



FILE LOCATION: P:\19027\19027 - 2975 Gallagher Road - Coral Beach Farms\19 - 2975 Gallagher Road - Coral Beach Farms\19 - 2975 Gallagher Road - Coral Beach Farms\19027-01.DWG
PLOT DATE: 10/26/2019
PLOT TIME: 10:26 AM

Legend	
Water	
San. Sewer	
Storm Sewer	
Gas	
U.G. Telephone	
U.G. Electrical	
Manhole	
Power Pole	
Lamp Standard	
Catch Basin	
Hydrant	
Trees	
○ MH	
□ P.P.	
□ L.S.	
■ C.B.	
●	
LPT	
SERVICE BOX	
○	
□	
●	
■	

PROTECH
CONSULTING 2012

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

NO.	DATE	BY	REVISION	CHKD
1	OCT 28 2019	DJP	ADD SITE AREAS	DJP

DRAWN	DS
DESIGN	DJP
APPROVED	DRP
DATE	JULY 2019
SCALE	
HORIZ.	1:500

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
CORAL BEACH FARMS
2975 GALLAGHER ROAD
SITE LAYOUT

DIVISION	
DRAWING NO.	REV. NO.
19027-01	1

SCHEDULE

B

This forms part of application

A19-0017

Planner
Initials

ak



Sept 23rd, 2019

CITY OF KELOWNA PLANNING DEPARTMENT

My company, Coral Beach Farms Ltd, presently has 930 acres of cherries planted, with another 250 being planted in spring of 2020. 300 of these acres are in Kelowna, with the balance predominantly in Lake Country, and Vernon. As you are likely aware, sweet cherries are one of the most labour intensive crops grown in BC, and peak labour needs are concentrated in a very short time span over the summer months.

The 2019 season was our last year packing fruit at our Lake Country facility in Carr's Landing, as we are moving into our 140,000 square foot packing facility located in North Kelowna, in April of 2020.

Specifically, in Kelowna, we are farming the following blocks, which total 300 acres:

- 1) 100 acres on Gallagher Road (subject property)
- 2) 50 acres on Bal Court, off Highway 33 (long term lease)
- 3) 80 acres of mixed deeded and lease land in East Kelowna (Dendy orchards)
- 4) 25 acres in the Glenmore valley (leased)
- 5) 10 acres in Okanagan Mission (leased)
- 6) 25 acres on Joe Rich Road in the Black Mountain area (being planted in spring of 2020)
- 7) 10 acres on Shanks Road.

We presently have the following accommodation in the city of Kelowna:

- 1) 140 beds at Shanks road (dedicated to packing staff in peak season)
- 2) 6 beds at Bal Court
- 3) 16 beds at Dendy farm in East Kelowna
- 4) 60 beds at Gallagher Road

Total beds: 222 beds

Beds servicing strictly Kelowna farms (net of Shanks beds, which serve packing needs for all 1200 acres of cherries, operation wide): 82 beds

82 beds in Kelowna leaves us in a severe shortfall as our young trees come into production, as we calculate we need approximately $\frac{3}{4}$ worker per bearing acre of cherry trees. Our intent is to build another 80 beds at the Gallagher road site for 2020 (the subject of this application), and for 2021 or 2022, to build 44 additional beds in East Kelowna.

Owing to the sector plan in the present COK farm worker housing bylaw, we do understand that this request will require a site-specific text amendment, and a more detailed process to obtain permitting. However, we have looked at other options and ruled them out: For example, we considered building at Bal Court to remain to compliant with the bylaw. However, this would involve removing producing cherry trees in good soil, and the camp would be located in full view of all the residents of the Toovey road subdivision. On the other hand, adding additional units at Gallagher road places the camp on an area poorly suited to farming (in a frost pocket), and well set back and out of sight from residential areas. This choice is also efficient for us, being both easier to manage when more workers are at one site, and also being located on our largest single property, minimizing the transportation needs for the workers. We note that council members remarked positively on our previous choice of this Gallagher road site for phase #1, and were appreciative of the pains we took to site the camp well.

As a final note, please understand that we also presently have 474 beds (mostly our own, but a percentage rented) in Lake Country and Vernon. We are not concentrating our beds in Kelowna, but rather distributing the beds as evenly as possible, to have the employees located as close as possible to the tasks at hand.

Should you have any further questions, please call me at 250 878 3025

Sincerely,

David Geen

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.





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59983

Application Status: Under LG Review

Applicant: David Geen , Laura Geen

Agent: Kent-Macpherson

Local Government: City of Kelowna

Local Government Date of Receipt: 11/05/2019

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 an additional 70 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 70 workers will allow us to harvest approximately 20ha of cherries.

