

Agricultural Advisory Committee

AGENDA



Thursday, September 9, 2021

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.

(e) In accordance with the Order of the Provincial Health Officer on Gatherings and Events, the City is required to collect the first and last name and telephone number or email address of everyone attending a Council meeting, public hearing, or Council Committee meeting. This information will be kept by the City for 30 days in case there is a need for contact tracing on the part of the medical health officer. If the information is not required for that purpose it will be destroyed after 30 days.

We appreciate your cooperation in meeting this requirement.

2. Minutes

3 - 4

Approve Minutes of the Meeting of August 12, 2021.

3. Applications for Consideration

3.1. Valley Rd 355-357, A21-0004, Dilbag Singh Brar & Sarabjeet Kaur Brar

5 - 29

To consider a non-adhering residential use permit for the conversion of an existing accessory building into a living space for the owners, farm manager and temporary farm workers.

4. ALC Decisions - Update

5. New Business

6. Next Meeting

October 14, 2021

7. Termination of Meeting

Agricultural Advisory Committee Minutes

Date: Thursday, August 12, 2021
Location: Council Chamber
City Hall, 1435 Water Street

Members in Attendance Yvonne Herbison (Vice Chair); Domenic Rampone

Members Attending Virtually Peter Spencer (Alternate) and Derek Brown (Alternate)

Members Absent John Janmaat (Chair), Keith Duhaime, Avi Gill, Jill Worboys, Aura Rose

Staff Present Tyler Caswell, Planner; Wesley Miles, Planner Specialist

Staff Attending Virtually Arlene McClelland, Legislative Coordinator (Confidential)

* Denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 6:01 p.m.

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

2. Minutes

Moved By Domenic Rampone/Seconded By Yvonne Herbison

THAT the Minutes of the June 10, 2021 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Curtis Rd 841 - A21-0005 - Art Scheffler

Staff:

- Displayed a PowerPoint presentation providing an overview of the application.
- Confirmed that no more fill would be added to this site.
- Responded to questions from the Committee.

Art and Linda Scheffler, Curtis Road, Applicant

- Advised that the fill placed on the property came from within the Glenmore valley; from various development sites at that time.
- Confirmed that there is currently no standing water on the field.
- Advised that a soil test was not required for the first soil sample. Soil was brought in during 2018 and 2019; the field was rebuilt and seeded and back in agriculture operation in 2020.
- Plan to restore a healthy pasture to accommodate livestock on the property.
- Responded to questions from the Committee.

Staff:

- Confirmed that there are no environmental concerns.

Moved by Derek Brown/Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommend to Council that Application No. A21-0005 for non-farm use to place up to 2000 cubic meters of fill to the subject property, located at 841 Curtis Road, Kelowna, B.C., be supported.

Carried

3.2 East Kelowna Rd, 2981 A21-0009 - Theresa Ross

Staff:

- Displayed a PowerPoint presentation providing an overview of the application.
- Responded to questions from the Committee.

Theresa Ross, McCulloch Road, Applicant

- The property has been in the family since 1942; we are the third generation on the property.
- Would like to work an agreement with Consolidated Fruit Packers to receive fruit from other farms in the area then ship the fruit to Osoyoos.
- Confirmed that no scale is required.
- Confirmed the bin storage is located on a small piece of property.
- Made comment that when bins are sent to Osoyoos they are emptied and washed then sent back.
- Responded to questions from the Committee.

Staff:

- Not anticipating any congestion or road issues; it is a permitted use in the ALR and does not trigger transportation studies or assessments.
- Responded to questions from the Committee.

Moved by Domenic Rampone/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommend to Council that Application No. A21-0009 for non-farm use to allow a year round apple and peach bin storage station and seasonal fruit receiving station, located at 2981 East Kelowna Road, Kelowna, B.C., be supported.

Carried

Anecdotal Comments

The Committee raised concerns in regard to future use of the property and would like some kind of safeguard put on this file that if this operation ceases that it reverts back to agriculture production with no housing permitted. The Committee would also want this requirement attached to the property and not ownership in the future.

4. ALC Decisions - Update

There were no updates.

5. New Business – Nil.

6. Next Meeting

The next Committee meeting has been scheduled for September 9, 2021.

7. Termination of Meeting

The Chair declared the meeting terminated at 6:46 p.m.

Yvonne Herbison, Vice Chair

COMMITTEE REPORT



Date: September 9th, 2021

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Development Planning Department

Application: A21-0004 **Owner:** Dilbag Singh Brar & Sarabjeet Kaur Brar

Address: 355-357 Valley Road **Applicant:** Carl Withler

Subject: Application to the ALC for a Non-Adhering Residential Use Permit

Existing OCP Designation: REP – Resource Protection

Existing Zone: A1 – Agriculture 1

Agricultural Land Reserve: Yes

1.0 Purpose

To consider a non-adhering residential use permit for the conversion of an existing accessory building into a living space for the owners, farm manager and temporary farm workers.

2.0 Proposal

2.1 Background

The subject property is 30.39 (12.3ha) acres in size, is located on Valley Road and is within the Glenmore – Clifton – Dilworth OCP Sector. The property was planted with apples and pears; however, the new owners ploughed and levelled the property, which is in the process of being replanted. The plan is to have peaches, apples, and cherries on the property.

