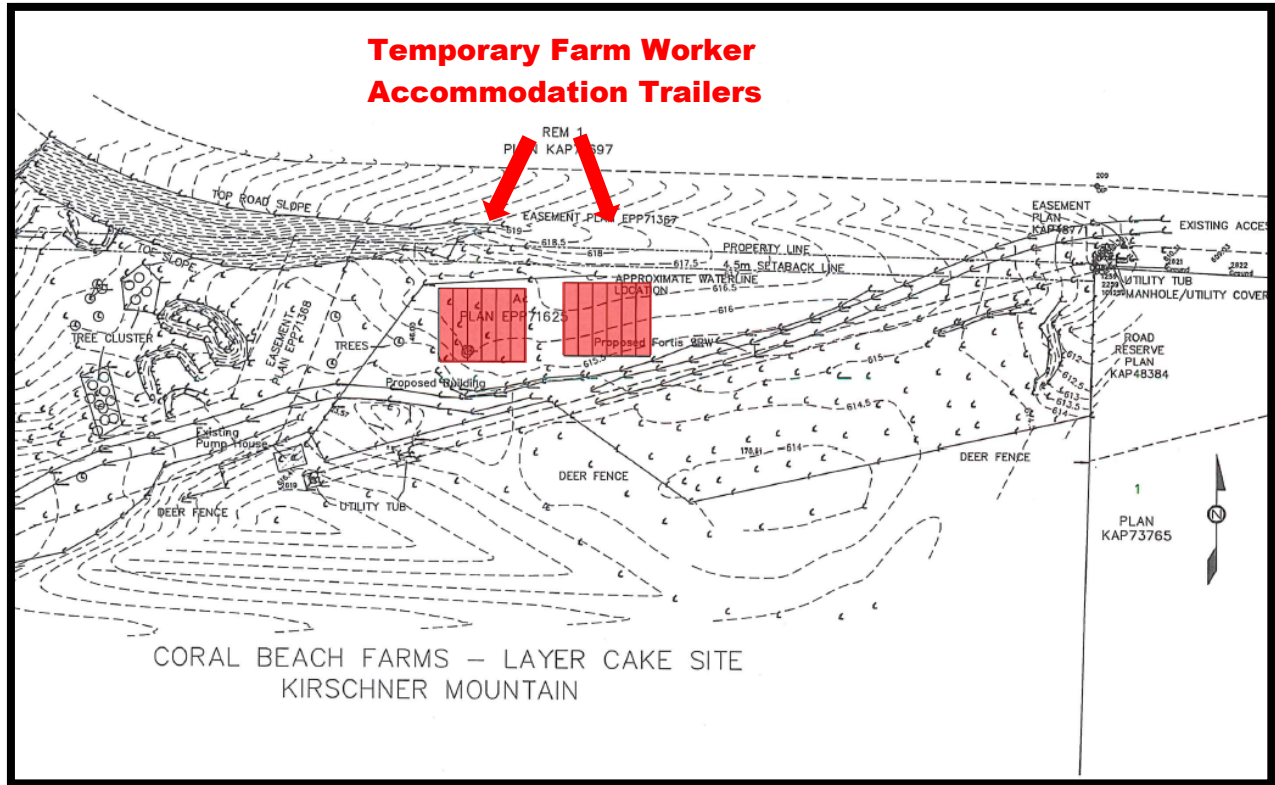


SCHEDULE A – Site Plan

Subject: A19-0005 and FH19-0001



SCHEDULE B – Agrologist Report

Subject: A19-0005 and FH19-0001



FarmQuest Consulting Ltd

3755 Haskins Road East

Creston, B.C. V0B 1G1

Mobile: (250) 428-1742 Email: dholder@telus.net

November 2, 2018

To Whom It Concerns;

I visited the "Layer Cake" farm site owned and operated by David Geen of Coral Beach Farms on Wednesday, October 31st to assess the proposed location for worker accommodation on this farm.