Agent Information

Agent: Kent-Macpherson

Mailing Address:

304 - 1708 Dolphin Avenue

Kelowna, BC

V1Y 9S4

Canada

Primary Phone: (250) 763-2236

Email: jhettinga@kent-macpherson.com

Parcel Information

Parcel(s) Under Application

1. **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

Owners

1. **Name:** David Geen

Address:

16351 Carrs Landing

Winfield, BC

V4V 1A9

Applicant: David Geen , Laura Geen

Canada
Phone: (250) 878-3025
Email: david@jealousfruits.com

2. **Name:** Laura Geen

Address:
16351 Carrs Landing
Winfield, BC
V4V 1A9
Canada
Phone: (250) 878-3025

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 012-296-660
Owner with Parcel Interest: David Geen
Parcel Area: 4.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 012-296-643
Owner with Parcel Interest: David Geen
Parcel Area: 4.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 003-919-447
Owner with Parcel Interest: David Geen
Parcel Area: 3.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

4. **Ownership Type:** Fee Simple
Parcel Identifier: 013-576-941
Owner with Parcel Interest: David Geen
Parcel Area: 19.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

5. **Ownership Type:** Fee Simple
Parcel Identifier: 012-643-408
Owner with Parcel Interest: David Geen
Parcel Area: 5.3 ha
Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

6. **Ownership Type:** Fee Simple
Parcel Identifier: 011-344-385
Owner with Parcel Interest: David Geen
Parcel Area: 10.9 ha

Applicant: David Geen , Laura Geen

Land Use Type: Agricultural/Farm
Interest Type: Partial Ownership

7. **Ownership Type:** Fee Simple
Parcel Identifier: 004-566-238
Owner with Parcel Interest: David Geen
Parcel Area: 19.6 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

8. **Ownership Type:** Fee Simple
Parcel Identifier: 004-566-246
Owner with Parcel Interest: David Geen
Parcel Area: 8.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

9. **Ownership Type:** Fee Simple
Parcel Identifier: 003-621-634
Owner with Parcel Interest: David Geen
Parcel Area: 4.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

10. **Ownership Type:** Fee Simple
Parcel Identifier: 011-844-493
Owner with Parcel Interest: David Geen
Parcel Area: 3.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Registered Lease

11. **Ownership Type:** Fee Simple
Parcel Identifier: 023-482-770
Owner with Parcel Interest: David Geen
Parcel Area: 1.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

12. **Ownership Type:** Fee Simple
Parcel Identifier: 011-507-039
Owner with Parcel Interest: David Geen
Parcel Area: 1.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

13. **Ownership Type:** Fee Simple
Parcel Identifier: 023-482-842
Owner with Parcel Interest: David Geen
Parcel Area: 2.5 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

14. **Ownership Type:** Fee Simple
Parcel Identifier: 011-506-903
Owner with Parcel Interest: David Geen

Applicant: David Geen , Laura Geen

Parcel Area: 3.8 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

15. **Ownership Type:** Fee Simple
Parcel Identifier: 023-239-638
Owner with Parcel Interest: David Geen
Parcel Area: 7.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

16. **Ownership Type:** Fee Simple
Parcel Identifier: 003-268-993
Owner with Parcel Interest: David Geen
Parcel Area: 8.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

17. **Ownership Type:** Fee Simple
Parcel Identifier: 004-713-982
Owner with Parcel Interest: David Geen
Parcel Area: 11.7 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

18. **Ownership Type:** Fee Simple
Parcel Identifier: 003-990-371
Owner with Parcel Interest: David Geen
Parcel Area: 9.4 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

19. **Ownership Type:** Fee Simple
Parcel Identifier: 013-786-733
Owner with Parcel Interest: David Geen
Parcel Area: 3.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

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)

30.5 ha Cherry Orchard

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

Applicant: David Geen , Laura Geen

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 an additional 70 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 70 workers will allow us to harvest approximately 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. We are also depending on these 70 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.

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.

Applicant: David Geen , Laura Geen

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

There are currently two 'drill camps' consisting of 12 ATCO trailers (12' x 62') mounted on steel skids to accommodate 60 seasonal farm workers.

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

816 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, septic field, parking, road, and all associated infrastructure will be 0.3 ha (already in place). The entire temporary farm worker housing area, including the existing and proposed camps, will be 0.95 ha.

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

No

Applicant Attachments

- Agent Agreement - Kent-Macpherson
- Professional Report - Agrologist Letter
- Other correspondence or file information - Justification of Site
- Proposal Sketch - 59983
- Certificate of Title - 030-555-787

ALC Attachments

None.

Decisions

None.