The subject property has one single-family dwelling and an accessory building. The previous owners applied for an ALR application in 2013 (A13-0002), which was to permit the occupancy of an accessory building, which was illegally turned into a fourplex. The building was originally permitted as a semi-detached unit for the manager of the orchard, however, after Bylaw Services investigation, it appeared the building was converted into a fourplex and was being rented out. Bylaw Services required the owner to apply for the non-farm use or to decommission/demolish the structure. The owner applied for a non-farm use and both the AAC and Council did not support the application, so it was not forwarded to the province for consideration. The applicant also applied for an appeal with the ALC, however, this was refused in 2014. The owners were required to decommission the structure or demolish it. The owners applied for a

decommissioning permit with the City, however, the permit was never closed, and no final inspection was ever conducted, so the building was likely never fully decommissioned.

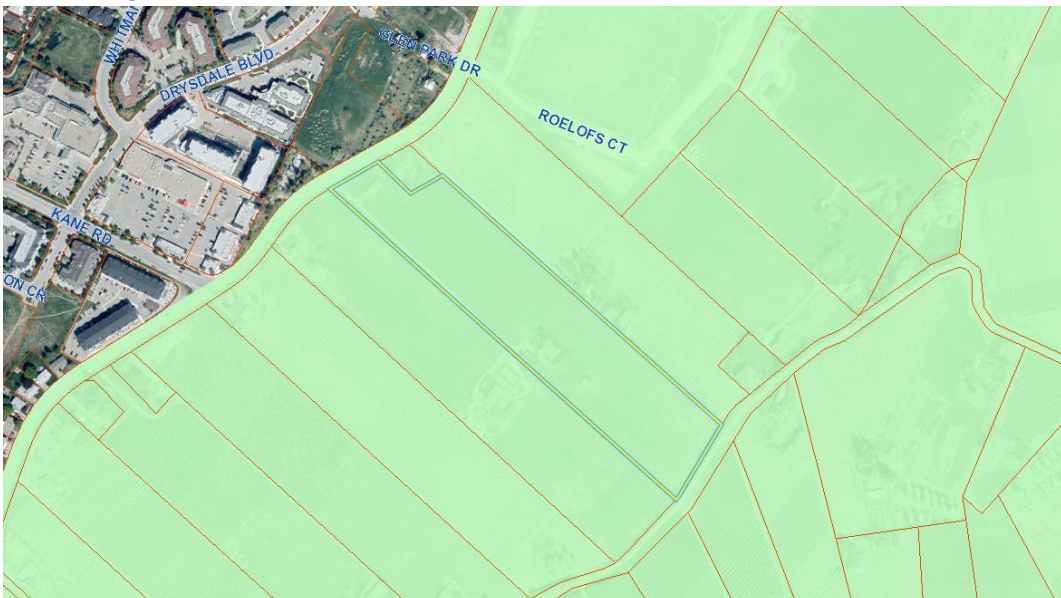
2.2 Project Description

The new owners are applying for a non-adhering residential use permit to allow the accessory building to be used for an additional residence for the owners, a space for the manager of the farm and room for four seasonal agricultural workers. The building is already converted into four units, all with two bedrooms, one bathroom, laundry, a kitchen, and a living room. The existing single-family home on the property is being rented out to help the owners with the mortgage payments of the property. The applicant has completed an Agrologist Report (Attachment B) that offers a positive recommendation that the amount of farming on the property required seasonal agriculture workers.

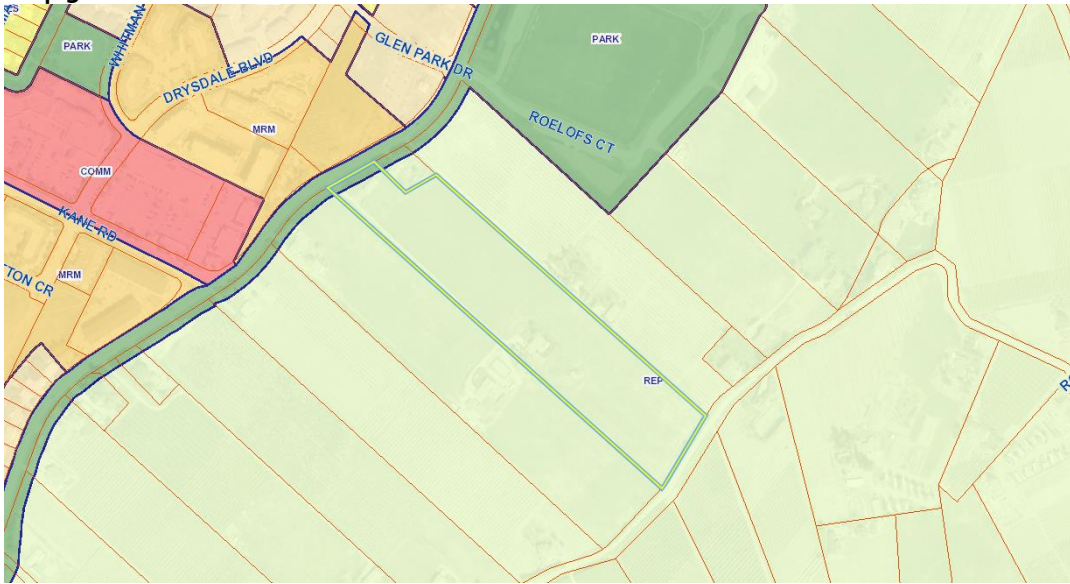
Map 1 - Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.3 Neighbourhood Context

The subject property lies within the Glenmore – Clifton – Dilworth OCP Sector. The surrounding area is primarily agricultural land within the Agricultural Land Reserve, however, the properties to the West are zoned and proposed to be apartment housing.

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 / Single-Family Dwelling
South	A1 – Agriculture 1 / RR3 – Rural Residential 3	Yes	Agriculture
East	A1 – Agriculture 1	Yes	Agriculture
West	RM5 – Medium Density Multiple Housing	No	Vacant

3.0 Development Planning

The City’s Agriculture Plan, the Official Community Plan and Zoning Bylaw support the conversion of existing dwellings into Temporary Farm Worker Housing if agriculture is the principal use and the owner demonstrates the need for farm employees. However, there is concern with precedence of renting out the main house while the owners live in another dwelling on the property.

