

**CITY OF KELOWNA****MEMORANDUM**

Date: January 10, 2018
File No.: FH18-0001
To: Subdivision, Agriculture & Environment (LB)
From: Development Engineering Manager (JK)
Subject: 7980 Hwy 97 N 4085, 4133 Shanks Road Farm Help Accommodation

The Development Engineering comments regarding this application to permit additional accommodations to ultimately house seasonal workers on the subject property are as follows:

1. General.


- A. Shanks Road will need to be upgraded to rural standard SS-R4 from 4085 Shanks Rd to 4351 Shanks Road due to increase in truck traffic.
- B. 4.3m of road dedication will be required from properties 4085 and 4133 Shanks Road.

2. Servicing.

The on-site water supply and treatment and disposal of wastewater will be reviewed by Building & Permitting and the Public Health Officer.

3. Access.

Driveway access to the proposed accommodation site shall be to the satisfaction of the Fire Department



James Kay, P. Eng.
Development Engineering Manager



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

ATTACHMENT A

This forms part of application

TA18-0001

Planner
Initials

LB

City of
Kelowna
COMMUNITY PLANNING



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>

ATTACHMENT B

This forms part of application

TA18-0001

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Initials

LB



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.

ATTACHMENT C

This forms part of application
TA18-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials LB



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

date drawn:
OCT 11th, 2016

date issued:
OCTOBER 30th, 2017

scale:
VARIES

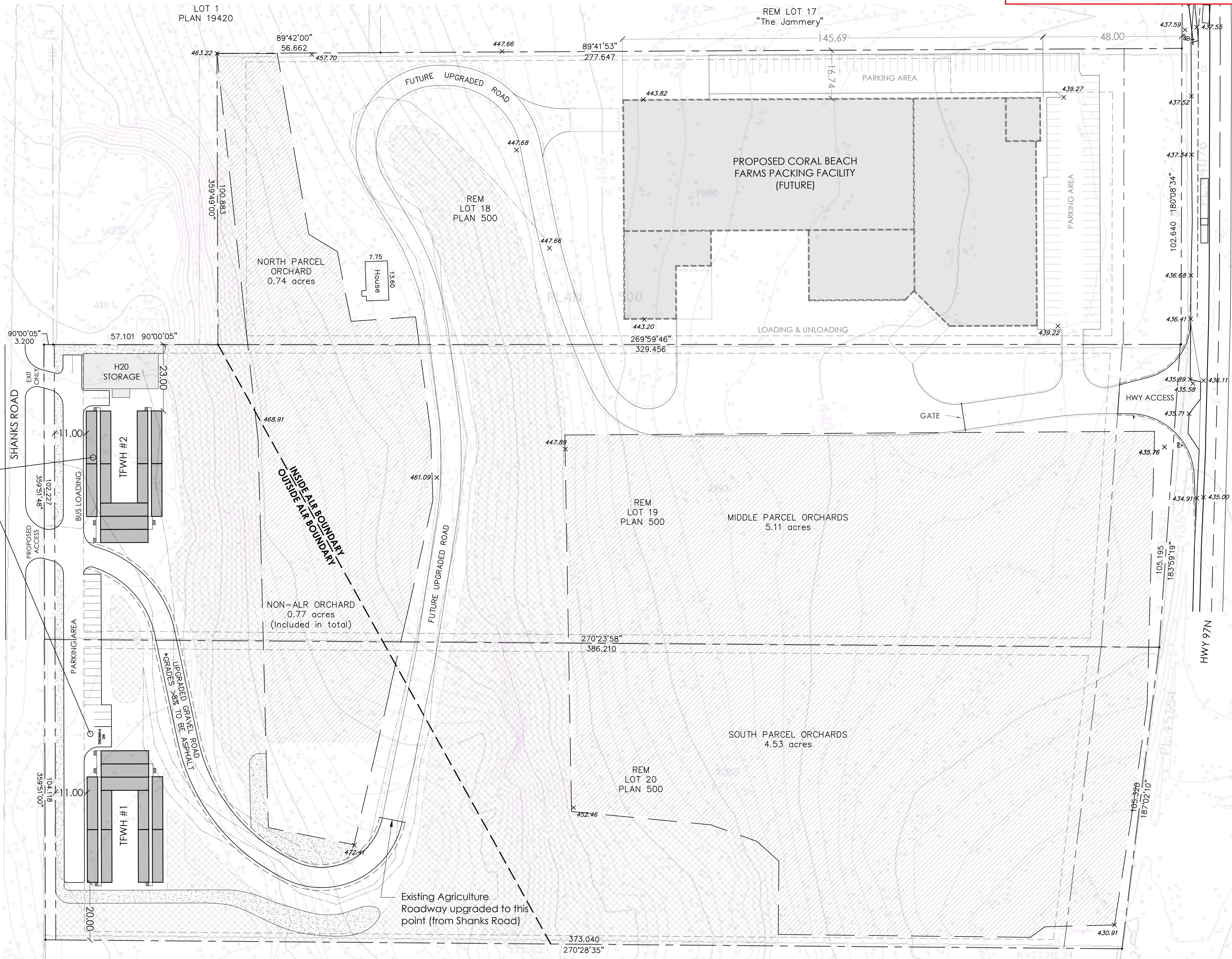
drawing:
A.1.1 - EXISTING SITE PLAN
A.1.2 - PROPOSED SITE
PLAN

