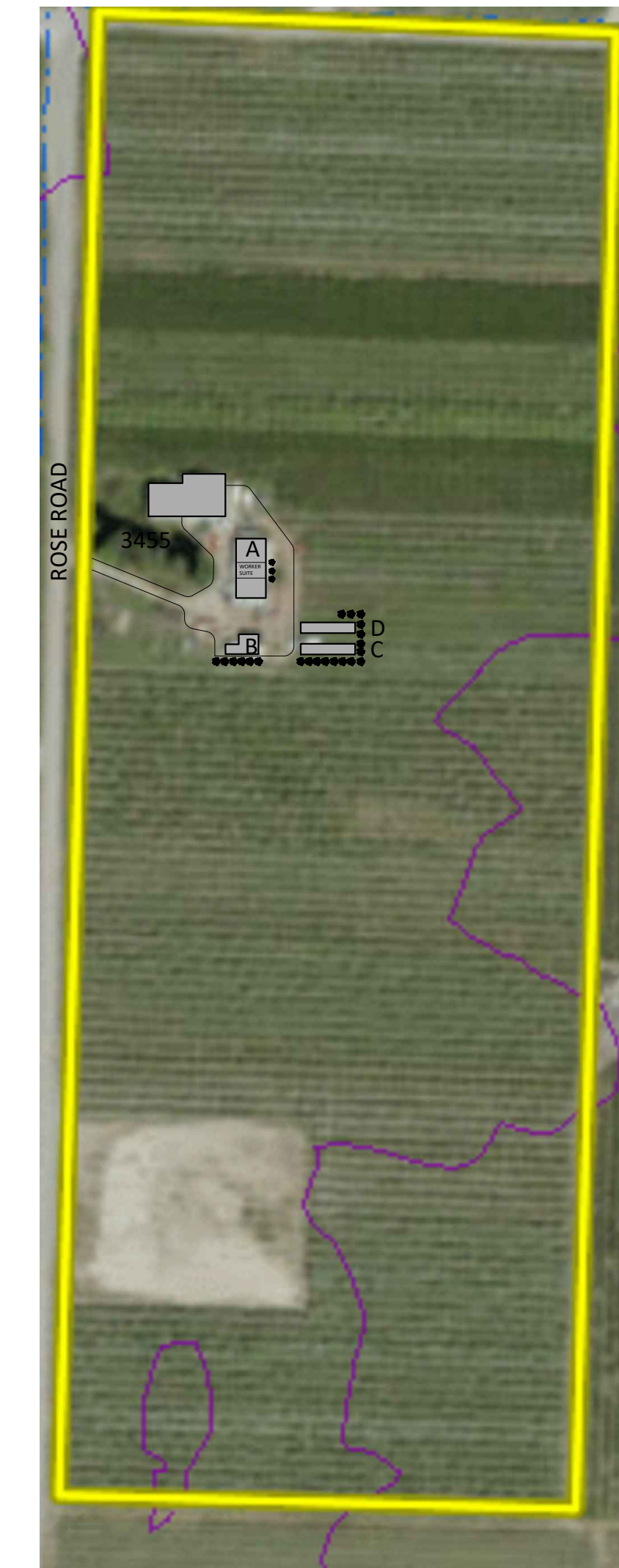
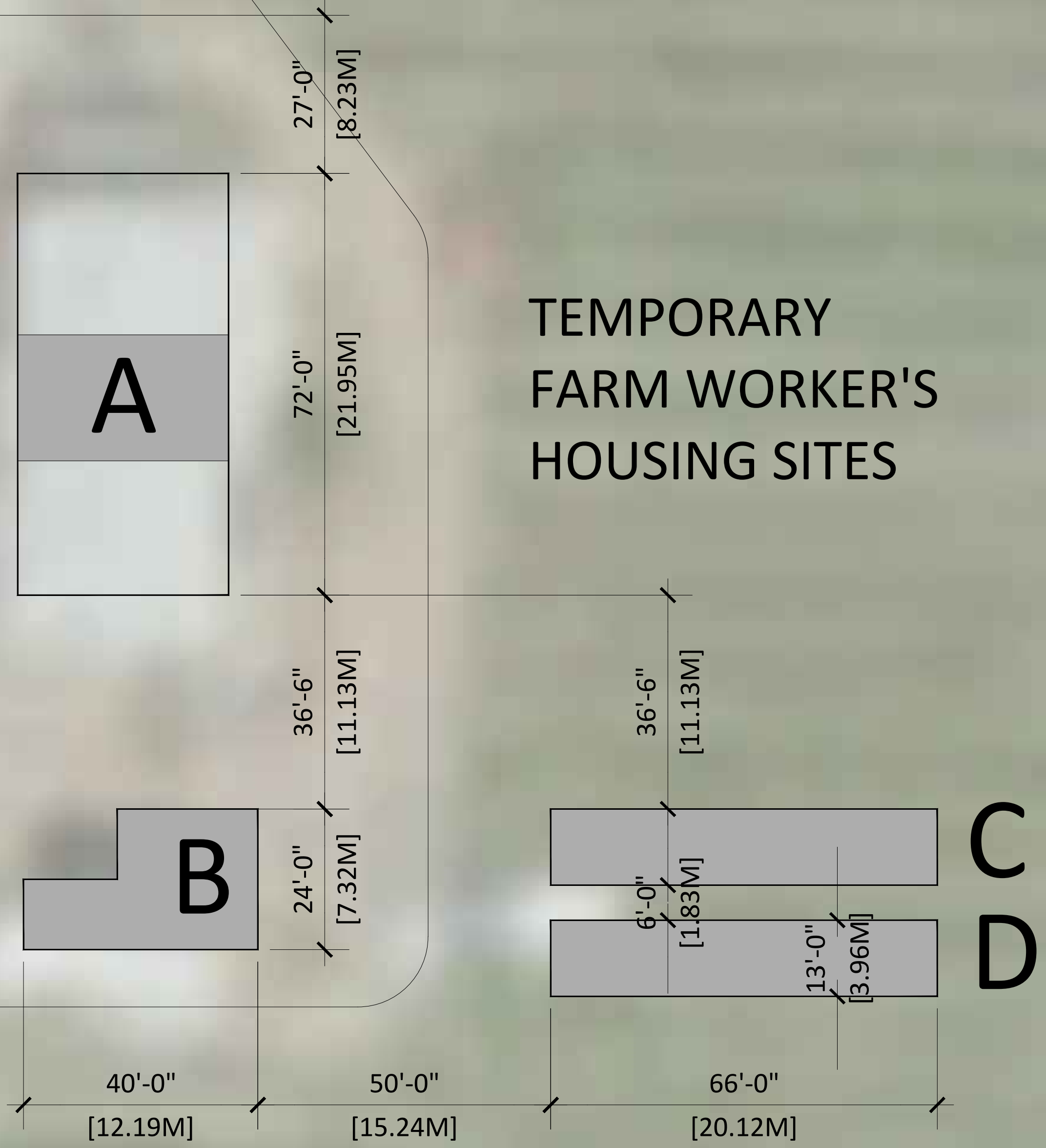
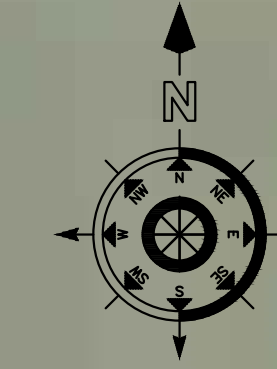