The City of Kelowna Official Community Plan (OCP) policy on Farm Help Housing states accommodation for farm help on the same agricultural parcel will be considered only where:

- Agriculture is the principal use on the parcel.

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

The Farm Protection Development Permit Guidelines state to design TFWH such that:

- TFWH should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use, or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- TFWH footprint should be contiguous with the residential footprint (i.e., Homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.

The City of Kelowna Agriculture Plan recommends to:

- Allow TFWH, as permitted by City of Kelowna Bylaw. TFWH, as permitted by the City of Kelowna, should be allowed. The TFWH footprint means the portion of a lot that includes all structures, driveways and parking areas associated with the temporary farm worker housing, including but not limited to structures.

In keeping with the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas and the City's policy for Temporary Farm Worker Housing, Community Planning Staff recommend the registration of Section 219 Restrictive Covenants which state:

- 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.
- The dwellings will only be used for farm workers for a maximum of eight (8) months of the year.
- The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers: and,
- The TFWH building footprint is a maximum of 0.3ha.

Zoning Bylaw recommends that the following requirements are met prior to issuance for a Temporary Farm Worker Housing (TFWH) structure:

- Farm Classification for the parcel, as determined by the BC Assessment Act.
- Minimum farm unit size is 3.8 ha.
- The need for temporary farm worker housing onsite to house temporary farm workers must be demonstrated through documentation such as a contract with the federal government through a

migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and / or previous employment records, and/or a farm plan prepared by a professional agrologist.

- New TFWH structures shall include a communal kitchen.
- The TFWH shall be occupied only during the farm unit's growing, harvesting and pruning periods.
- A statutory declaration must be filed with the City of Kelowna annually, by January 31st, stating that the building will be used only for TFWH and specify the time(s) of year when the TFWH will be occupied. The specified period of time may be no greater than ten months of that calendar year.
- If the temporary farm worker housing is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structures for temporary farm worker housing, and remove or decommission any existing buildings that had been repurposed for temporary farm worker housing purposes, by December 31st of the second year of vacancy.

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Attachments:

Attachment A – ALC Non-Adhering Residential Use Application

Attachment B – Agrologist Report

Attachment C – Ministry of Agriculture Memo

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 61770

Application Status: Under LG Review

Applicant: Dilbag Brar , Sarabjeet Brar

Local Government: City of Kelowna

Local Government Date of Receipt: 01/08/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: This property was planted with apples and pears long time ago and the owner used the fourplex for farm workers and manager. Later the trees were pulled and converted into bare land. The conditions did not match the non adhering residential use so the city of Kelowna ordered to close the building . Applicant is currently living in Keremeos and running 15acres. Has recently bought this property in Kelowna and will plant an orchard in 2021. Applicant wants to use additional residence for himself, manager and four farm workers who will help him for planting and taking care of orchard.

Mailing Address:

2721 middle bench rd

Keremeos , BC

V0x 1n2

Canada

Primary Phone: (250) 499-1865

Mobile Phone: (250) 499-9745

Email: malke01636@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 012-019-771

Legal Description: LOT 7 BLOCK 9 SECTION 33 TOWNSHIP 26 OSOYOOS DIVISION
YALE DISTRICT PLAN 896 EXCEPT PLAN B3900

Parcel Area: 5 ha

Civic Address: East of Valley Rd., Glenmore Valley, City of Kelowna

Date of Purchase: 11/09/2020

Farm Classification: Yes

Owners

1. **Name:** Dilbag Brar

Address:

2721 middle bench rd

Keremeos , BC

V0x 1n2

Canada

Phone: (250) 499-1865

Cell: (250) 499-9745

Email: malke01636@gmail.com

2. **Name:** Sarabjeet Brar

Address:
2721 Middle Bench Road
Keremeos, BC
V0X 1N2
Canada
Phone: (250) 499-9745
Cell: (250) 499-2101
Email: malke01636@gmail.com

ATTACHMENT	A
This forms part of application # A21-0004	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No Agriculture

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Clearing undertaken on parcel. Land is ploughed and levelled. The property is fenced on Dec, 4 2020. Trees are ordered to be planted in 2021. Plan is to plant peaches, apples and cherries.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Its a bare land which will be planted in 2021, May. It has a residential house on it which is on rent and is helping with the mortgage.

Adjacent Land Uses

North

Land Use Type: Commercial / Retail
Specify Activity: Houses and Plaza

East

Land Use Type: Agricultural/Farm
Specify Activity: Cherry orchard

South

Land Use Type: Agricultural/Farm
Specify Activity: Apple Orchard

West

Land Use Type: Other
Specify Activity: 13 acres bare land with 2 homes on it.

Proposal

1. What is the purpose of the proposal?

This property was planted with apples and pears long time ago and the owner used the fourplex for farm workers and manager. Later the trees were pulled and converted into bare land. The conditions did not match the non adhering residential use so the city of Kelowna ordered to close the building. Applicant is currently living in Keremeos and running 15 acres. Has recently bought this property in Kelowna and will

plant an orchard in 2021. Applicant wants to use additional residence for himself, manager and four farm workers who will help him for planting and taking care of orchard.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

This additional res will help applicant to hire temporary farm workers who can live on the property and help him in planting and taking care of Orchard and applicant can himself use one of the units of the fourplex to live as Keremeos is 110 km away from Kelowna and is hard to go back and forth everyday.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

There is one building which is divided into four units. Each unit has two bedrooms , one bathroom, laundry, kitchen , and a living room with a total floor area of 500m2.