sheet:
1.0 OF 3.0

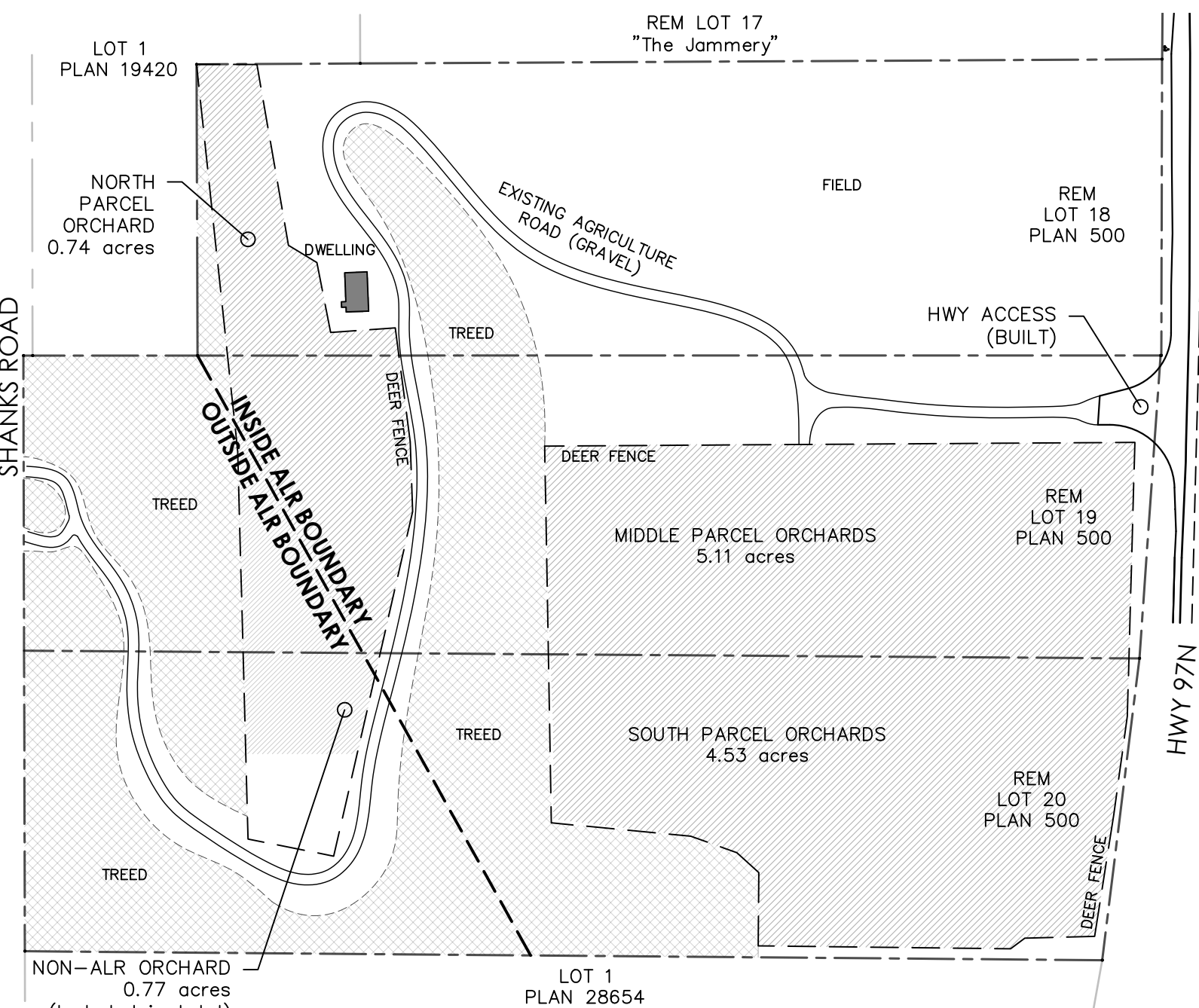
PARKING INFORMATION:

OCCUPANCY:	AREA (m²):	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.

