

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 63252

**Application Status:** Under LG Review

**Applicant:** .

**Agent:** Green Spark Consulting

**Local Government:** City of Kelowna

**Local Government Date of Receipt:** 05/28/2021

**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:** House TFW's to plant, prune and pick cherries.

## Agent Information

**Agent:** Green Spark Consulting

**Mailing Address:**

2612 Woodland Cres.

Kelowna, BC

v1W 2R4

Canada

**Primary Phone:** (250) 870-2137

**Email:** withler@shaw.ca

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 011-264-748

**Legal Description:** Lot 3 Plan KAP2037 Section 7&18 Township 27 Land District 41 Except Plan 10570

**Parcel Area:** 18 ha

**Civic Address:** 2570 Gallagher Road, Kelowna, B.C.

**Date of Purchase:** 05/01/2004

**Farm Classification:** Yes

**Owners**

1. **Name:**

**Address:**

**Phone:**

**Email:**

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**Applicant:**



## Current Use of Parcels Under Application

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

*Fully producing cherry orchard*

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

*Planted and functioning cherry orchard*

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

*Cherry production*

## Adjacent Land Uses

### North

**Land Use Type:** Agricultural/Farm

**Specify Activity:** cherries

### East

**Land Use Type:** Agricultural/Farm

**Specify Activity:** pasture

### South

**Land Use Type:** Transportation/Utilities

**Specify Activity:** Gallagher road

### West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** pasture

## Proposal

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

*House TFW's to plant, prune and pick cherries.*

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

*Steady labour is needed to continue high quality cherry production.*

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

*Single wide mobile home.*

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

*200 m<sup>2</sup>*

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

*It is near Gallagher road, services are available and away from neighbouring residences.*

**Applicant:**

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

50m

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

No

### Applicant Attachments

- Agent Agreement-Green Spark Consulting
- Proposal Sketch-63252
- Site Photo-rough sketch of TFW location
- Certificate of Title-011-264-748

### ALC Attachments

None.

### Decisions

None.

<b>ATTACHMENT</b>	<b>A</b>
This forms part of application # <b>A22-0002</b>	
Planner Initials	<b>TC</b>
 <b>City of Kelowna</b> DEVELOPMENT PLANNING	

Applicant: [ ]



# ATTACHMENT B

This forms part of application

# A22-0002



City of  
**Kelowna**  
DEVELOPMENT PLANNING

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Initials **TC**



PROPOSED BUILDING DETAIL  
Scale 1:1000



PROPOSED BUILDING DETAIL

Existing building locations derived from City of Kelowna Satellite imagery.

TITLE:  
**SKETCH PLAN OF LOT 3, SEC. 7&18, T.P. 27,  
O.D.Y.D., PLAN 2037 EXCEPT PLAN 10570  
(2570 Gallagher Road, Kelowna)**

DRAWN BY:  
**RUNNALLS DENBY**  
*british columbia land surveyors*  
259A Lawrence Avenue Phone: (250)763-7322  
Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413  
Email: rob@runnallsdenby.com

CLIENT:  
**PARMJEET GURM**

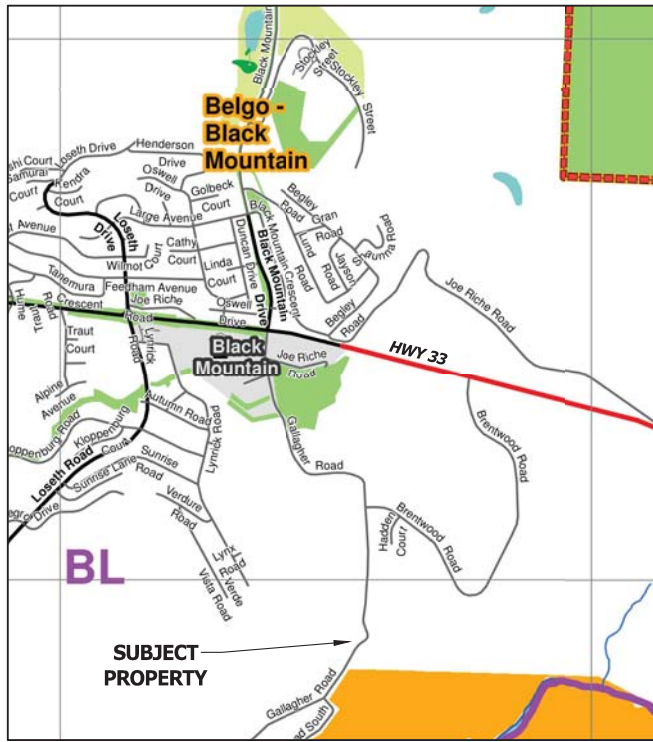
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DATE: 16/12/2021