One unit will be used by the owner for himself.

2nd unit will be used by the manager.

Third and fourth units will be used for workers. two workers can use one unit.

4. What is the total floor area of the proposed additional residence in square metres?

1000 m²

5. Describe the rationale for the proposed location of the additional residence.

The temporary farm workers and manager can use the additional residence to live on the farm and help applicant in running the orchard like planting, irrigation, spraying, pruning, thinning, and picking.

6. What is the total area of infrastructure necessary to support the additional residence?

This non adhering residence building is already existing on the property and only needs approval to reopen for for farm workers which has a total floor area of 1000m2.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Proposal Sketch-61770
- Certificate of Title-012-019-771

ALC Attachments

None.

Decisions

None.

ATTACHMENT	A
This forms part of application # A21-0004	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

**A Report to Support Temporary Farm Worker Housing:
Dilbag and Sarabjit Brar
355 Valley Road, Kelowna, B.C.**

December 4, 2020

ATTACHMENT B

This forms part of application
A21-0004

Planner
Initials **TC**



Report Prepared by Carl Withler P.Ag.
DBA "Green Spark Consulting"
Kelowna B.C.

This report has been prepared by a Professional Agrologist at the request of the City of Kelowna planning staff to give them confidence that the previously occupied, and residentially rented, house located at the forefront of 355 Valley Road in Kelowna will be used as Farm Worker housing as proposed by Dilbag and Sarabjit Brar of Keremeos, B.C.

To provide this recommendation, the following report has been prepared and follows a rigorous information search and review as well as experience-based observations and recommendations for the City to consider.

Report outline:

1. Arable land estimate and farm plan review.
2. Temporary Farm Worker Housing estimate.
3. General Commentary
4. Recommendations
5. Statement of Qualifications

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# A21-0004		
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Arable Land Estimate and Farm Plan review: In order to attempt to determine the need for Temporary Farm Workers (TFW) either through the Federally administered Temporary Farm Worker program (TFWP) or by a supply of local labour an estimate of arable land for treefruit farming was made from Google Earth images and field review. It is estimated that a total of 3.9 ha. (refer to photo #1) of arable area is available on the property. Added to this review, the project proponents have provided a draft farm plan (Appendix #1) which was compared to basic soil classifications provided through the Provincial Government Soil Information Finder Tool (SIFT). From this review I am confident the proposed plantings fit well on the landscape and match the Glenmore soil profile.

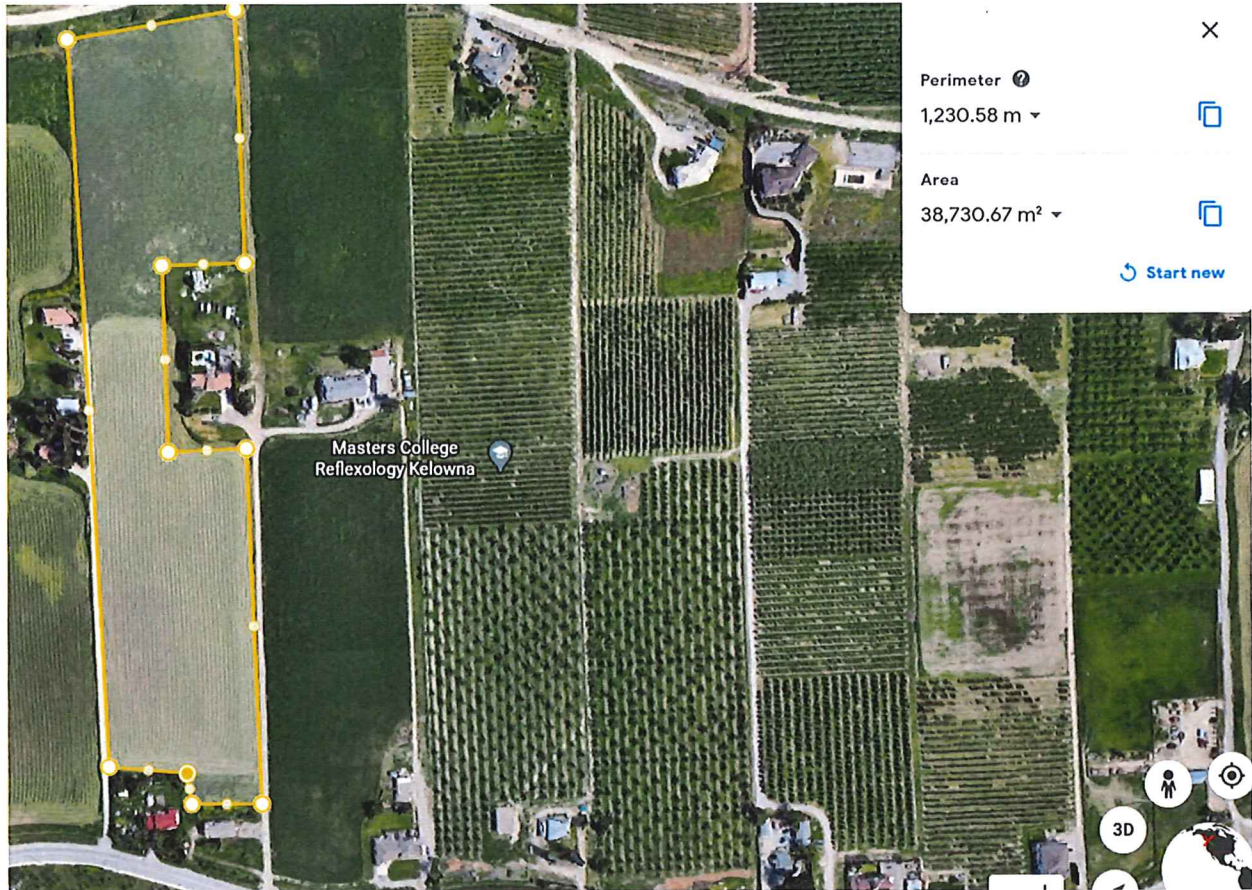


Photo 1: 355 Valley road Google Earth estimate of arable area.