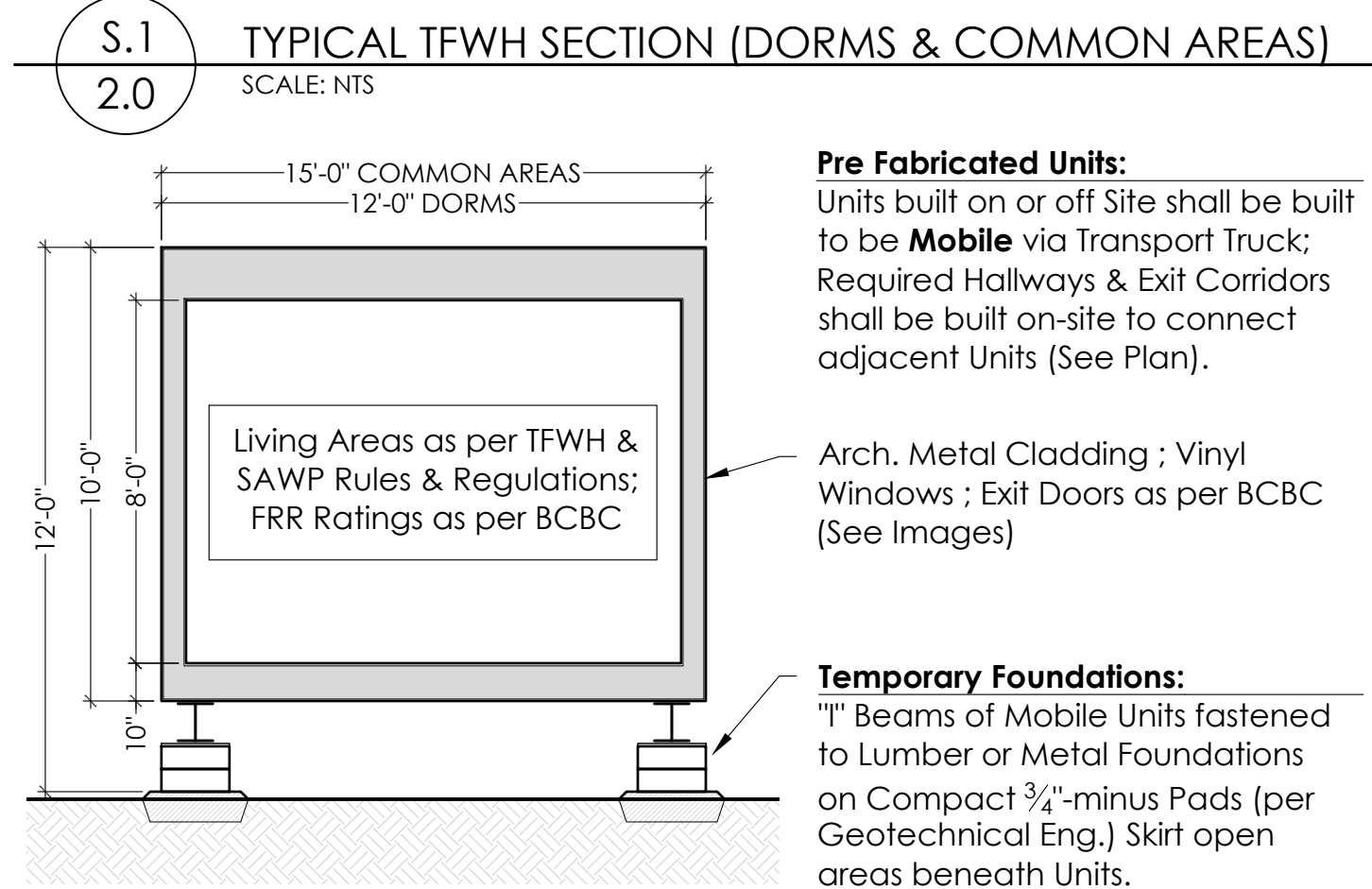


AREA OF DISTURBANCE FOR TFWH:
(Including Parking / Loading /
H2O Storage / Sewerage)
6,236.55m² = 7.79% of affected Properties
*6.51% of this figure is in NON-ALR Lands