ROSE ROAD

3455

OWNER RESIDENCE

TEMPORARY FARM WORKER'S HOUSING SITES



1 OVERALL SITE PLAN
A 1 NOT TO SCALE

DATE	NO.	BY	REVISION
Copyright Reserved. This drawing is an instrument of service for the specified project. The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. Their name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions. DO NOT SCALE THESE DRAWINGS.			
HOLDEN'S DRAUGHTING & DESIGN 832 SAUBER AVENUE KELOWNA, B.C. V1Y-6A3 Phone: 250.868.0962 Fax: 250.868.0962 Email: hholden@shaw.ca H.D.D.			
PROJECT FAM WORKERS QUARTERS 3455 ROSE ROAD KELOWNA, B.C.			
SHEET TITLE SITE PLAN			
DRAWN: RAH CHECKED: N.D. SCALE: AS NOTED DATE: 22 April 2020		SHEET NO.: A1 Rev. 0	

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.

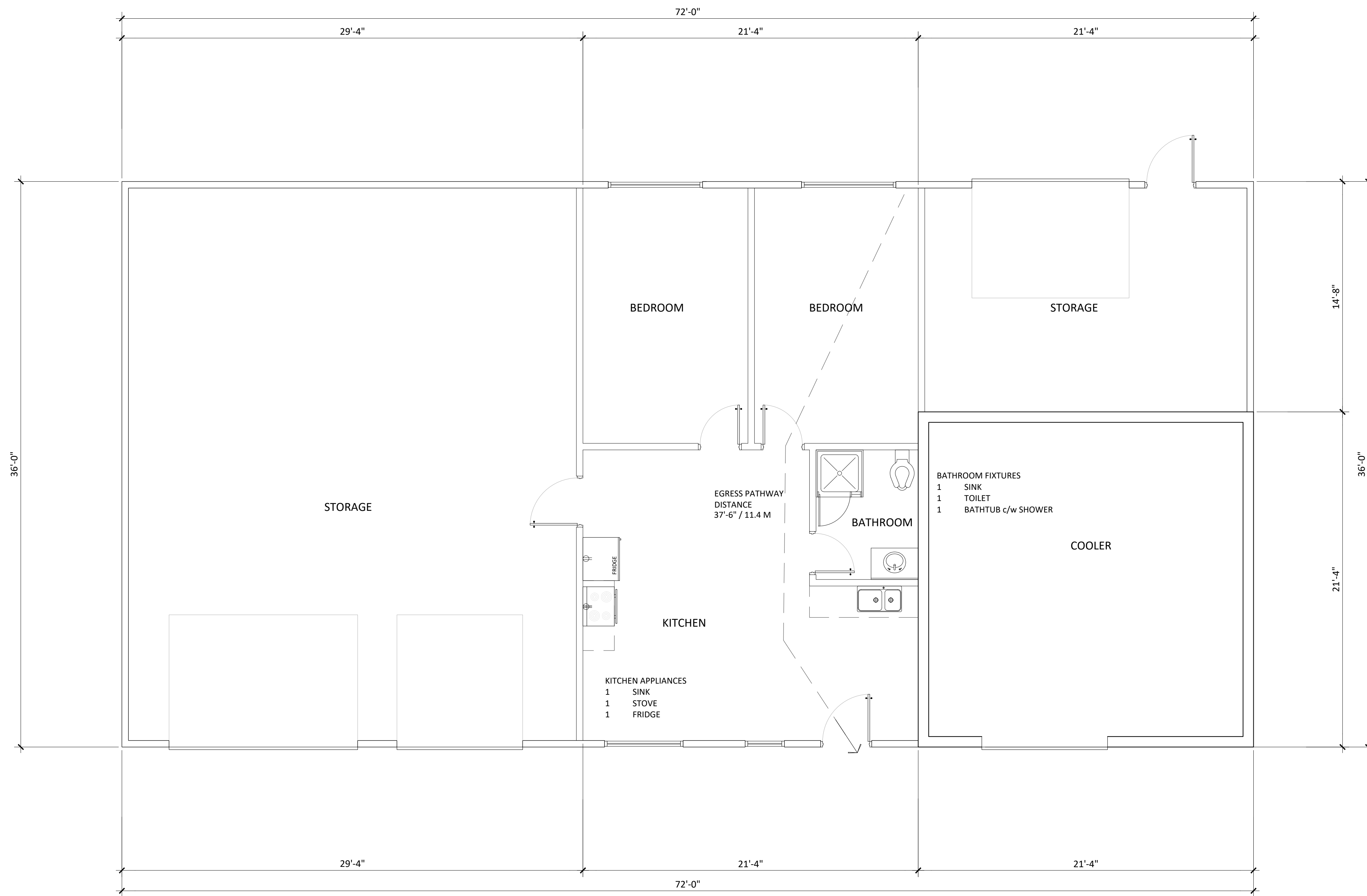
SCHEDULE A

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

Planner Initials **TC**

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

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	TRAILER SLEEPING UNIT	858 sq. ft.	79.7 m2