Housing Need: There is not an easy spreadsheet or quick calculation available that directly equates a land area or crop type to the “need” for farm worker housing. That said, there are some general assumptions that can be made regarding farm worker housing for the property in question.

First, this farm is undergoing a significant transition from a traditional low input forage crop (photo#2) to a highly labour intensive treefruit orchard with cherries, apples, and peaches. Each of these treefruit crops require significant labour inputs to prepare the ground, install irrigation systems, build trellis’ and support systems, plant the trees and tend them as they mature and ultimately bare a crop annually. Once in production these crops will require annualized, pruning (March-May), thinning (June-July), weed control (March-October), pesticide spraying (April-October) and harvesting (June-October). As well, there are other activities related to machinery upkeep, trellis construction to support trees, fence repair and all sorting, grading and selling of fruit either to a packing facility or directly to the public off the property.

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The Brar's have done well in selecting crops that cover approximately 1/3 of the property each and move through a normalized harvest cycle starting with cherries in July and finishing with apples in October. This stabilizes the need for labour rather than needing it on a peak and laying it off when not needed.

There is some discussion in the cherry industry that in order to produce the high quality, sweet, crisp cherries that the Brar's are proposing to plant 1 worker/acre is needed, and I believe this to be true. Currently, the Brar's are proposing to plant approximately 3-4 acres of cherries as well as peaches and apples. As stated earlier, there are no similar labour estimates for apples and peaches, but from experience 1-2 workers will be needed to work through the peach and apple season.

As well as generalized labour, the Brar's will not immediately move to Kelowna as they have significant, fully productive orchard properties in Keremeos and Cawston, so there will be a need for "on-site" farm management to organize farm labour, secure supplies and equipment, deliver fruit to market and keep a presence on the property generally to ensure safety and security of the farm assets. This farm manager should be housed on the property to allow direct and rapid communication between the Brar's and Kelowna based farm personnel.

Even though the Brar's will not immediately move to Kelowna, they will continue to improve this property through the late winter of 2020/21 and wish to use the farm worker housing house proposed as a base of operations, staying in it when not farming in Keremeos or Cawston. Using the basement of the house located at 355 Valley road for this purpose will allow the Brar's to stay several days on their property, work with their farm manager and farm employees, reduce the risk of extended travel to/from Keremeos and Cawston after long days of farming.

ATTACHMENT **B**

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Photo #3: proposed farm worker housing at 355 Valley road.

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Photo #2: traditional forage production at 355 Valley road

General Commentary: I have only met, in person, the Brar's once, but from my previous role administering the Provincial Treefruit Replant Program remember their names from their orchards in Cawston and Keremeos which they have replanted successfully.

The Brar's came to Canada in 2009 and have worked on farms, and off, to purchase, or lease orchard properties in the Similkameen valley. I have reviewed each of these parcels and can confirm that they are fully planted out and producing orchards and expect the same of the Brar's efforts at 355 Valley road. They have already professionally installed \$30,000.00 worth

of deer fencing, invested \$18, 000.00 in land levelling and have ordered rootstock and trees to begin planting 355 Valley road in the spring of 2021. (Appendix 2) This is on top of a purchase price greater than \$1.5 million dollars for the property to start.

In dealing with the Brar’s they have provided me with all, any every piece of information I have asked to review, and I am confident their intent is to farm this property as successfully as they do their other orchards.



Arial view of 2721 Middlebench Road, Keremeos (leased/fully planted)

