10'	3	102
MOUNT BAKER LILAC	Syringa x hyacinthiflora 'Mount Baker'	5'-10'	5'-10'	3	64
OREGON GRAPE HOLLY	Mahonia aquifolium	3'-4'	3'-4'	4	180
WHITE SNOWBERRY	Symphoricarpos albus	4'-5'	4'-5'	3	138
TOTAL PLANTINGS					588

NOTE (all Landscape Beds):
Only Trees shown for clarity;
See 'Schedule A' for
Landscape Bed Details

Existing Agriculture Roadway
upgraded to this point
(from Shanks Road)

SCHEDULE E

This forms part of application
TA18-001 FH18-001

Planner Initials **LB**



TFWH LANDSCAPE PLAN A.2.2
SCALE: 1/32" = 1'-0" 3.0

Jade Bay
Constructors Ltd.
4108B Evans Rd.
Oyama, B.C. V4V 2E9
c. 250.260.8400
e. jade.bay@hotmail.com

project:
CORAL BEACH
FARMS
'SHANKS ROAD'
TFWH HOUSING
7980 HWY 97N
4133/4085
SHANKS ROAD
Kelowna, BC

revision:
16.10.30.2017 - For D.P.
Application

note:
-ALL DIMENSIONS SHOWN
ARE IN METERS UNLESS
OTHERWISE SPECIFIED
-ALL PLANT SIZES LISTED
AT MATURITY; TREES
SHOWN ON PLAN AT 75%
MATURITY

date drawn:
OCTOBER 25th, 2017

date issued:
OCTOBER 30th, 2017

scale:
1/32" = 1'-0"

drawing:
A.2.2 - LANDSCAPE PLAN
SCHEDULE A -
LANDSCAPE BEDS
SCHEDULE B - PLANTING
DETAILS

sheet:
3.0 OF 3.0

SHANKS ROAD



Current End of Pavement – Adjacent to North P.L. of 4133 (approximate)



Current Condition of Shanks Road – South View

4133 SHANKS ROAD (LOT 19)



View from South P.L. – North View – Location of Internal Road / Proposed Dorm #2



View from South P.L. – North View – Topography to East of Proposed Dorm #2 – Natural Landscape Buffer to Agriculture



View from North P.L. – North View – Condition of Northerly Neighbouring Property

SCHEDULE F

This forms part of application # **TA18-0001 FH18-0001**

Planner Initials **LB**

City of **Kelowna**
COMMUNITY PLANNING

4085 SHANKS ROAD (LOT 20)



View from North P.L. – South View – Location of Internal Road / Proposed Dorm #1



View from North P.L. – South View - Topography to East of Proposed Dorm #1 – Natural Landscape Buffer to Agriculture



View from South P.L. – North-East View – General Area of Proposed Dorm #1



View from South/West P.L. (corner) – East View – Condition of Southerly Neighbouring Property

INTERNAL FARM ROAD



4085 – South View – Steep Slope 12% proposed



4085 – South View – Proximity of Southerly Neighbouring Home – Landscape Berm Proposed

AGRICULTURE



4085 / 4133 – North View – 'Upper' Planted Orchard



4085 / 4133 – North View – 'Upper' Planted Orchard



4133 – West View – 'Upper' Planted Orchard -
Topography to East of Proposed Dorm #2 –
Natural Landscape Buffer to Agriculture



4085 / 4133 – South View – 'Upper' Planted Orchard



4085 / 4133 – South View – 'Lower' Planted Orchard / 7980 Hwy 97N – Future Cherry Packaging Facility



7980 Hwy 97N – North-East View - Future Cherry Packaging Facility

Agricultural Advisory Committee

Minutes

Date:	Thursday, October 12, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Committee Members Present:	John Janmaat (Chair); Yvonne Herbison (Vice Chair); Pete Spencer; Tarsem Goraya; and Jill Worboys (Interior Health)
Committee Members Absent:	Domenic Rampone; Ed Schiller; Keith Duhaime; and Jeff Ricketts (Alternate)
Staff Present:	Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; Utility Services Manager, Kevin Van Vliet*; and FOI-Legislative Coordinator, Sandi Horning

(*denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:05 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 1085 Lexington Drive, A17-0009 - Tom Stanbrook (Aspen Grove Golf Ltd.)