A.1.1
1.0
SITE PLAN - EXISTING
SCALE: NTS

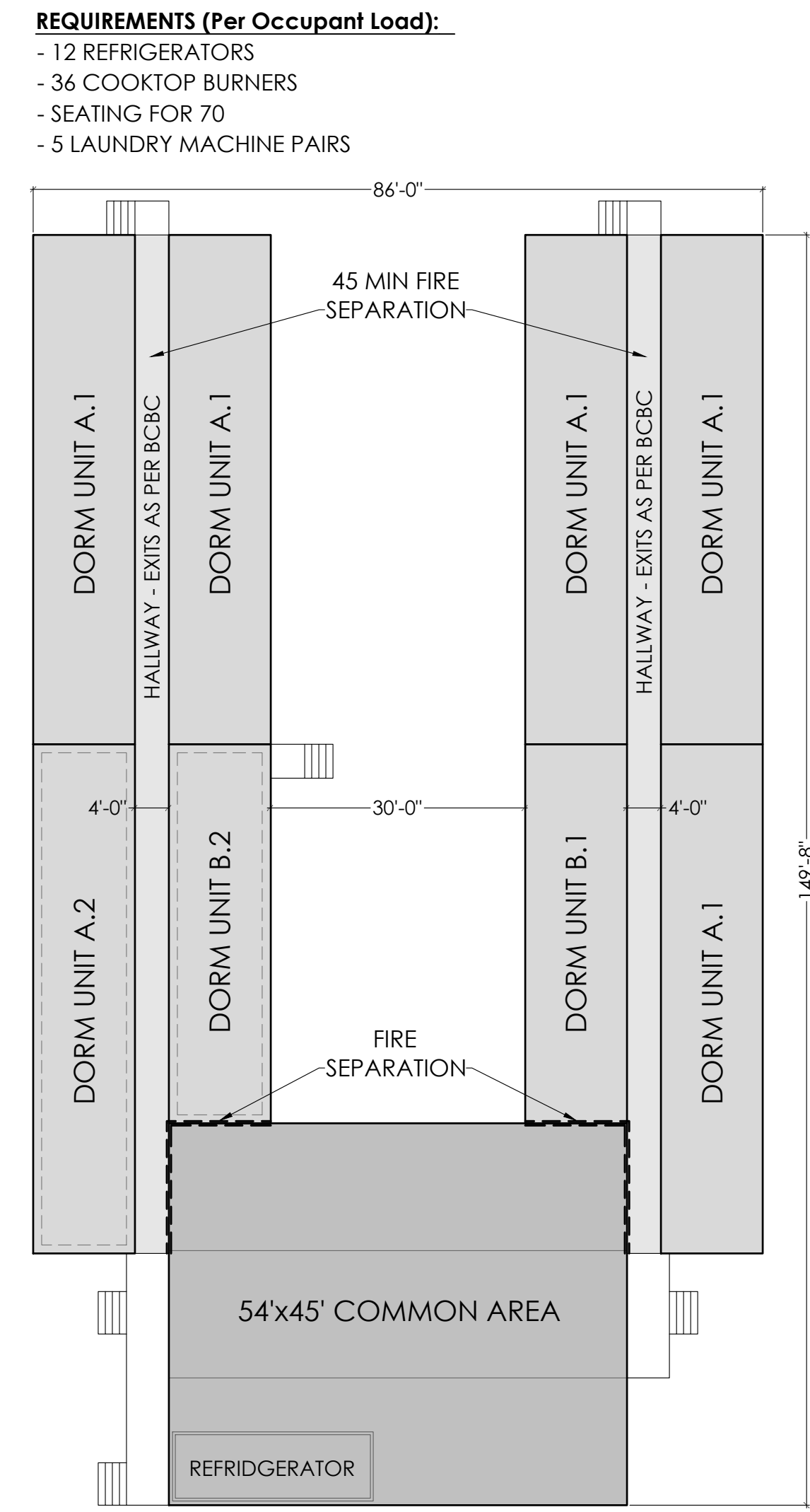
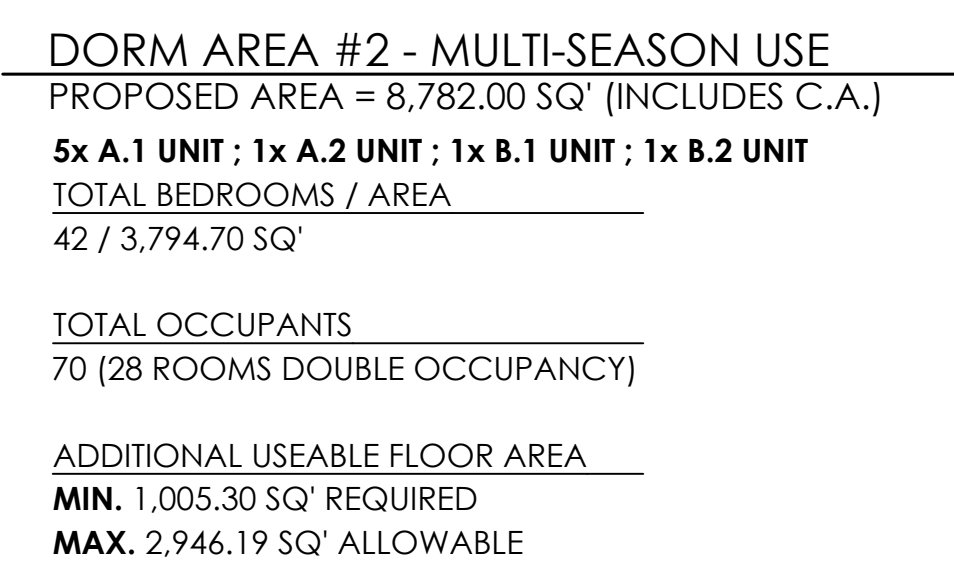
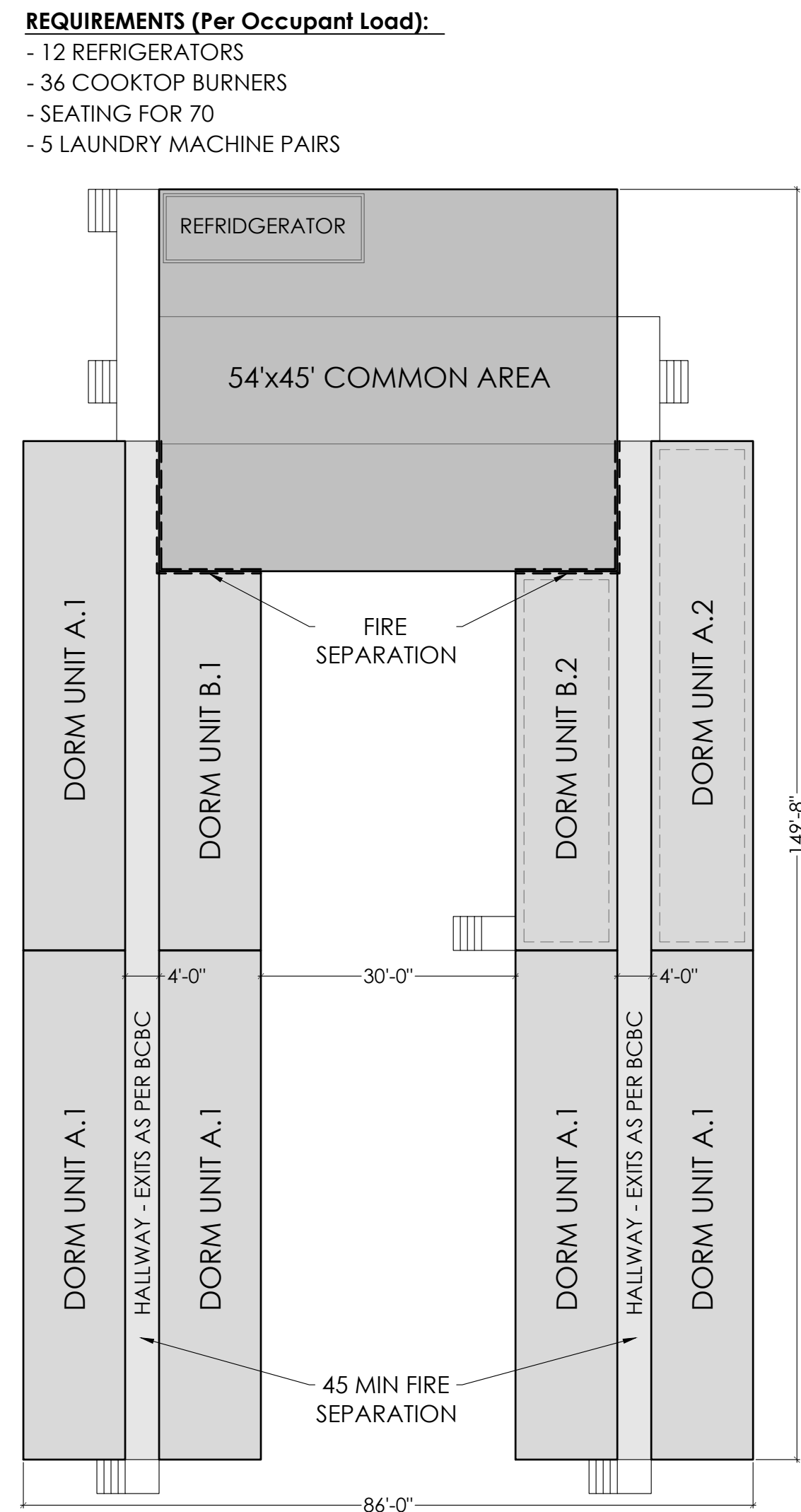