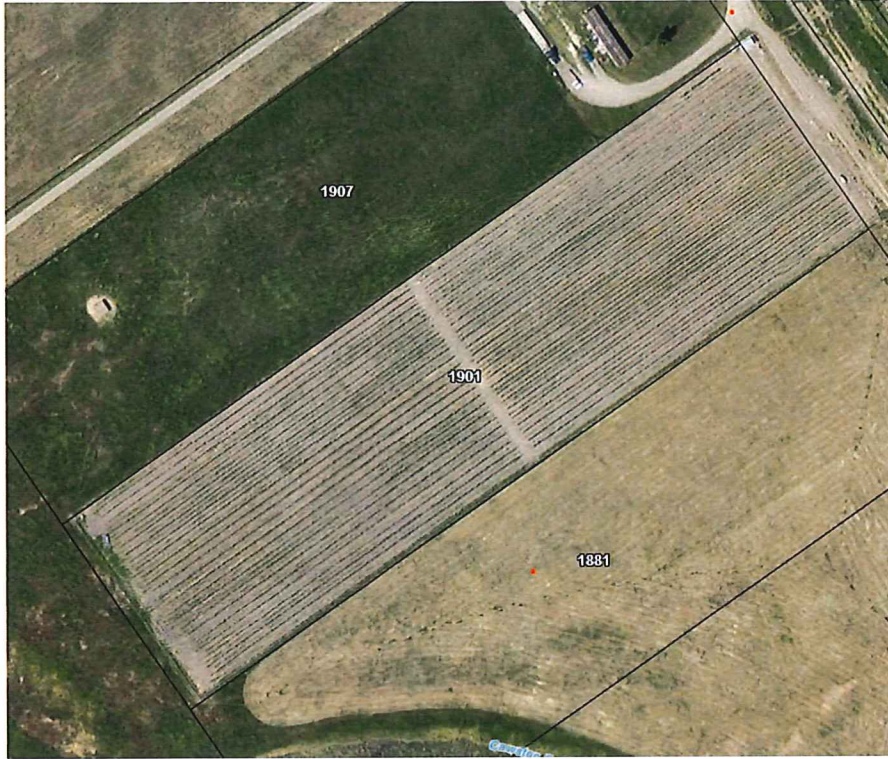
ATTACHMENT **B**

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A21-0004

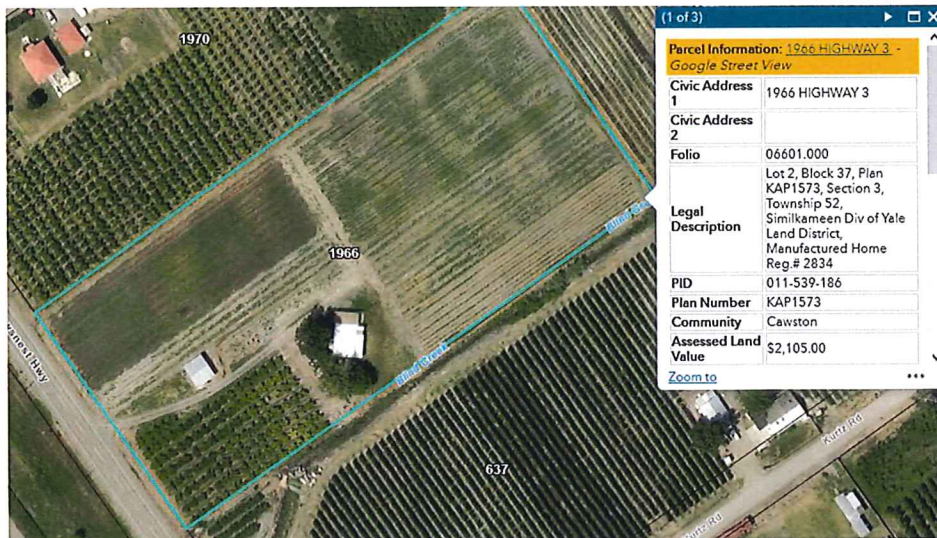
Planner Initials TC

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Aerial view of 1901 Stewart road, Cawston (planted to Ambrosia/owned)



Aerial view: 1966 Highway 3, Cawston (peaches, apples/owned)

ATTACHMENT B

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A21-0004

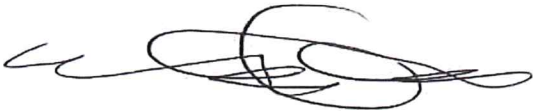
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Recommendations: Based on my review of various information sources, on site field review and interviews with the Brar's I would recommend that the City of Kelowna allow the Brar's to house farm workers at 355 Valley road generally following the existing layout of the house in question. That being a maximum of 4 workers on the upper levels of the house, a suite for a farm manager in the lower level and a suite for the Brar's to inhabit "as and when" in the lower level as well. It is also in the best interest of the City of Kelowna to place various covenants restricting use of the building as it would with any other farm worker housing within city limits. Lastly, a basic fence (chain link/wooden) should be built behind the house as outlined on the farm plan to protect workers from orchard activities when not in the orchard.

I hope that this report suffices in giving the City of Kelowna confidence to approve Mr. and Mrs. Brar's application, should further information be required the author remains available to either the Brars or City of Kelowna staff.

Respectfully submitted,



Carl Withler P.Ag. (#695)

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A21-0004

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City of **Kelowna**
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Statement of Qualifications: as required by the Professional Governance Act of British Columbia, I confirm the following to be a true statement of my qualifications with respect to the information in this report.