It is my view that the proposed worker accommodation site will be ideally located on this property and will have the least impact on the agricultural capability of the land base. The proposed accommodation site has the following characteristics:

- It is located in the least productive area of the property due to the topography of the land. If planted, the proposed accommodation site would have a high risk for crop loss due to the potential for spring frost.
- It is a highly suitable for worker accommodation facilities due to:
 - o Easy and immediate access to the property entrance
 - o Located on the perimeter of the farming operation
 - o Convenient access to power and water sources
 - o Shade from existing conifers for housing and worker rest area

There are approximately 100 acres currently under cultivation on this farm which have been fenced, planted to cherries or prepared for planting in 2019 and 2020. As the cherry orchard matures, the labour requirement during the peak demand for labour at harvest is estimated to be 1 worker per acre.

The photos included in this report illustrate the proposed worker accommodation site and the view of the current farming operation from that site.

Kind Regards,


Duane Holder P.Ag.

FarmQuest Consulting Ltd.

Photo 1. Proposed Worker Accommodation site.

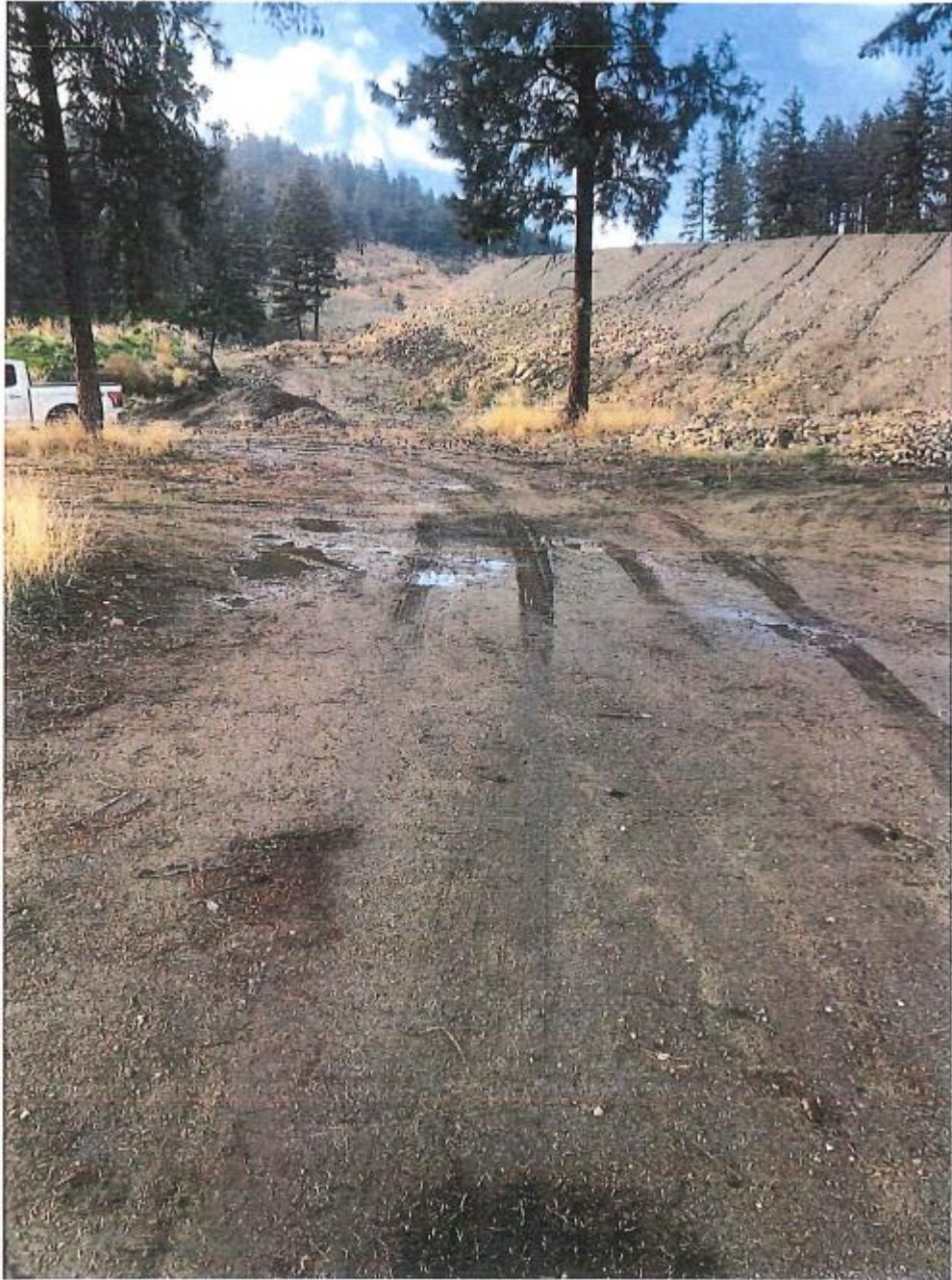


Photo 2. Existing farming operation adjacent to proposed accommodation site.



SCHEDULE C – Letter from Ministry of Agriculture



Subject: A19-0005 and FH19-0001



January 25/19

File: FH19-0001

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

Re: FH19-0001 Temporary Farm Worker Accommodation 2975 Gallagher Road

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the application to allow temporary farm worker housing (TFWH) accommodation for the property located at 2975 Gallagher Road. I have reviewed the documents you have provided and can provide the following comments:

- Ministry staff support the development of seasonal farm worker accommodation appropriate to the farm operation's agricultural activity, and consistent with the Agricultural Land Commission's (ALC) Policy L-09 Additional Residences for Farm Help Accommodation.
- The City of Kelowna's TFWH criteria refer to the requirements for the physical accommodations. This application would benefit from a detailed description of the nature of the proposed buildings, including their adherence to the criteria such as that:
 - the accommodation style should be provided as "bunkhouse" which is very minimalist in nature;
 - new TFWH should be in an existing building or a mobile home; and
 - housing is to be provided on a temporary foundation and no basement is permitted.
- As you are aware, more information on the federal Seasonal Farm Worker Program (SAWP) can be located online here: <https://www.canada.ca/en/employment-social-development/services/foreign-workers/agricultural/seasonal-agricultural.html>

If you have any questions please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Forbes".

Christina Forbes, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca
Email copy: ALC Planner, ALC.Okanagan@gov.bc.ca

SCHEDULE D – ALC Non-Adhering Residential Use Application



Subject: A19-0005 and FH19-0001

ALC

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 58738
Application Status: Under LG Review
Applicant: David Geen , Laura Geen
Agent: David Geen
Local Government: City of Kelowna
Local Government Date of Receipt: 03/04/2019
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: To build 2 drill camp style dormitories to accommodate 60 seasonal farm workers. Each drill camp consists of 6 ATCO trailers (12x62) mounted on steel skids. We have planted a cherry orchard on the property and will be planting more this spring. Harvesting cherries is labour intensive, and the industry requires more seasonal workers than reside in the Okanagan. In order for the farm to have a sufficient number of workers there is no alternative to hiring workers through the SAWP program, which requires the farmer to provide accommodation. These 60 workers will allow us to harvest 20ha of cherries.

