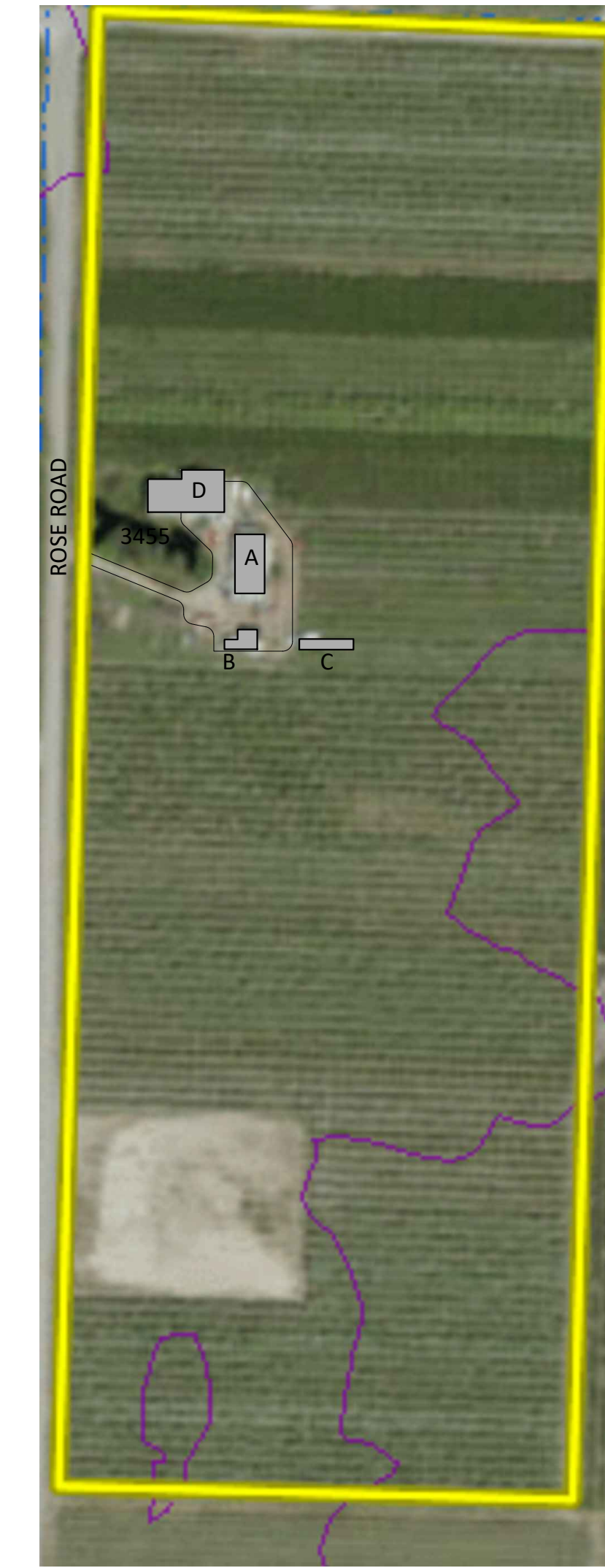
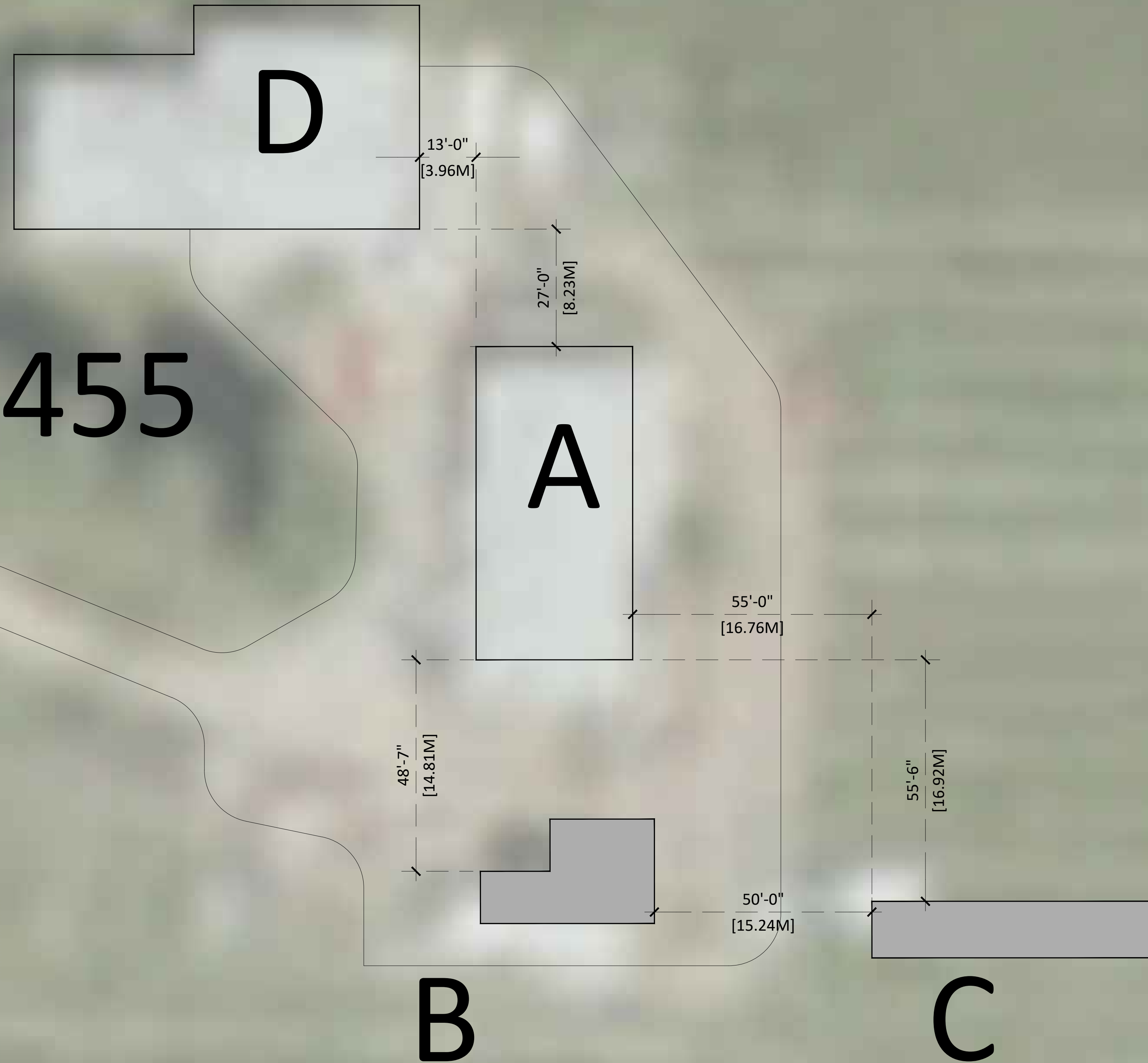