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- In 1990, the clubhouse/restaurant, operations building, owners residence, parking area and former putting course were permitted as a non-farm use.
- In 2014/2015 as application was submitted for 30-40 RV sites. At the time the Council appointments to the Agricultural Advisory Committee were not complete so the Committee did not consider the application. Council supported the application; however, the Agricultural Land Commission did not.
- In 2016, the A1t zone was removed from the City's Zoning Bylaw as a permitted use.
- Confirmed that the use is not permitted in the P3 zone.
- Advised that if the application is approved, it would require either a text amendment or rezoning and possibility a restrictive covenant.

AAC/Staff Discussion:

- Responded to questions from the Committee with respect to the number of RV sites being proposed.

Dale Pilling, Applicant's Representative:

- Provided the rationale for the application.
- Spoke to the issues with the subject property.
- Provided this history of the lands and the previous Agricultural Land Commission decisions.
- Believes that there would be no impact to surrounding ALR lands as the only lands adjacent to the property is the golf course.
- Believes the proposal would be a major benefit to the surrounding recreational area and would be a perfect location for a RV park.
- The parcel was added onto the golf course lands and has no agricultural benefit and was never used for agriculture.
- Currently there are 12 golf courses in the Province that have a RV component that are currently within the ALR.
- Michaelbrook Golf Course has been in existence since the late 1980's.
- The property in question was not originally part of the original golf course parcel and was added later as a result of a deal with the City of Kelowna.

Moved by Yvonne Herbison/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council NOT support Agricultural Land Reserve Application No. A17-0009 for the property located at 1085 Lexington Drive to allow for a Non-Farm Use on 1.4 ha (3.4 ac) area of a larger 21.45 ha (53.03 ac) parcel of Land (Michaelbrook Ranch Golf Course) for a 30-40 site recreational vehicle (RV) campsite on the subject property.

Carried

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommends that Council not support the application as there is a potential for using the parcel for agriculture. The Committee noted that there is no benefit to agriculture with the non-farm use, and as such does not correspond to the OCP Policy for support of non-farm uses. In addition, the proposal does not support food security. The Committee also noted that the Agricultural Land Reserve is a 'reserve' for agriculture. While agriculture cannot be forced, the intention is to keep it available for agriculture, and the introduction of paving and services will impede the objective of keeping it available for agriculture. The Committee noted that just because there are RV parks attached to golf courses in the ALR in other parts of the Province, doesn't mean that it is a good idea. Furthermore, the Committee notes that RV's should not be a use on agricultural land and that the use will remove it from being used for agriculture in the future, as well as being against current City policies.

2.2 841 Curtis Road, A17-0007 - Art & Linda Scheffler

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The property was purchased in 1984 and has been used for pasture as there are issues with high mineral salts in the soil.
- The Applicants intend to improve the land for pasture and planting.

Art & Matt Scheffler, Applicants:

- Have lived on the property since 1985.
- Will be installing some tile drainage ditches to improve the drainage on the site.
- Provided an overview of the proposed improvements for the site.
- Would like the permit for 3 years so that they can take their time and rehabilitate the property properly.
- The property is currently being used for pasture, but want to turn it into more beneficial agriculture.
- The long term plan is to maintain the property for agricultural purposes.
- The current PH level does not allow for the soil to be farmed.
- Displayed photos of the property and made comment on how the property will be reclaimed for agriculture.
- Advised that the adjacent owner does not have any issue with using the ditch that abuts the property.
- Recognize the challenges to the property due to the different levels of elevation.

AAC/Applicant Discussion:

- Responded to questions from individual Committee members.
- The ditch that exists is on the neighbouring property, however, the drain tile will not be placed along the neighbour's ditch, it will be placed along the ditch on the subject property.
- Currently the ditch on the northeast side naturally drains into Roberts Lake.
- Confirmed that during high water, the ditch is full, and during low water, the ditch is empty.
- Provided an overview of how the French drains will be installed.
- Provided information regarding what they might want to grow on the lands in the future (farm to table concept).