3
A2
REAR VIEW OF STORAGE END

SCHEDULE A

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

Planner Initials **TC**

DATE	NO.	BY	REVISION

Copyright Reserved.
 This drawing is an instrument of service for the specified project. The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. This name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions. **DO NOT SCALE THESE DRAWINGS.**

HOLDEN'S DRAUGHTING & DESIGN
 832 SAUNDER AVENUE
 KELOWNA, B.C. V1Y-6A3
 Phone: 250 868 0962
 Fax: 250 868 0962
 Email: hholden@shaw.ca
 H.D.D.

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

SHEET TITLE
 SLEEPING UNIT QUARTERS
 'A'

DRAWN	RAH	SHEET NO. A 2
CHECKED	N.D.	
SCALE	1/4"=1'-0"	
DATE	22 April 2020	
		Rev. 0

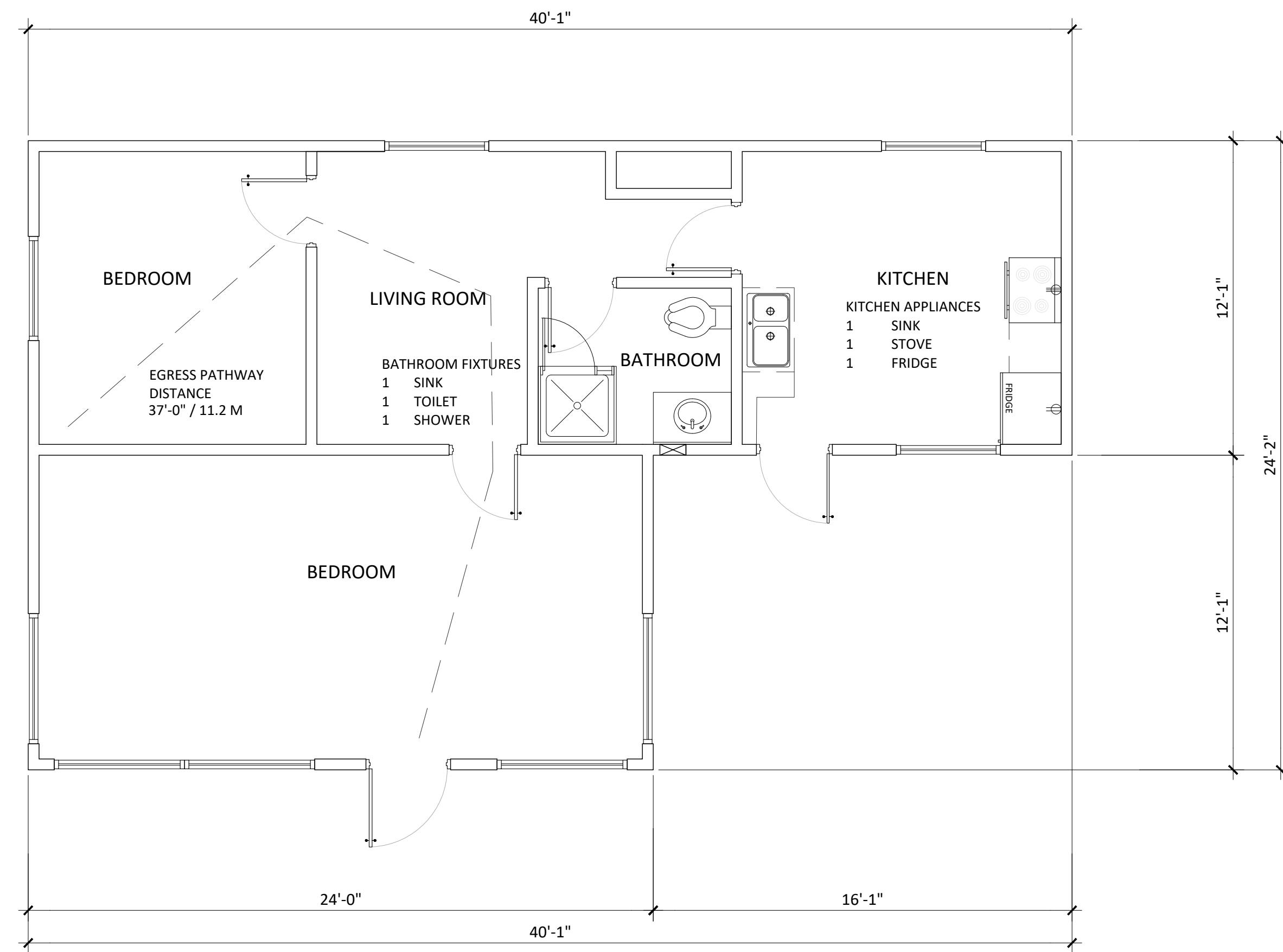


2
A2
FRONT VIEW OF STORAGE END

1
A2
BUILDING 'A'
STORAGE / SLEEPING UNIT / COLD STORAGE
1/4" = 1'-0"



4
A2
REAR VIEW



2
A 3
ATCO TRAILER
FRONT VIEW



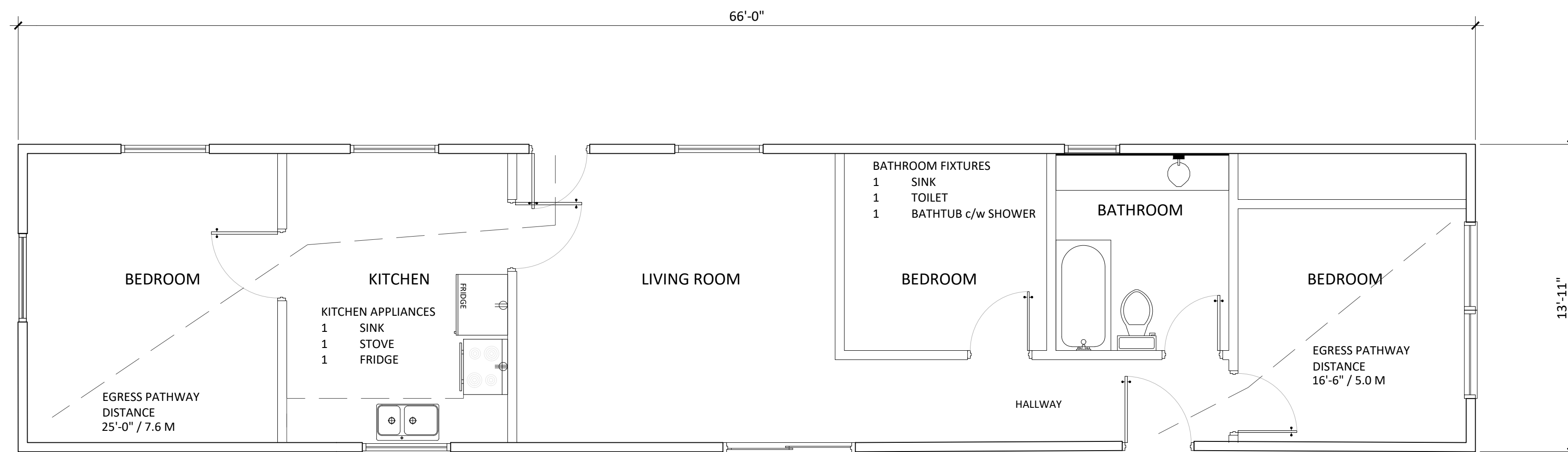
3
A 3
ATCO TRAILER
END VIEW



5
A 3
TRAILER
END VIEW



6
A 3
TRAILER
SIDE VIEW



SCHEDULE A

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

Planner Initials **TC**

DATE	NO.	BY	REVISION

Copyright Reserved.
This drawing is an instrument of service for the specified project. The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. Their name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions. **DO NOT SCALE THESE DRAWINGS.**