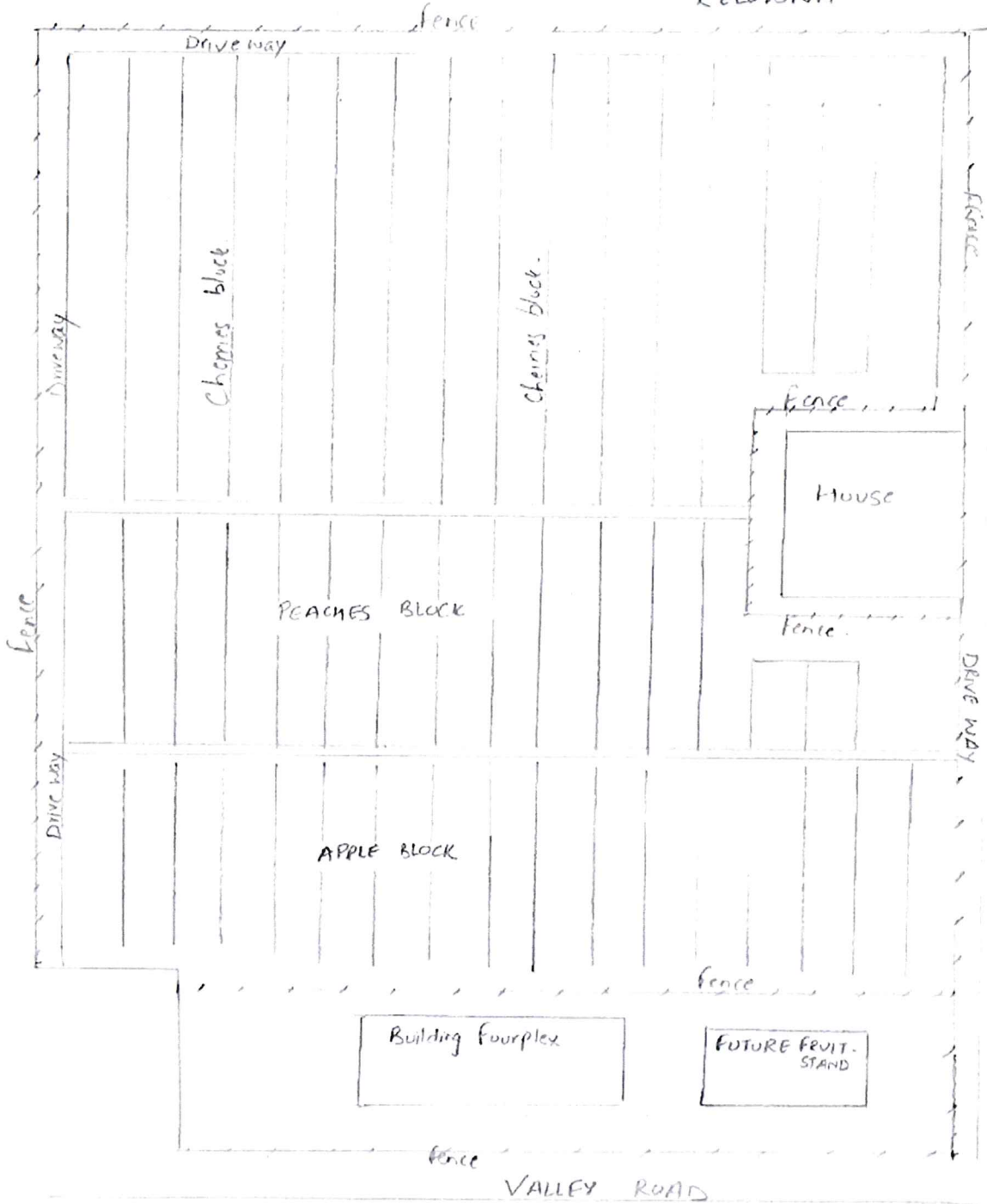
The author of this report is a Professional Agrologist (#695) registered and in good standing in the province of British Columbia and has been so for over 30 years. Because of this registration he is bound by a code of ethics, guided by standard and normal practices and uses scientific and field information to come to logical and rational recommendations and decisions.

Specific to this report Mr. Withler has spent 40 years in production agriculture working in every commodity from animal husbandry to tree fruit horticulture in Canada and abroad. During his working career Mr. Withler worked very closely with the Agricultural Land Commission (ALC), Ministry of Agriculture Strengthening Farming program staff and Local Government planners to create and review bylaws related to agricultural production. As well, Mr. Withler is relied on by Farm Industry Review board hearings as a "Knowledgeable Person" and allowed to offer opinion regarding normalized farming practices. Recently, the author retired from the provincial civil service as the Industry Specialist for the Tree fruit and Grape industries and is working as an Environmental Farm planner and replant inspector for the Treefruit Replant program. Mr. Withler is now the lead Agrologist for Green Spark Consulting

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Appendix #1: Farm Plan 355 Valley Road.

355 Valley Road
KELOWNA



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Appendix#2: receipts supplied to confirm farm commitment.

6200 Millimore Avenue
 Summerland, BC V0H 1Z4

Nov 20/20

DILBAG BRAR
 SARABJEET BRAR
 CAWSTON BC 499 1865

ORDER NO. _____ DATE OF ORDER _____
 QUANTITY OF PLANT _____ PLANT SPECIES _____
 SPRING 2021

QUANTITY	DESCRIPTION	PRICE PER UNIT	UNIT PRICE	AMOUNT
4600	M9 BENCH GRAFTS 1.68 ROOT - 70 GRAFT CHARGE		2.38	10,948 -
	GREENER SUPPLIES GRAFT WOOD			GST 547.40
				TOTAL \$ 11,495.40
DEPOSIT REQUIRED BY DEC 5/20 TO CONFIRM ORDER DEPOSIT NON-REFUNDABLE AMOUNT \$ 8500 ⁰⁰ DEPOSIT.				
BALANCE DUE AT TIME OF PICK UP				
PLEASE SIGN AND RETURN COPY BY DEC 5 ACKNOWLEDGING DEPOSIT TERMS				
X _____				TOTAL

INVOICE
 FACTURE

ATTACHMENT B

This forms part of application
 # A21-0004

Planner Initials **TC**



City of Kelowna
 DEVELOPMENT PLANNING



A.G. Appel Enterprises Ltd.
1546 Oakfield Drive
Kelowna, British Columbia V1Y 3E3

INVOICE

Invoice No: 36323
Date: 11/03/2020
Page: 1
No. Order No:

Bill To: Deer, Oling & Scandjore C1
2721 Michal Street Rd
Kelowna, BC V1Y 3V3

Ship To: Deer, Oling & Scandjore C1
2721 Michal Street Rd
Kelowna, BC V1Y 3V3
Nov 6-24

Quantity	Unit	Description	Tax	Unit Price	Amount
11	Hour	1 Adult Labour	00	150 00	1,650 00
11	Hour	6 Adult Labour	00	140 00	1,540 00
32	Hour	DITM Cost Four Hour	00	179 00	5,708 00
3	Load	DIC Excavator	00	5 00	15 00
3	Load	Concrete Dumping	00	200 00	600 00
1	Load	Lump	00	2,000 00	2,000 00
32	Hour	14 Training Fee	00	100 00	3,200 00
11	Hour	Material	00	10 00	110 00
11	Hour	3000 Club City Sport	00	10 00	110 00
11	Hour	Delivery	00	8 00	88 00
11	Hour	Labour	00	30 00	330 00
11	Hour	Shimming Board	00	80 00	880 00
					18,250 00
					0 00
					18,250 00
Shipped By: Trucking Number					Total Amount: 18,250 00
Comments:					Amount Paid: 0 00
Sub By:					Amount Owing: 18,250 00