Moved by Pete Spencer/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Appeal Application No. A17-0007 for the property located at 841 Curtis Road to allow for a Non-Farm Use to place up to 1372 cubic metres of fill on the subject property and reclaim to agriculture pursuant to Section 20(3) of the *Agricultural Land Commission Act*.

Carried

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommends support for the application; however, the project needs to be engineered by a drainage professional and installed correctly to ensure it continues to work over time, to ensure that the objective of improving agricultural land is achieved, as well as the protection of adjacent agricultural lands from impact. The Committee supports the Applicants in trying to improve the agricultural viability of the lands. Changing drainage can present risk of flooding other ditches in the

area and sound engineering should be engaged to ensure that other properties are not impacted. In addition, a professional Agrologist should be consulted to ensure that the soil being added will improve the viability of the soil, that the soil is clean and free of contamination, and that the objectives of the project are being achieved.

2.3 Community Engagement Process – Agricultural Water Rate Design

Staff:

- Displayed a PowerPoint Presentation summarizing the Community Engagement Process with respect to the new water rate design for agricultural water customers.
- The goal is to have the new rate structure in place by the Spring of 2019 with the rates going into effect in 2020 along with the appropriate bylaw amendments.

AAC/Staff Discussion:

- Responded to questions from the individual Committee members.
- A Committee Members made reference to the Climate Change Adaption Program, which is looking at water users and water rates for agricultural use.
- The Committee Members noted that the City needs to recognize the needs and challenges agricultural water users face.

Moved by Yvonne Herbison/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee recommends that Council support the City of Kelowna's engagement strategy to inform of a new water rate design for agricultural water customers in order to update the City's Water Regulation Bylaw No. 10550 as presented to the Committee on October 12, 2017.

Carried

3. ALC Decisions - Update

Staff did not have any updates.

4. Minutes

Moved by Yvonne Herbison/Seconded by Pete Spencer

THAT the Minutes of the August 10, 2017 Agricultural Advisory Committee meeting be adopted.

Carried

5. Old Business

5.1 Report to Council Discussion

Staff:

- A draft of the Report to Council will be provided for the Chair's review, which will then be circulated for discussion at the next meeting.
- Confirmed that the Report will be presented at an afternoon Council meeting.

6. Next Meeting

The next Committee meeting has been scheduled for November 9, 2017.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:35 p.m.

John Janmaat, Chair

/slh

DRAFT



December 14, 2017

Dear Agricultural Advisory Committee Chair,

Re: Save the date for

Agricultural Advisory Committee Workshops

Langley – Wednesday, February 21 2018 or

Kelowna – Tuesday, February 27 2018

(9:30 am to 4:00 pm)

The Ministry of Agriculture invites you to the eighth biennial Agricultural Advisory Committee (AAC) Workshops. For spring 2018, we are offering two regional events in Langley and Kelowna. Both are free and lunch is provided. Please choose only one to attend, depending on which is most convenient. Full event and registration details will be sent to you and your local government officials and staff in early January.

The workshops bring AAC members together from across the regions and the province to meet and discuss relevant agricultural issues. These sessions are useful to all communities, even those who do not yet have an AAC but are considering beginning an Agricultural Area Plan process.

A complete list of proceedings from AAC workshops held in recent years is available on our website:

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming/agricultural-advisory-committees>.

Previous workshops have invigorated AAC members, generated new ideas, and helped AACs continue to offer effective advice and support to their councils, boards and local trust committees.

Please save the date and watch for complete details in the coming month. If you have any questions in the interim please contact our land use planner, Gregory Bartle directly at Gregory.Bartle@gov.bc.ca or 250.387.9687 (toll free 1.888.221.7141).

I look forward to seeing your representatives at the workshop.

Yours truly,

Corrine Roesler
Acting Director, Strengthening Farming Program