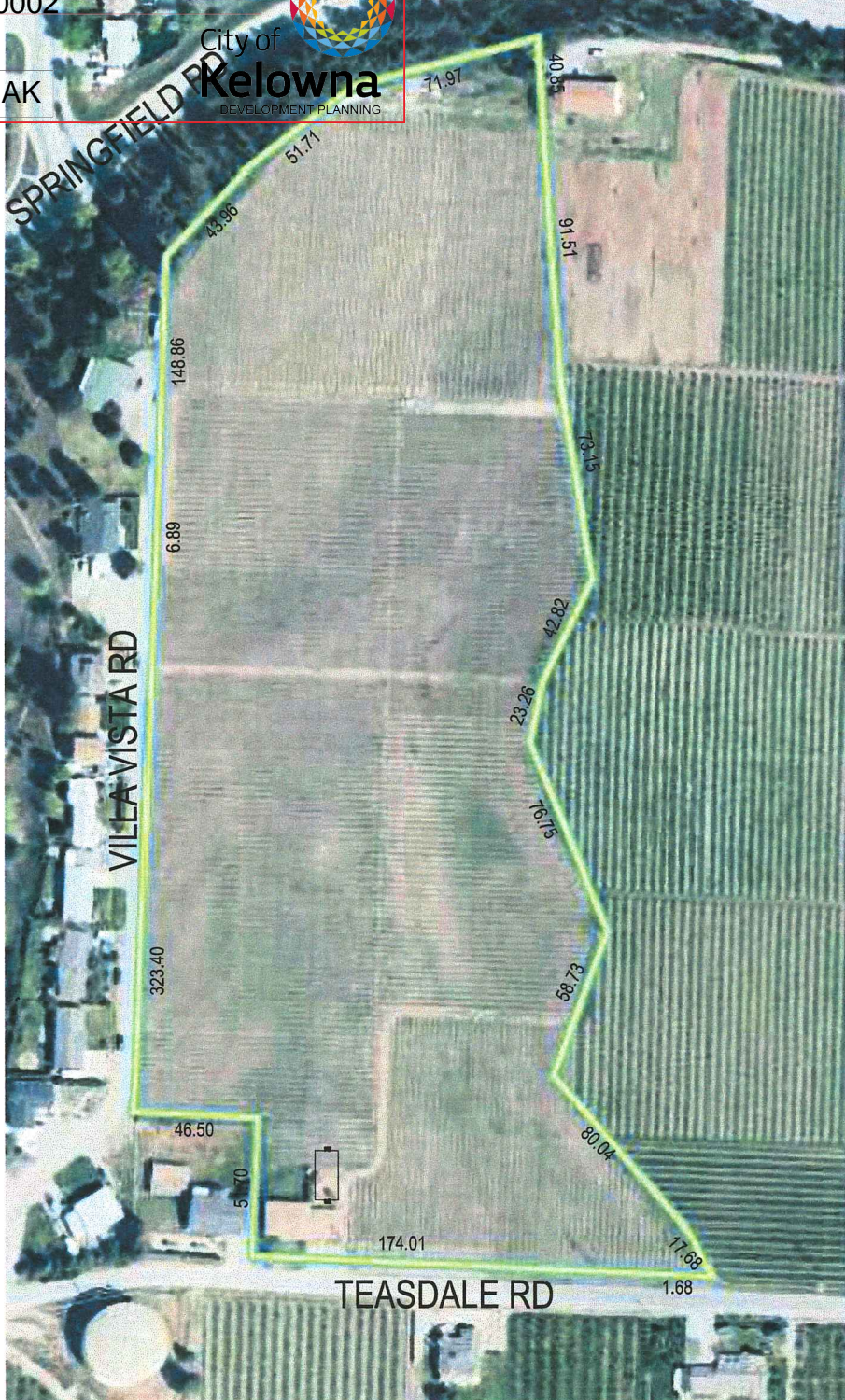


This forms part of application
A21-0002

Planner Initials AK

City of Kelowna

DEVELOPMENT PLANNING



1 SITE PLAN
SCALE: NTS

GENERAL NOTES:

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DO NOT SCALE THIS DRAWING.

