

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 63567
Application Status: Under LG Review
Applicant: Satvinder Shergill
Agent: Satvinder Shergill
Local Government: City of Kelowna
Local Government Date of Receipt: 07/21/2021

ATTACHMENT <u> </u> A
This forms part of application # <u>A21-0011</u>
Planner Initials <input type="text" value="GA"/>
City of  Kelowna DEVELOPMENT PLANNING

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: We are applying for the proposal in order to allow us to house our foreign farm workers. We need a large number of foreign workers since we have 5 properties that we farm (3 owned and 2 lease). A successful proposal will allow us to obtain the foreign workers we require and house them in a space that is cognizant of COVID-19 distancing requirements and that meets all WALI foreign worker housing requirements. We would like to note that we are not putting up any new building or structure - we are just renovating the inside of a previously built farm building such that it will be a safe, suitable foreign worker house that meets all BC requirements.

Agent Information

Agent: Satvinder Shergill
Mailing Address:
3775 East Kelowna Road
Kelowna, BC
V1W 4H1
Canada
Primary Phone: (250) 801-1887
Email: s_shergill23@hotmail.ca

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 026-105-624
Legal Description: LOT B SECTION 15 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP76792
Parcel Area: 5.8 ha
Civic Address: 3223 Reid Road, Kelowna BC V1W4H1
Date of Purchase: 04/16/2014
Farm Classification: Yes
Owners

Applicant: Satvinder Shergill

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 012-643-416
Owner with Parcel Interest: Satvinder Shergill
Parcel Area: 6.2 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

2. **Ownership Type:** Fee Simple
Parcel Identifier: 010-359-231
Owner with Parcel Interest: Satvinder Shergill
Parcel Area: 3.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership

3. **Ownership Type:** Fee Simple
Parcel Identifier: 012-149-382
Owner with Parcel Interest: Satvinder Shergill
Parcel Area: 4.1 ha
Land Use Type: Agricultural/Farm
Interest Type: Unregistered Lease

4. **Ownership Type:** Fee Simple
Parcel Identifier: 023-710-012
Owner with Parcel Interest: Satvinder Shergill
Parcel Area: 5.2 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).**
PID: 026-105-624: 93% cherry crop.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
Irrigation on 13.5 acres, Planted 13.5 acres
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
Two residential houses - no other non-agricultural activity

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Applicant: Satvinder Shergill

Specify Activity: Cherry farm

East

Land Use Type: Agricultural/Farm
Specify Activity: Cherry farm

South

Land Use Type: Agricultural/Farm
Specify Activity: Cherry farm

West

Land Use Type: Agricultural/Farm
Specify Activity: Cherry farm

Proposal

1. What is the purpose of the proposal?

We are applying for the proposal in order to allow us to house our foreign farm workers. We need a large number of foreign workers since we have 5 properties that we farm (3 owned and 2 lease). A successful proposal will allow us to obtain the foreign workers we require and house them in a space that is cognizant of COVID-19 distancing requirements and that meets all WALI foreign worker housing requirements. We would like to note that we are not putting up any new building or structure - we are just renovating the inside of a previously built farm building such that it will be a safe, suitable foreign worker house that meets all BC requirements.

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

We need the additional residence to house our workers for our cherry farms. The additional residence is exclusively for foreign workers. It will support our agriculture in the short and long term as we will be able to provide housing to the large number of foreign workers that we require to run our 5 owned and leased farms. The space will very clearly be made exclusively for foreign workers and will not be a rental property (built with multiple kitchens distanced from each other in the same space). The additional residence is necessary for our farming. This proposal preserves the agricultural land as we aren't putting up any new building.

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

*There are two existing residential structures on the property.
One is a 3200 square foot residential home rental property - occupied by tenants.
The other is a 4400 square foot residential home rental property - occupied by tenants.*

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

102 m²

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

The rationale for the proposed location of the additional residence is that it is already a building previously built from when we acquired the property. The foundation is already there. There is also already septic to the building and it already contained a kitchen, bathroom, and 3 rooms. All we are doing is renovating the inside to meet the WALI foreign worker housing standards. We are adding extra kitchens so the foreign workers can cook with distancing standards and adding in an extra bathroom. No new structure or building of any kind is being built. The size, integrity, and continuity of the land as agriculture land will not be compromised in any way - in fact, it only supports the agriculture by allowing us to use a previously built building as residence to support our farming.

Applicant: Satvinder Shergill

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

Absolutely NO new infrastructure is required. There is already septic, driveway, parking, etc. Total area of infrastructure necessary to support the additional residence is zero (0).

All we are doing is renovating the structure to meet safe housing requirements.

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

No

Applicant Attachments

- Agent Agreement-Satvinder Shergill
- Proposal Sketch-63567
- Certificate of Title-026-105-624

ALC Attachments

None.

Decisions

None.