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

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

SHEET TITLE
SLEEPING UNIT QUARTERS
'B' & 'C'

DRAWN RAH	SHEET NO. A 3
CHECKED N.D.	Rev. 0
SCALE 1/4"=1'-0"	
DATE 22 April 2020	



ROSE ROAD

3455

A

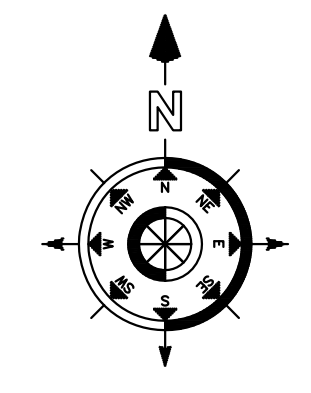
WORKER SUITE

B

CEDAR TREES
SPACING @ 3'

C
D

3455 ROSE ROAD



1 OVERALL SITE PLAN
A 1 NOT TO SCALE

DATE	NO.	BY	REVISION

Copyright Reserved.
This drawing is an instrument of service for the specified project. The drawing and design are the exclusive property of the designer and may not be used in whole or in part without written consent. Their name must appear on any reproduction of the whole or in part of this drawing. Please check and verify all critical details and dimensions prior to the start of construction, and contact the owner and designer if any clarification is required. Written dimensions take precedence over scaled dimensions. **DO NOT SCALE THESE DRAWINGS.**

HOLDEN'S DRAUGHTING & DESIGN
832 SAUCIER AVENUE
KELOWNA, B.C. V1W-2A3
Phone: 250.868.0962
Fax: 250.868.0962
Email: rholden@shaw.ca
H.D.D.

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

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

LEGAL ADDRESS
LOT 4 BLOCK
PLAN 355
KID 263285
PID 001-490-010
26.2 Acres / 10.6 Ha.

SHEET TITLE	
SITE PLAN	
DRAWN RAH	SHEET NO. A1
CHECKED N.D.	Rev. 0
SCALE AS NOTED	
DATE 22 April 2020	

SCHEDULE B

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

Planner Initials **TC**

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

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	TRAILER SLEEPING UNIT	858 sq. ft.	79.7 m2
	ONE RESIDENCE w/ GARAGE	4,300 sq. ft.	399.5 m2

CITY OF KELOWNA MEMORANDUM

ATTACHMENT A

This forms part of application

A19-0019/FH19-0007

Planner
Initials TC



Date: January 27 2020
File No.: A19-0019
To: Land Use Planning Manager (TC)
From: Development Engineering Manager (JK)
Subject: 3455 Rose Road Lot 4 Plan KAP355

Development Engineering has the following comments at this point in time with regard to this application for Non-Adhering Residential Use - Farm Help Residences to accommodate 18 seasonal farm workers. **Potential requirements are provided for information only and are subject to the policies in effect at the time when a formal application is made by the owners.**

1. Subdivision

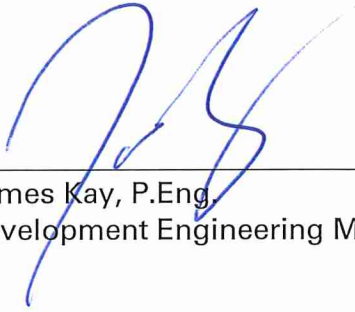
- a) Dedicate a road widening of 10.0m meters along the Pooley Road frontage complete with a 6m x 6m property corner truncation.