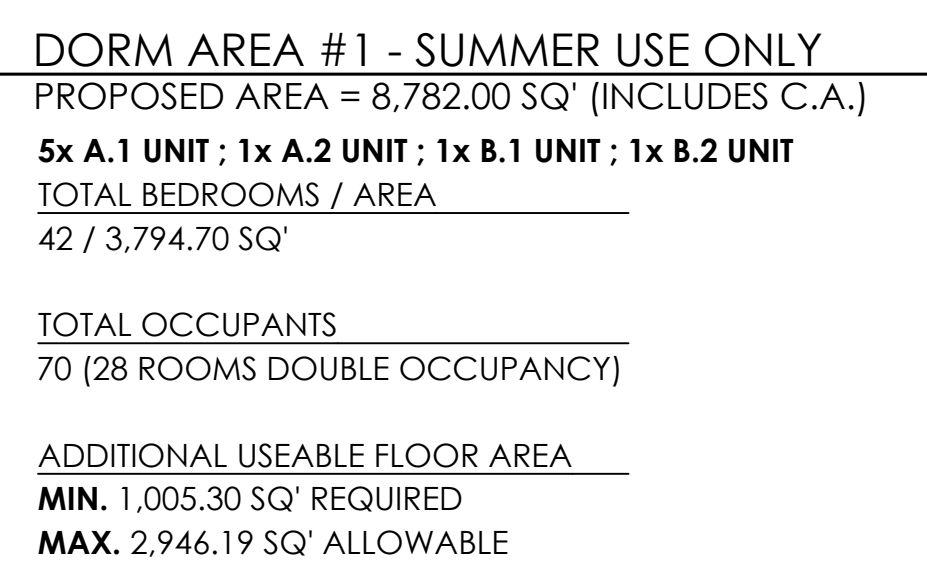
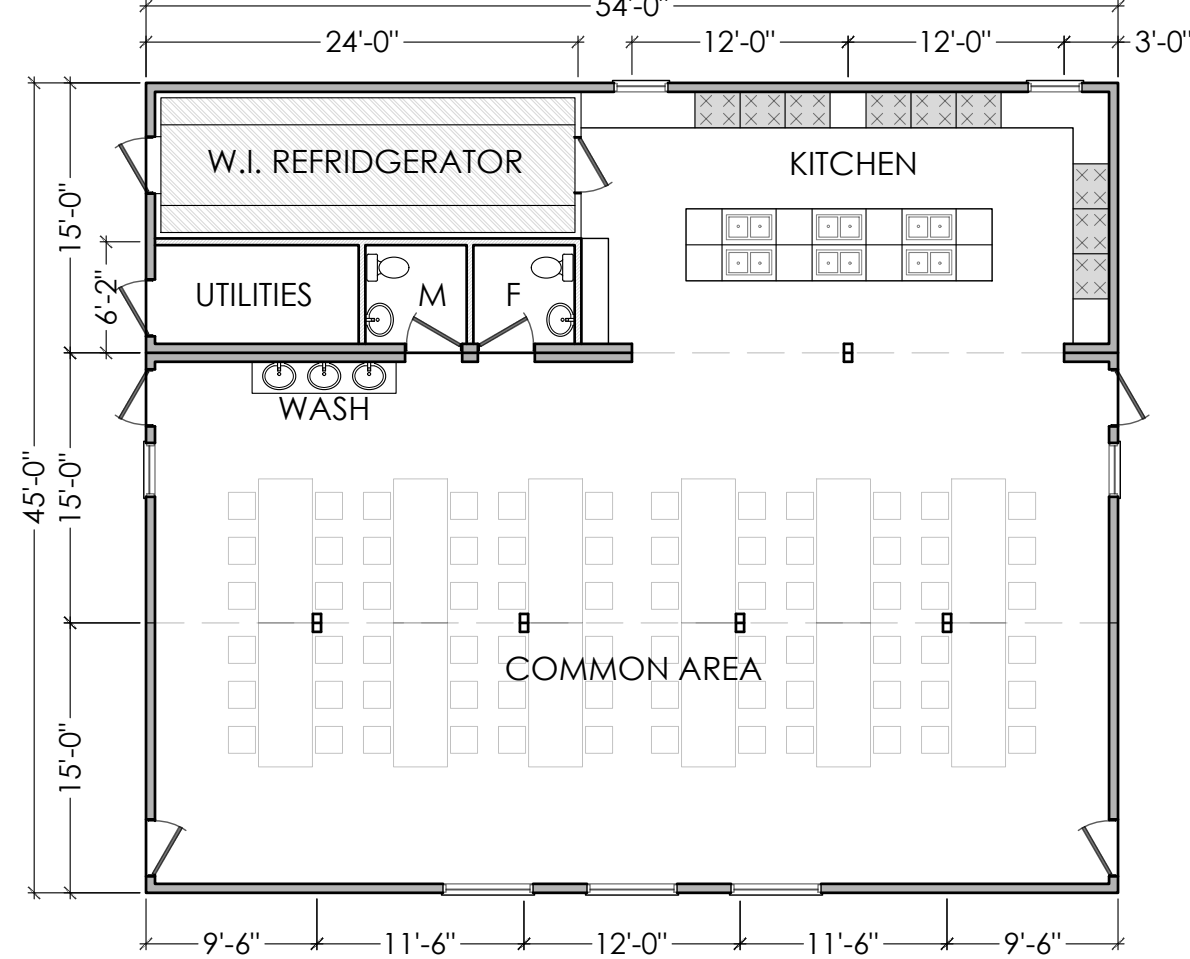
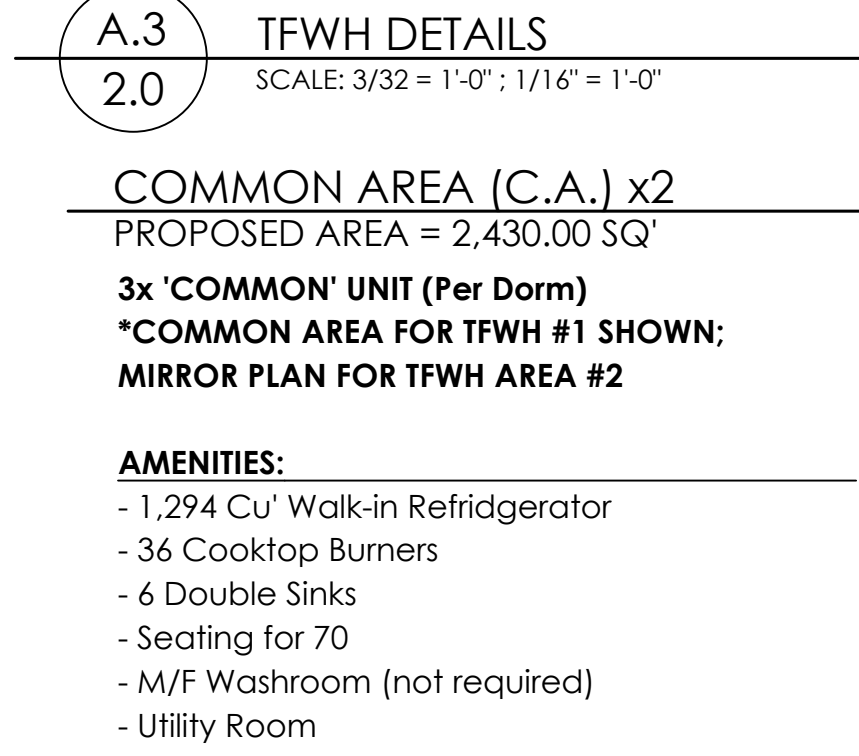
SITE PLAN - PROPOSED
SCALE: 1/64" = 1'-0"
A.1.2
1.0