ROSE ROAD

3455



1 OVERALL SITE PLAN  
A 1 NOT TO SCALE

2 PARTIAL SITE PLAN  
A 1 1/16" = 1'-0"

**ATTACHMENT** A

This forms part of application # A19-0019/FH19-0007

Planner Initials **TC**

3455 ROSE ROAD

A	STORAGE / SLEEPING UNIT / COOLER	778 sq. ft.	72.2 m2
B	ATCO SLEEPING UNIT	768 sq. ft.	71.3 m2
C	TRAILER SLEEPING UNIT	858 sq. ft.	79.7 m2
D	ONE RESIDENCE w/ GARAGE	4,300 sq. ft.	399.5 m2

MUNICIPAL ADDRESS  
3455 ROSE ROAD  
KELOWNA, B.C.  
V1W-4G7

LEGAL ADDRESS  
LOT 4 BLOCK  
PLAN 355  
KID 263285  
PID 001-490-010

26.2 Acres / 10.6 Ha.

DATE	NO.	BY	REVISION

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**HOLDEN'S DRAUGHTING & DESIGN**  
832 SAUNDER AVENUE  
KELOWNA, B.C. V1Y-6A3  
Phone: 250.868.0962  
Fax: 250.868.0962  
Email: hholden@shaw.ca

PROJECT  
FAM WORKERS QUARTERS  
3455 ROSE ROAD  
KELOWNA, B.C.

SHEET TITLE  
SITE PLAN

DRAWN	RAH	SHEET NO.	A1
CHECKED	N.D.	SCALE	AS NOTED
DATE	9/9/2019	DATE	9/9/2019

Rev. 0



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 60092

**Application Status:** Under LG Review

**Applicant:** Nirmal Dhaliwal , Rimplejeet Dhaliwal

**Local Government:** City of Kelowna

**Local Government Date of Receipt:** 11/20/2019

**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 get approval for existing buildings for seasonal farm workers. Two of the housing units are portable and the one is located in an accessory building.