Quaedvlieg Contracting Ltd.
1918 Highway 100, Coquitlam, BC V3K 1C3
quadvlieg.net

INVOICE No: 0290
DATE: Dec 14 2020
Tel: 250.499.6157 or Fax: 250.576.0064

GST# 751231317

SOLD TO: Dilling Bear +
ADDRESS: Sarnabject Bear
mailto:01636@gmail.com

Customer's Order
Quantity Description Price Unit Amount

3210	ft Deer Fence	8 ⁰⁰	ft	35680 ⁰⁰
2	double gates	950 ⁰⁰	each	1900 ⁰⁰
2	man gates	230 ⁰⁰	each	460 ⁰⁰
				28040 ⁰⁰
				Plus GST 1402 ⁰⁰
				Plus PST
				Total 29,442 ⁰⁰

ATTACHMENT B

This forms part of application
A21-0004

City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

Van Well Nursery

LOCATION: 1575 APARTOS RD, WALKER, BC V1W 1S1

SELL TO: DELMAS BEAR 3721 MIDDLE BENCH ROAD, KERRIMORE BC V1K 1W2 RECEIVING: 510 445-1545 11/11 2020

FROM: VAN WELL LTD

DATE	QUANTITY	UNIT PRICE	TOTAL
11/11/20	500	1.20	600.00
11/11/20	500	1.20	600.00
11/11/20	500	1.20	600.00
TOTAL	1,500		\$1,800.00

\$1,200.00

APPROVED

DATE: 11/11/20

Signature: _____

Cardholder will pay card issuer's amount pursuant to cardholder agreement.

IMPORTANT: PLEASE READ TERMS AND CONDITIONS OF SALE.

Bylands Nurseries Ltd.

2020 Clean Plants Certificate

61-63732 ACKNOWLEDGEMENT

1008 Byland Road West Kelowna, BC V1Z 1H8 P: (250) 798-4430 F: (250) 793-5666 www.bylands.com

Buy To: DELMAS BEAR 3721 MIDDLE BENCH ROAD KERRIMORE BC V1K 1W2 PH: (250) 456-1595

Sale To: DELMAS BEAR 3721 MIDDLE BENCH ROAD KERRIMORE BC V1K 1W2 PH: (250) 456-1595

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
500	Redwood Red Oak - Fast 2021 1/2" Root Ball	\$2.00	\$1,000.00
500	Peach Blossom - Fast 2021 1/2" Root Ball	\$2.00	\$1,000.00
500	Peach Blossom - Fast 2021 1/2" Root Ball	\$2.00	\$1,000.00
1,500			\$3,000.00

Extended Total: \$4,500.00
GST: \$225.00
Total: \$4,725.00

A DEPOSIT OF \$4,500.00 IS REQUIRED BY NOV 10, 2020. THANK YOU

ATTACHMENT B

This forms part of application # A21-0004

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC



Bill of Sale

On this 7th day of Dec, 2020, a bill of sale is made between
DILBAG S. Bhat (Seller) and JALINDER KHOSLA
(Buyer)

The Seller hereby grants transfer or sale of the following goods:

Kubota Tractor 8540 with minkoff Loadl.
Serial No. 88536

to the Seller in exchange for _____ in the amount of \$ 4000.00
Fourty thousand.

The Seller's signature below signifies that he is the lawful owner of the goods listed above, and the seller has the right to sell the goods as he/she chooses. After exchange of payment, the Buyer renders full rights and ownership of the goods listed above.

[Signature] _____ Dec 7/2020
Signature of Seller Date

[Signature] _____ Dec 7/2020
Signature of Buyer Date

Paid by Cheques 008

ATTACHMENT B

This forms part of application

A21-0004

Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING





ATTACHMENT C

This forms part of application
A21-0004

Planner Initials TC


 City of
Kelowna
DEVELOPMENT PLANNING

April 16, 2021
 File No: 0280-30
 Local Government File No: A21-004

City of Kelowna
 1435 Water St
 Kelowna BC V1Y 1J4
 Via E-mail: planninginfo@kelowna.ca

Dear City of Kelowna planning staff:

Re: Non-Adhering Residential Use, 355-357 Valley Road, Parcel Identifier: 012-019-771

Thank you for providing B.C. Ministry of Agriculture, Food and Fisheries staff the opportunity to comment on the proposed non-adhering residential use application. From an agricultural perspective, we offer the following comments on the materials provided:

- The applicant has stated an intent to plant cherries, apples and peaches on the 12.3-acre property. As part of the orchard development and operation, the applicant has identified a residential need for both himself and farm workers. The applicant wishes to use an existing, unused residential structure for this purpose.
- Another residential structure exists on the property and is rented out. The applicant could re-purpose this for himself and farm workers, negating the need to re-open the non-adhering residential structure.
- Additional residential structures utilized by people other than the farmer or farm workers can lead to a rise in the cost of farmland unconnected to its agricultural capability as well as an increase in complaints about surrounding farm practices.

If you have any questions, please contact us directly by email or phone.

Sincerely,



Alison Fox, P.Ag.
 Land Use Agrologist



Chris Zabek, P.Ag.
 Regional Agrologist

B.C. Ministry of Agriculture, Food and Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566

B.C. Ministry of Agriculture, Food and Fisheries
Chris.Zabek@gov.bc.ca
(250) 861-7680

ATTACHMENT C

This forms part of application
A21-0004

Planner Initials TC

City of 
Kelowna
DEVELOPMENT PLANNING