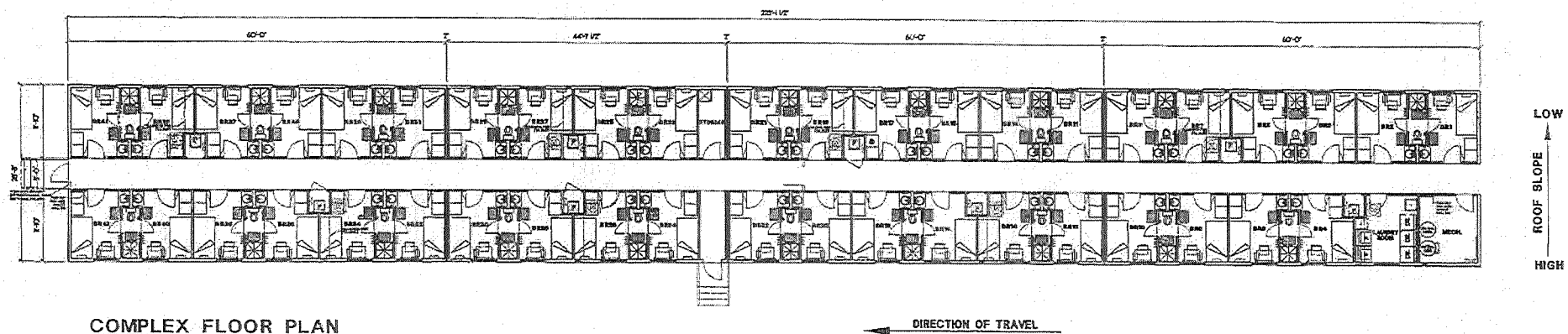
TYPE:	DIMENSIONS:	BEDROOMS:	TOILETS:	SINKS:	SHOWERS:	NOTES:
A.1	60'-0" x 12'-0"	6	3	6	3	-
A.2	60'-0" x 12'-0"	4	2	4	2	1 Mechanical Room + 1 Laundry Room
B.1	44'-8" x 12'-0"	4	2	4	2	1 Storage Room
B.2	44'-8" x 12'-0"	4	2	4	2	1 Exit Corridor