1. Domestic water and fire protection.

- a) This subject parcel is within the former SEKID service area.
- b) Our records indicate that the subject property is connected with two 50mm diameter irrigation serviced. One service is metered.
- c) The unmetered irrigation service is to be abandoned and disconnected at the main or if utilized, a new irrigation meter box shall be installed that meets the City Standards.
- d) Our records indicate that the property is connected with two 19mm diameter domestic services.
- e) The existing unutilized 19mm domestic service from Pooley Rd shall be disconnected at the main.
- f) The existing 19mm domestic service from Rose Rd is undersized for the proposed application and therefore shall be disconnected at the main.
- g) The two domestic meter pits shall be salvaged to the City.
- h) Install an new larger diameter domestic service (with Curb Stop and Nelson Box.at property line) . The new service will require a meter & DCVA in the building.
- i) A Fire hydrant shall be installed within 90m of the driveway entrance on Rose Rd.
- j) A Work Order Agreement is required with the property owner to facilitate the required servicing requirements. Payment is to be made prior to issuance of a building permit.

2. Sanitary Sewer.

- a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system.
- b) Existing and proposed on-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.



James Kay, P.Eng.
Development Engineering Manager
JF

ATTACHMENT	A
This forms part of application # A19-0019/FH19-0007	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

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: 05/27/2020

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. Three of the housing units are portable and one is located in an accessory building, for a total of 4 worker housing units.

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 housing units will allow me to have up to 24 workers to harvest my crops.

Mailing Address:

3455 Rose Road

Kelowna, , BC

v1w 4g7

Canada

Primary Phone: (250) 498-7817

Email: bcapples1@yahoo.ca

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:

3455 Rose Road

Kelowna, , BC

v1w 4g7

Canada

Phone: (250) 498-7817

Email: bcapples1@yahoo.ca

2. **Name:** Rimplejeet Dhaliwal

Address:

Applicant: Nirmal Dhaliwal , Rimplejeet Dhaliwal

3455 Rose Road
Kelowna, BC
v1w 4g7
Canada
Phone: (250) 498-7817

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

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

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

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. Three of the housing units are portable and one is located in an accessory building, for a total of 4 worker housing units.
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 housing units will allow me to have up to 24 workers to harvest my 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 24 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.



Applicant: Nirmal Dhaliwal , Rimplejeet Dhaliwal

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 m²)

- 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 m²

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

- Other correspondence or file information - title search
- Proposal Sketch - 60092
- Certificate of Title - 001-490-010

ALC Attachments

None.

Decisions

None.

ATTACHMENT	B
This forms part of application # A19-0019/FH19-0007	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

TEMPORARY FARM WORKER HOUSING PERMIT



APPROVED ISSUANCE OF TEMPORARY FARM WORKER HOUSING PERMIT NO. FH19-0007

Issued To: Nirmal & Rimplejeet Dhaliwal
Site Address: 3455 Rose Road
Legal Description: Lot 4 Section 10 Township 26 ODYD Plan 355
Zoning Classification: A1 – Agriculture 1
Development Permit Area: Temporary Farm Worker Housing

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Temporary Farm Worker Housing Permit No. FH19-0007 Lot 4 Section 10 Township 26 ODYD Plan 355 located at 3455 Rose Road, Kelowna, BC to allow the development of temporary farm worker housing be approved subject to the following:

- a) The dimensions and siting of the buildings and structures to be constructed on the land be in accordance with Schedule "A";
- b) A minimum 3-metre-wide vegetated buffer is provided for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.
- c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of an Irrevocable Letter of Credit in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- d) Registration of a Section 219 Restrictive Covenant restricting the use of the temporary farm worker housing to accommodation for temporary farm workers only, to a maximum sixty (60) temporary farm workers, and to a maximum occupation of ten (10) months of the year;



- e) Registration of a Section 219 Restrictive Covenant on all parcels owned or leased by the farmer in the Belgo-Black Mountain Sector restricting the total number of temporary farm worker housing to sixty (60) on those parcels; and
- f) Registration of a Section 219 Restrictive Covenant on the farm unit parcels prohibiting the parcels from being sold or otherwise transferred separately; and

AND THAT this Temporary Farm Worker Housing Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$7,000.00

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

ATTACHMENT C

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

Planner Initials TC



City of
Kelowna
DEVELOPMENT PLANNING

FH19-0001

5. APPROVALS

Issued and approved by Council on the 15th Day of June, 2020

Terry Barton, Development Planning Department Manager

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**