CHERRY FARM

EAST KELOWNA ROAD

EAST



House

3223

3675

House

751

REID ROAD

CHERRY FARM

PID 026-105-624
LOT B SECTION 15 Township 26
OSOYOOS Division Yale District Plan
SUBJECT PROPERTY KAP76792

CHERRY FARM

House

3257

CHERRY FARM

Proposed residence = 102m²
(no impact on agricultural land - cherry farm starts here)

PRIVATE DRIVEWAY

HILL

HILL

279

House

CHERRY FARM

CHERRY FARM

HILL

House

3775

House

ATTACHMENT B
 This forms part of application # A21-0011
 City of Kelowna DEVELOPMENT PLANNING
 Planner Initials GA

AGROLOGY REPORT

3257 Reid Road and adjoining properties, Kelowna, British Columbia

Prepared for:

Partap Singh Shergill
3775 East Kelowna Road
Kelowna, British Columbia

October 8th, 2021

Prepared by:

James Calissi,
B.Sc., M.Sc., P.Ag.

Calissi Farms Inc.
3810 East Kelowna Road
Kelowna, BC
V1W 4H2

ATTACHMENT	C
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Scope

Partap Shergill has engaged Mr. James Calissi P.Ag of Calissi Farms Inc. to prepare a Professional Agrologist's Report to describe the agricultural operations in application for farm workers accommodations.

From this, Calissi Farms Inc. proposes to examine the soil characteristics and climate, agricultural capability of the land. An estimate of the number of workers required for the operations is included.

Site Description:

The property is located along the lower bench of East Kelowna, in the city of Kelowna. The operations consist of 4 orchards:

3795 East Kelowna Road	8 Acres	Apples	Full production	Leased
	4 Acres	Cherries	25% of full production	Leased
3775 East Kelowna Road	15 Acres	Cherries	25% of full production	Owned
3913 East Kelowna Road	5 Acres	Cherries	Non-producing	Owned
	4 Acres	Apples	Full production	Owned
3257 Reid Road	<u>15 Acres</u>	Cherries	25% of full production	Owned
Total	51 Acres			

The operations consist of 51 acres of orchard. The later property located at 3257 Reid road is where the worker housing is located. It is important to note that 3795 East Kelowna Road, 3775 East Kelowna Road and 3257 Reid road are located side-by-side. 3913 East Kelowna road is ½ kilometer distance from the other three properties.

The lands are surrounded by orchards and vineyards. Apples and cherries are the predominant crops in the region, and have been for the past 100 years.

Aerial Photograph of 3257 Reid Road



Soils

The soils are predominantly classified as 100% Rutland Soils

Rutland Soils

Rutland soils occupy significant areas throughout the Okanagan valley. Topography is usually level to gently sloping although some terrace scarps are extremely sloping.

The parent material of Rutland soils is a moderately coarse textured veneer between 10 and 25 cm thick, which overlies gravelly and stony, very coarse textured glaciofluvial deposits. Surface soil textures are dominantly sandy loam or loamy sand which subsurface and subsoil textures are sand or gravelly sand. Stones and cobbles are also common. Rutland soils are classified as Orthic Dark Brown. They are rapidly drained, rapidly pervious, have slow surface runoff and low water holding capacity.

The main agricultural limitation are gravelly and stoney textures, rapid permeability and low water holding capacity. Tree fruits and grapes are presently grown in most cultivated and irrigated areas.

Climate

The climate for agriculture is considered class 5A due to aridity. The climate for agriculture with irrigation is considered class 1c, with 2,060 to 2,225 growing degree days above 5 degrees Celsius, this greater than 150 frost free days.

Land Capacity for Sweet Cherry Production

There are adequate frost free days and heat units to produce long season sweet cherry cultivars such as Staccato and Sentential. Minimum winter temperatures are not an issue, since there is adequate air drainage.

Irrigation is required to produce a marketable crop. Micro-sprinkler technology has been used in the Okanagan for over 35 years and is well suited to cherry production.

Estimate of Labour Requirements

The major labour requirement for this farm is cherry harvest labour. The cherry operations encompass 39 acres. Assuming 4 different varieties, the fruit would need to be harvested in a 3 week period. Assuming 20,000 lbs per acre of full production and the fact that one worker can harvest 500 to 1000 lbs of cherries per day.

$20,000 \text{ lbs} \times 39 \text{ acres} / 21 \text{ days} = 37,000 \text{ lbs per day}$

Therefore 37 to 72 workers would be required to harvest the cherry crop.

At this state of production, the orchards are at 25% production and 9 to 18 workers would be required in the 2022 season.

Worker Housing

The worker housing under construction at 3257 Reid road is approximately 30 x 60 feet and repurposes an older existing structure. The building has been completely refurbished, including a large kitchen area and laundry. It has the capacity to house 18 workers. Transit is approximately one kilometer away.

Worker Housing at 3257 Reid Road



References

1. Soils Map of the Okanagan and Similkameen Valleys. Map 82E.083 British Columbia Ministry of Environment.
2. Climate Capability for Agriculture. Kelowna. British Columbia Ministry of Environment.



ATTACHMENT D

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Initials **GA**