We have an orchard with apples, peaches, prunes, and cherries. Harvesting cherries and apples 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 18 workers will allow us to harvest our crops.



## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 001-490-010

**Legal Description:** lot 4 plan kap 355 section 10 twnshp 26

**Parcel Area:** 10.5 ha

**Civic Address:** 3455 Rose Road

**Date of Purchase:** 06/15/2016

**Farm Classification:** Yes

**Owners**

1. **Name:** Nirmal Dhaliwal

**Address:**

**Phone:**

**Email:**

2. **Name:** Rimplejeet Dhaliwal

**Address:**

**Applicant:** Nirmal Dhaliwal , Rimplejeet Dhaliwal

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## Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 025-652-966  
**Owner with Parcel Interest:** Nirmal Dhaliwal  
**Parcel Area:** 12.1 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 011-333-367  
**Owner with Parcel Interest:** Nirmal Dhaliwal  
**Parcel Area:** 4.1 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

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3. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 002-677-202  
**Owner with Parcel Interest:** Nirmal Dhaliwal  
**Parcel Area:** 2.1 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Full Ownership

---

4. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 007-883-315  
**Owner with Parcel Interest:** Nirmal Dhaliwal  
**Parcel Area:** 4.8 ha  
**Land Use Type:** Agricultural/Farm  
**Interest Type:** Unregistered Lease

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## Current Use of Parcels Under Application

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

*This orchard is 26.2 acres. This orchard has approximately 11 acres apples, 8 acres cherries, 4 peaches and 1.5 acre prunes on this property.*

*My total farm operation for land I own is 72 acres including Rose Rd. In addition, I also lease 10 acres on Rose road in Kelowna. So total acres I farm is approximately 82.*

*I produced the following commodities of fruit in 2019.*

*Apples- 1,350,000 lbs (still harvesting)*

*Cherry-275,434 lbs*

*Peaches-33,000 lbs*

*Prunes-244,642 lbs (we are the biggest prunes growers in the valley!)*

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

**Applicant:** Nirmal Dhaliwal , Rimplejeet Dhaliwal

*five acre of new cherries planted 2018 (new irrigation system )  
one acre of new cherries planted 2017 (new irrigation system )*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**  
*none*

### **Adjacent Land Uses**

#### **North**

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

#### **East**

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

#### **South**

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

#### **West**

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

### **Proposal**

#### **1. What is the purpose of the proposal?**

*To get approval for existing buildings for seasonal farm workers. Two of the housing units are portable and the one is located in an accessory building.*

*We have an orchard with apples, peaches, prunes, and cherries. Harvesting cherries and apples 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 18 workers will allow us to harvest our crops.*

#### **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 harvest the crops on this 10.5 ha orchard. We are also depending on these 18 workers to harvest some 150 tons of cherries, 1.4 million lbs of apples, 200,000 lb of prunes and 40,000 lbs of peaches on other properties we own and lease in the Okanagan. We have no alternative accommodation, and rental accommodation is not a viable option in the peak of the Okanagan's tourism season.*

*In the long term, the accommodation will house seasonal workers to prune, thin, replant, spray, harvest, etc the minimum of 27 ha of orchard we currently farm. All fruits crops we grow are very labour intensive and all hand harvested. These farms cannot be farmed without workers that are not available locally. Having accommodations for these workers and hiring seasonal workers is critical to harvesting this farmland in a timely manner. The farm worker housing is located between the orchard and the driveway. Additionally, the proposed farm worker housing is not on permanent foundation.*

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

*-There is one main residence. (399.5 m<sup>2</sup>)*

*- There is one accessory farm building for equipment and a suite located within it for seasonal farm workers that was built by the previous owner*

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

*223.2 m<sup>2</sup>*

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

*The Modular buildings are located on the land that is close to the driveway and drops off about 8 feet from the back. This is land that will not be farmed regardless of the outcome of this application. Additionally it located very close to the driveway of the property which does two things. It satisfies the City of Kelowna's requirement that the accommodation be located within 60 m 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.*

**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 0.2 ha*

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

*No*

## **Applicant Attachments**

- Proposal Sketch - 60092
- Certificate of Title - 001-490-010

## **ALC Attachments**

None.

## **Decisions**

None.