ALL DIMENSIONS, LAYOUTS, & CALCULATIONS ARE APPROXIMATE & MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION OR INSTALLATION.

LAYOUTS ARE SUBJECT TO CHANGE DUE TO EXISTING CONSTRUCTION.



2 ENLARGED SITE PLAN
SCALE: 1/32"=1'-0"

PROJECT DATA:

CIVIC ADDRESS: 1454 TEASDALE RD., KELOWNA, BC

LEGAL DESCRIPTION: PLAN KAP4697 LOT A SECTION 23 TOWNSHIP 26 EXCEPT PLAN H12752 KAP78750

PID: 008-573-824

ZONING: A1, AGRICULTURAL

LOT AREA: 67,610m²

TOTAL BUILDING AREA: 157m²

SITE COVERAGE: 0.2%

BUILDING HEIGHT: 1-STOREY

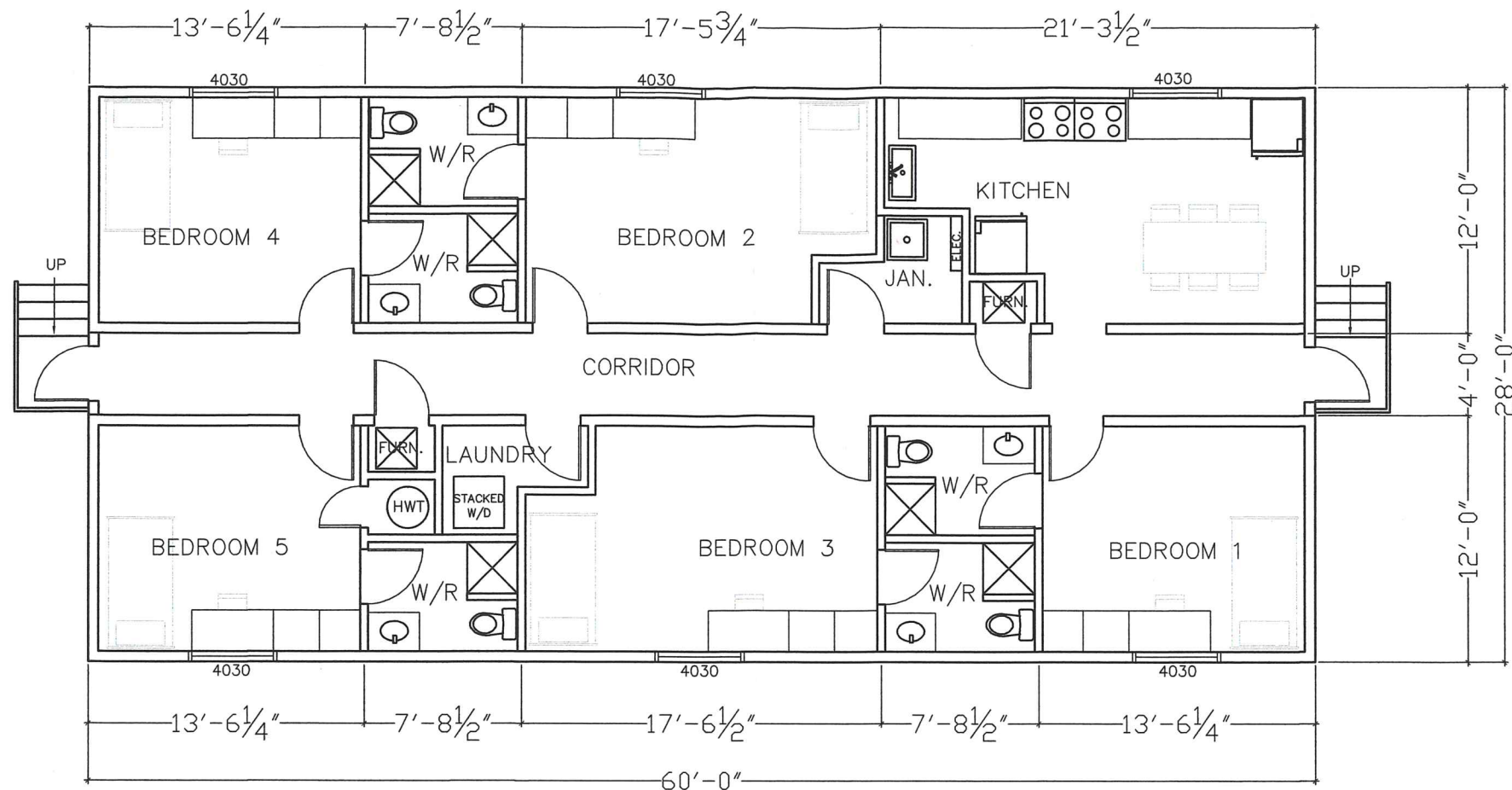


PROJECT: 1454 TEASDALE RD 5-PERSON CAMP	DRAWING TITLE : SITE PLAN	DATE : 01.04.2021
	SCALE : AS NOTED	PAGE: 1 OF 2

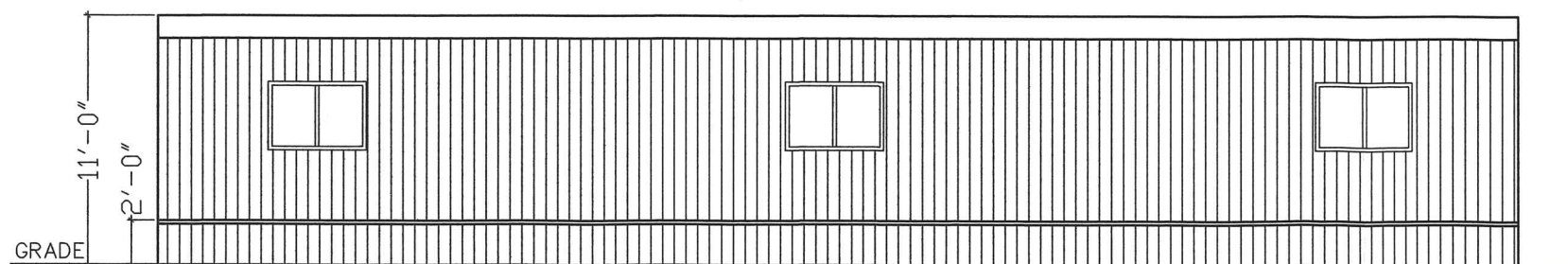
ATTACHMENT A

This forms part of application
A21-0002

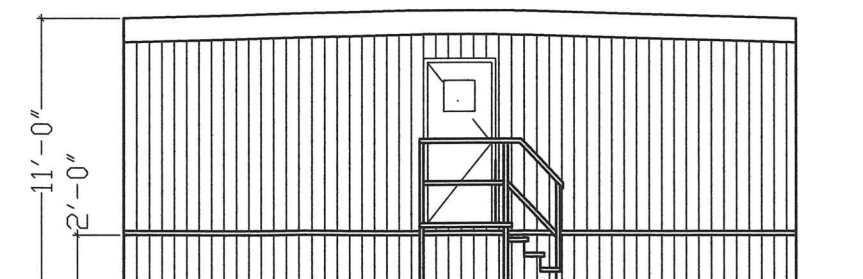
Planner
Initials **AK**



1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 EAST & WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH & SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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PROJECT:

1454 TEASDALE RD
5-PERSON CAMP

DRAWING TITLE :
FLOOR PLAN/ ELEVATIONS

SCALE :
AS NOTED

DATE :
01.04.2021

PAGE:
2 OF 2

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62086

Application Status: Under LG Review

Applicant: Parminder Hans , Kulwant Hans

Agent: Nudigz Contractors Ltd

Local Government: City of Kelowna

Local Government Date of Receipt: 01/06/2021

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: Temporary Farm Worker Housing. Current house on property is insufficient. The proposal will achieve SAWP and WALI approved housing for 5 workers.