Agent Information

Agent: David Geen
Mailing Address:
[REDACTED]
Primary Phone: [REDACTED]
Mobile Phone: ([REDACTED])
Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 030-555-787
Legal Description: LOT A SECTION 12 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP71625
Parcel Area: 61.3 ha
Civic Address: 2975 Gallagher Rd, Kelowna, BC, V1P 1H1
Date of Purchase: 06/09/2017
Farm Classification: Yes

Current Use of Parcels Under Application

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

*8.5 ha Nursery (cherry and apple trees)
8.0 ha Cherry Orchard*

22.5 ha will be planted to cherry orchard in spring of 2019

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

*26 ha cleared in 2017
15 ha of land contouring in 2017 and 2018
39 ha of Land prep in 2017 and 2018
Irrigation mainline to connect to irrigation district and pump house built in 2018
39 ha fenced in 2018
39 ha Irrigation mains and sub-mains installed in 2018*

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

There is no current non-agricultural use; however there is an ALC approved easement for a stormwater abatement pond for the adjacent planned subdivision

Adjacent Land Uses

North

Land Use Type: Residential
Specify Activity: Future Residential Subdivision

East

Land Use Type: Agricultural/Farm
Specify Activity: Single Family Homes and Livestock

South

Land Use Type: Recreational
Specify Activity: Regional Park

West

Land Use Type: Recreational
Specify Activity: Regional Park

Proposal

1. What is the purpose of the proposal?

To build 2 drill camp style dormitories to accommodate 60 seasonal farm workers. Each drill camp consists of 6 ATCO trailers (12x62) mounted on steel skids. We have planted a cherry orchard on the property and will be planting more this spring. Harvesting cherries is labour intensive, and the industry requires more seasonal workers than reside in the Okanagan. In order for the farm to have a sufficient number of workers there is no alternative to hiring workers through the SAWP program, which requires the farmer to provide accommodation. These 60 workers will allow us to harvest 20ha of cherries.

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

In the short term, the accommodations are required in order to house seasonal workers to maintain the 8.5 ha nursery and the 30.5 ha of orchard that will be on the property this year. We are also depending on these 60 workers to harvest some 500 tons of cherries from our other orchards in the vicinity this coming year. We have no alternative accommodation, and rental accommodation is not a viable option in the peak of the Okanagan's tourism season.

Applicant: David Geen , Laura Geen

In the long term, the accommodation will house seasonal workers to prune, spray, harvest, etc the minimum of 39 ha of orchard we are planting on the property. Cherries are a labour intensive crop that cannot be farmed without workers that are not available locally. Building accommodations and hiring seasonal workers is critical to bringing this farmland into full productive capacity. The proposed farm worker housing is located between the orchard and the future neighbouring subdivision. In effect, the farm worker housing will act as a buffer between the orchard and future homes, and reduce residential conflicts with farming operations such as spraying and helicopter use. Additionally, the proposed farm worker housing is built on steel skids and will have no permanent foundation. City of Kelowna bylaws require that if the accommodations are unused for 2 consecutive years they must be removed from the property.

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

There are currently no residences on the property.

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

830 m²

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

The proposed site is located on the worst farmland on the property, being that it is located at a local low point in the terrain, and as such is a frost pocket. This is land that will not be farmed regardless of the outcome of this application. Additionally it is located very close to the entrance of the property which does two things. It satisfies the City of Kelowna's requirement that the accommodation be located within 60m of the property line, and it minimizes use conflict between the accommodation and the orchard. Any other site on the property would require workers to travel through the orchard to reach the accommodation and would require significantly more buffering of the accommodation. The location of the proposed camp between the orchard and the future subdivision to the north also means that the camp acts as a buffer between the orchard and the future residences

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

The buildings, buffers, parking, septic field, and all associated infrastructure will be 0.3 ha

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

No

Applicant Attachments

- Agent Agreement - David Geen
- Other correspondence or file information - Proof of Farm Status
- Other correspondence or file information - Map of Kelowna Orchards
- Other correspondence or file information - Stormwater Pond Decision
- Proposal Sketch - 58738
- Site Photo - Site Photograph
- Site Photo - Camp Photographs
- Professional Report - Agrologist Letter
- Other correspondence or file information - Stormwater Pond Map
- Certificate of Title - 030-555-787

ALC Attachments

None.

Decisions

Applicant: David Geen , Laura Geen