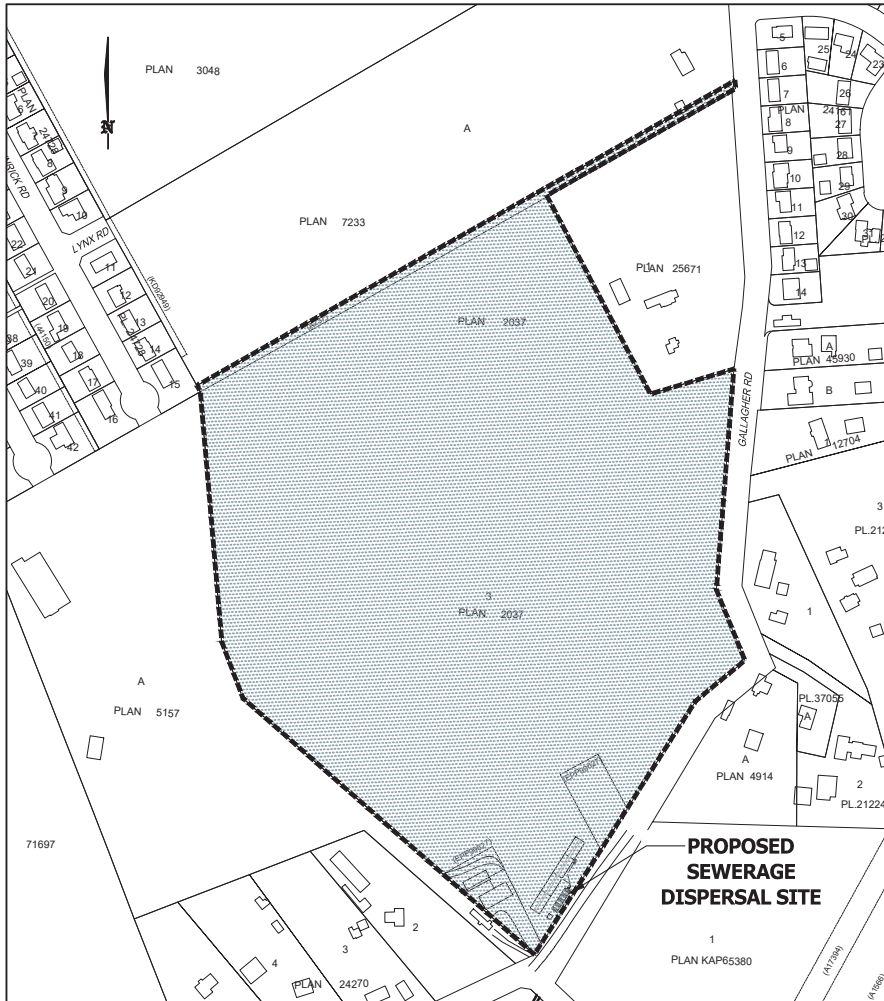
DWG: 16298 SKETCH

FILE No: 16298 REV. 0





**KEYPLAN**



**LOCATION PLAN**

SCALE 1:6000

**ON-SITE SEWERAGE SYSTEM FOR:  
2570 GALLAGHER ROAD KELOWNA BC**

LEGAL: LOT 3, PLAN KAP2037, SECTION 7&18,  
TOWNSHIP 27, ODYD, EXCEPT PLAN  
10570, MANUFACTURED HOME REG.  
#22921

CIVIC: 2570 GALLAGHER ROAD KELOWNA BC

PID: 011-264-748

ROLL: 19-217-06841.000

OWNER: GURJIT & PARMJEET GURM

**NOTES:**

1. THE SEPTIC & GREASE TRAP TANKS SHALL BE LOCATED TO PROVIDE A MIN. FALL OF 1/8" PER FOOT IN ALL BUILDING SEWER DRAINS AND PLACED ON UNDISTURBED NATIVE SOIL.
2. ROOF AND SITE DRAINAGE SHOULD BE DIVERTED AWAY FROM TANK AND FIELD AREA.
3. THE TANKS SHALL BE INSPECTED AND PUMPED EVERY 3 TO 5 YEARS, DEPENDING ON CAMP OCCUPANCY.
4. THE DISPOSAL FIELD SHALL BE COVERED TO PROVIDE A MIN. 2% GRADE FOR SURFACE DRAINAGE AND BE PROPERLY SEEDING AND MAINTAINED.
5. THE SITE IS LIKELY TO REMAIN SUITABLE FOR ON-SITE DISPOSAL INDEFINITELY SUBJECT TO PROPER OPERATION, MAINTENANCE, AND PARTS REPLACEMENT.
6. WATER-SAVING DEVICES AND PRACTICES SHOULD BE IMPLEMENTED.
7. A GARBORATOR SHOULD NOT BE USED WITH THIS SEPTIC SYSTEM.
8. THE OUTLET FILTER SHOULD BE INSPECTED QUARTERLY OR AS EXPERIENCE DICTATES.
9. BACKWASH FROM WATER TREATMENT OR SOFTENING SYSTEMS SHOULD NOT BE DISCHARGED TO THIS SEWERAGE SYSTEM.