Agent Information

Agent: Nudigz Contractors Ltd

Mailing Address:

1770 Richter Street, PH11

Kelowna, BC

V1Y 0E6

Canada

Primary Phone: (250) 681-2433

Mobile Phone: (778) 581-3414

Email: lauren@nudigz.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 008-573-824

Legal Description: Lot A Section 23 Township 26 ODYD (Osoyoos Div of Yale) Plan 4697
Except Plans H12752 and KAP78750

Parcel Area: 6.8 ha

Civic Address: Belgo/Black Mountain

Date of Purchase: 01/04/2021

Farm Classification: Yes

Owners

1. **Name:** Parminder Hans

Address:

3647 Bemrose Road

Kelowna, BC

V1W 4G8

Canada

Phone: (250) 808-9270

Email: parm.hans@gmail.com

2. **Name:** Kulwant Hans

Applicant: Parminder Hans , Kulwant Hans

Address:
3647 Bemrose Road
Kelowna, BC
V1W 4G8
Canada
Phone: (250) 808-9270

ATTACHMENT		B
This forms part of application		
# A21-0002		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING

Current Use of Parcels Under Application

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

16.7 acres total land

15.5 acres of grapes

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

2008 grapes were planted

fencing and irrigation was added at this time

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

Primary residence located on property will be used for orchard management.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: apples

East

Land Use Type: Agricultural/Farm

Specify Activity: cherries

South

Land Use Type: Residential

Specify Activity: residential development

West

Land Use Type: Residential

Specify Activity: residential development

Proposal

1. What is the purpose of the proposal?

Temporary Farm Worker Housing. Current house on property is insufficient. The proposal will achieve SAWP and WALI approved housing for 5 workers.

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

These workers are required to sustain the farm.

Applicant: Parminder Hans , Kulwant Hans

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

There is currently 1 house on property which is 1500sf. It is single family dwelling

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

157 m²

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

It is the only area on the property that is level and isn't using up farmland. It is located near the primary residence, near the edge of property.

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

n/a

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

Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.16 ha*

Maximum depth of material to be placed as fill *0.1 m*

Volume of material to be placed as fill *14 m³*

Estimated duration of the project. *1 Months*

Describe the type and amount of fill proposed to be placed.

6" of road crush for base of temporary foundation

Briefly describe the origin and quality of fill.

standard 1"minus road crush

Applicant Attachments

- Agent Agreement-Nudigz Contractors Ltd
- Proposal Sketch-62086
- Certificate of Title-008-573-824

ALC Attachments

None.

Decisions

None.

ATTACHMENT		B
This forms part of application		
# A21-0002		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING



CITY OF KELOWNA

MEMORANDUM

Date: January 22, 2021

File No.: A21-0002

To: Land Use Planning Manager (AK)

From: Development Engineering Manager (JK)

Subject: 1454 Teasdale Rd Temporary Accommodation

The Development Engineering Branch has the following comments with regard to this application to allow Temporary Farm Worker Accommodation for up to 5 temporary farm workers at the subject property. The Development Technician for this file will be Sarah Kelly.

1. General

- a) The following requirements are valid for two (2) years from the reference date of this memo, or until the application/PLR has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. Domestic water and fire protection.

- a) The subject lot is within the Black Mountain Irrigation District (BMID) water service area. The developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the developer.
- b) Provide an adequately sized domestic water and fire protection system complete with an individual lot connection. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.

3. Sanitary Sewer Service

- a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system. The existing on-site system(s) are not shown on the submitted Site Plan.
- b) The applicant's consulting engineer will determine the requirements of the on-site disposal system that will support the proposed use. The disposal system shall be reviewed by the Interior Health Authority and Building & Permitting.

4. Storm Drainage


- a) Direct roof leaders onto splash pads.

5. Access and Parking

- a) Adequate on-site parking shall be provided with an area that will allow vehicles to turn-around and exit the property in a forward direction.

6. Electric Power and Telecommunication Services

- a) It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost



James Kay, P.Eng.
Development Engineering Manager

SK