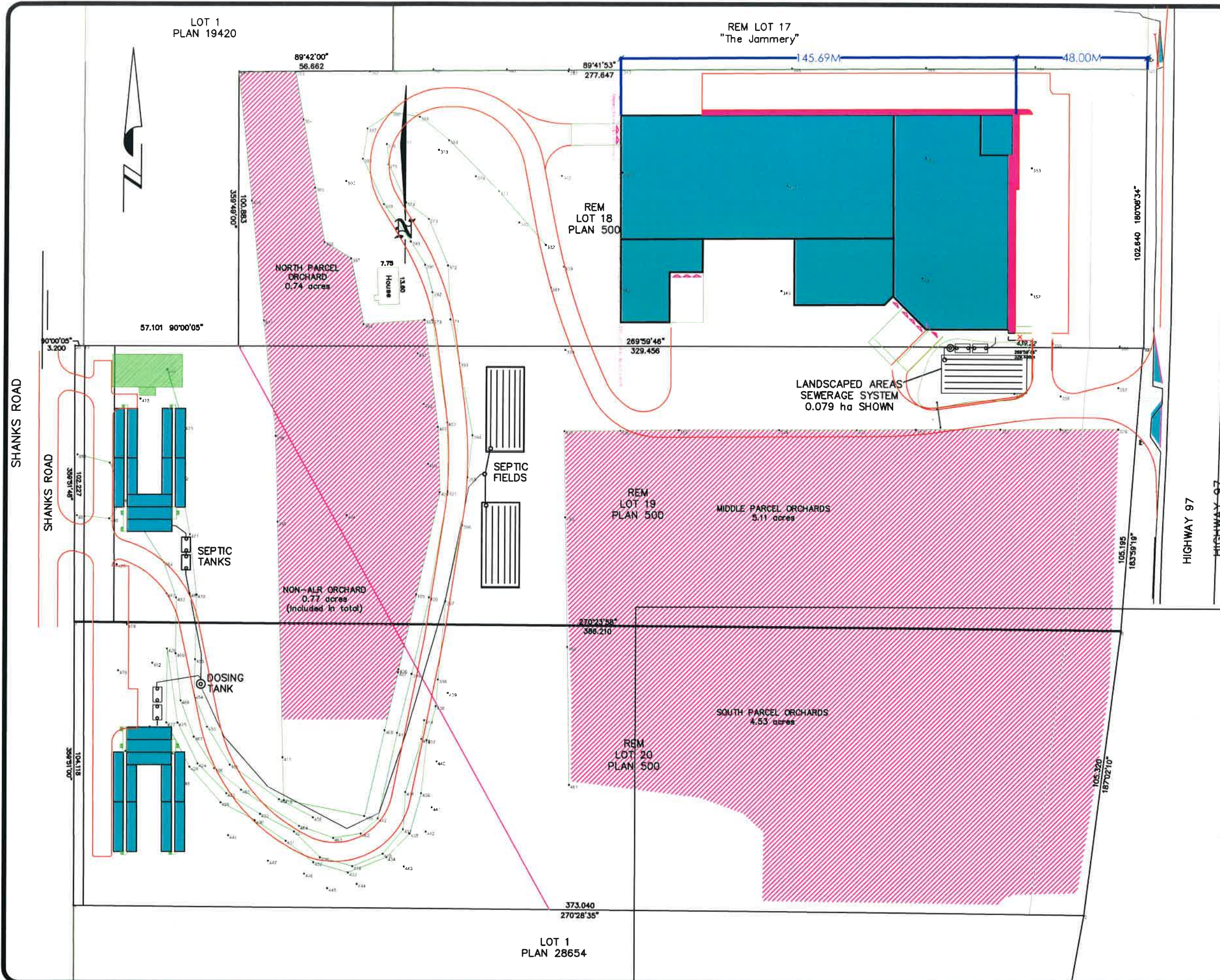
GENERAL NOTES:

- 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



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	
date drawn: JUNE 17th, 2016	
date issued: OCTOBER 30th, 2017	
scale: VARIES <small>"If printed on 36"x24" sheet"</small>	
drawing: A.2.1 - TFWH SITE PLAN S.1 - TYPICAL SECTION A.3 - TFWH DETAILS	
sheet: 2.0 OF 3.0	





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

**OWNERS: DAVE & LORRAINE
GEEN**

**SCALE: 0 4 8 12 16 20
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 16/17 Oct. 27, 2017

ISSUED FOR CONSTRUCTION

DATE: _____

ASBUILT INSPECTION

DATE: _____

DRAWN BY: J.O.

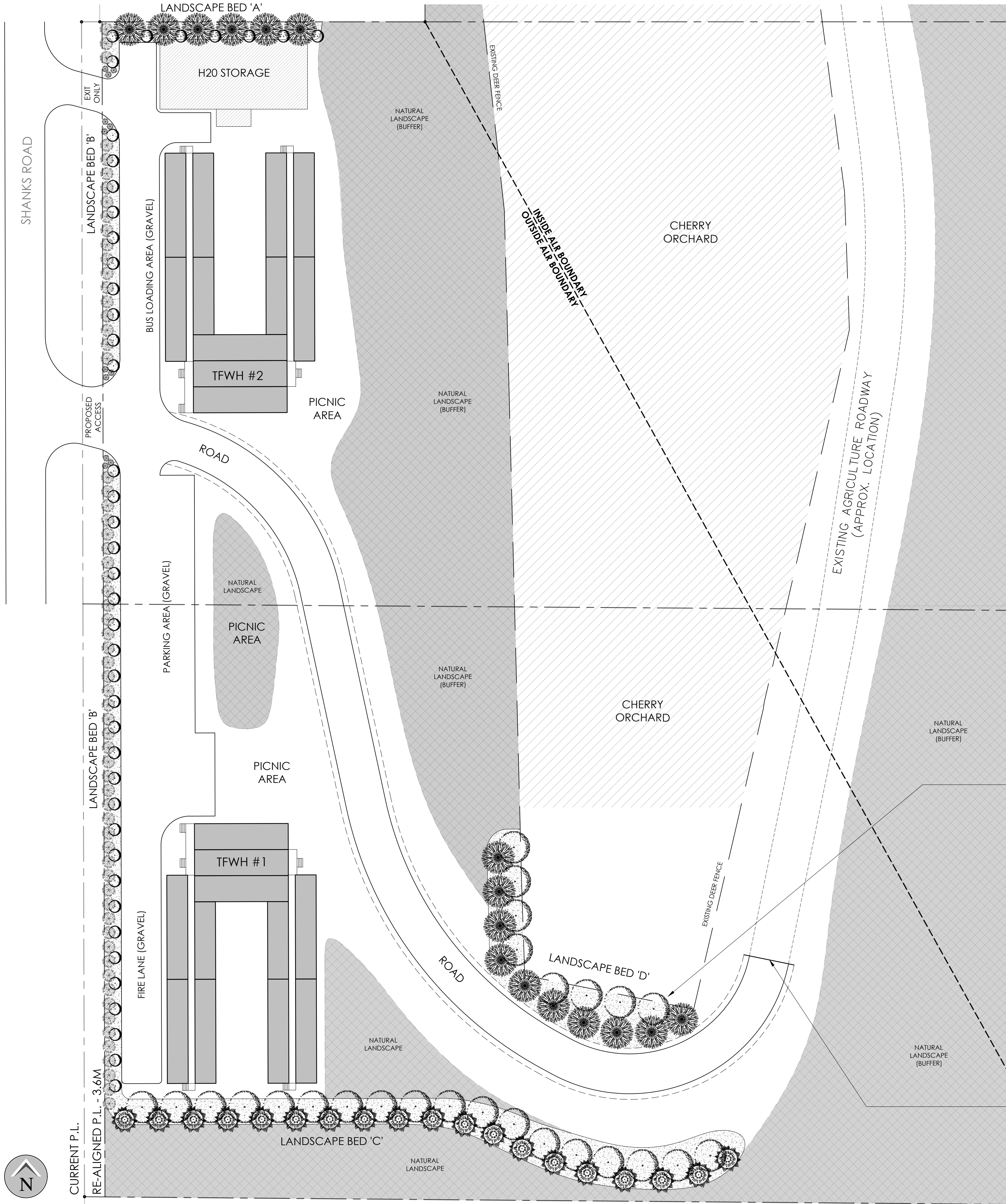
DATE: _____



**1805 CAPISTRANO DRIVE
KELOWNA, B.C. V1V 2Z3
PHONE: 778-753-6586
CELL: (250) 862-8322
EMAIL: Jeff@OlandEngineering.ca**

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

4085 SHANKS RD.
LOT 20, PLAN 500

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

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

A.2.2
3.0

SCHEDULE E

This forms part of application
TA18-0001 FH18-0001

Planner
Initials LB



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

ATTACHMENT D

This forms part of application
TA18-0001

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LB



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