**ISSUED FOR REVIEW**

DATE: Dec. 11, 2021

**ISSUED FOR CONSTRUCTION**

DATE: \_\_\_\_\_

**ASBUILT INSPECTION**

DATE: \_\_\_\_\_

**DRAWN BY: W.G.S.**

DATE: Dec. 11, 2021



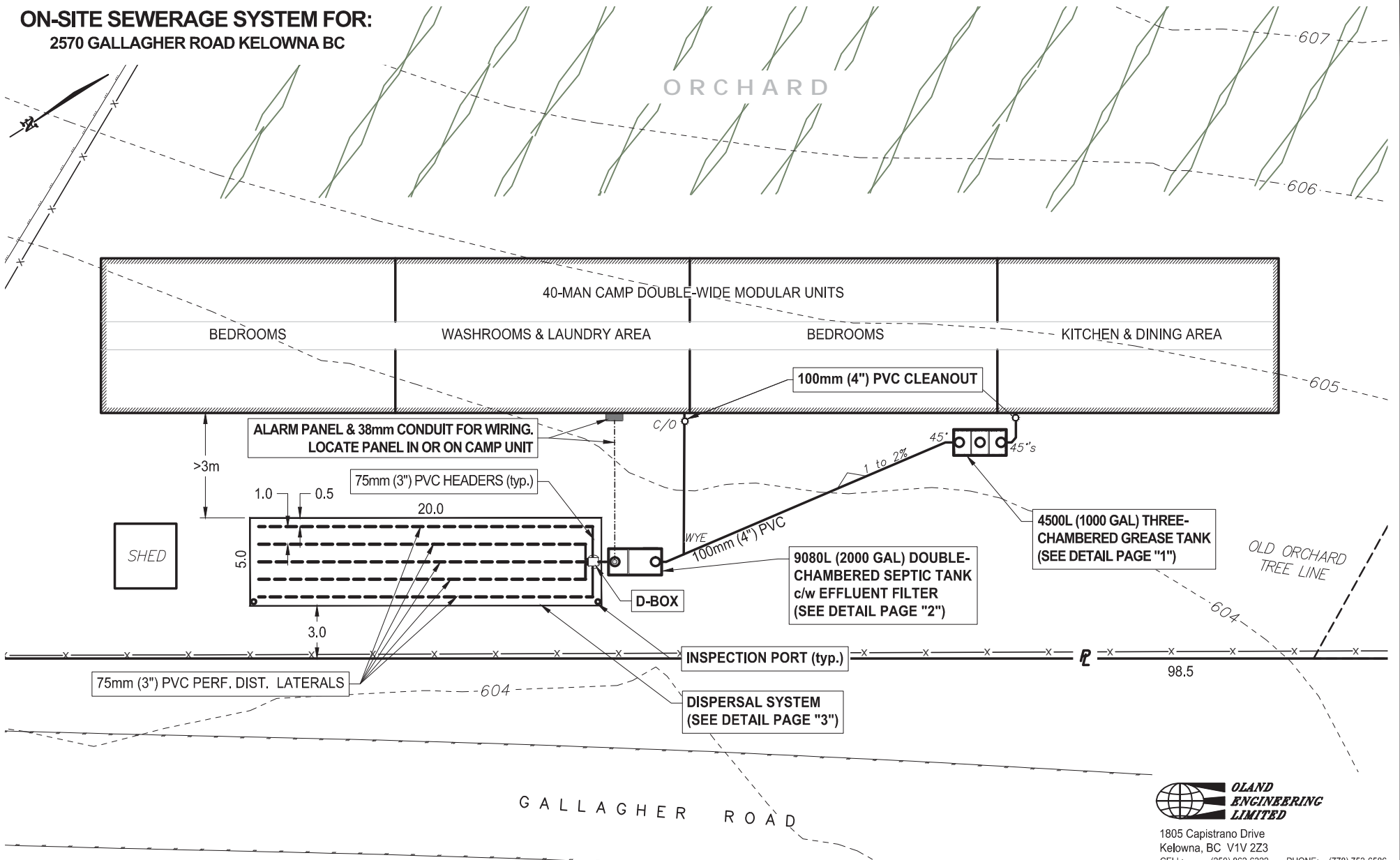
1805 Capistrano Drive  
Kelowna, BC V1V 2Z3  
CELL: (250) 862-6322 PHONE: (778) 753-6586  
EMAIL: jeff@OlandEngineering.ca  
WEBSITE: http://OlandEngineering.ca

**ATTACHMENT C**  
This forms part of application  
# A22-0002

Planner Initials **TC**

C. JEFFREY OLAND, P.ENG.

**ON-SITE SEWERAGE SYSTEM FOR:**  
2570 GALLAGHER ROAD KELOWNA BC



**OLAND ENGINEERING LIMITED**  
1805 Capistrano Drive  
Kelowna, BC V1V 2Z3  
CELL: (250) 862-6322 PHONE: (778) 753-6586  
EMAIL: jeff@OlandEngineering.ca  
WEBSITE: http://OlandEngineering.ca

**ATTACHMENT C**

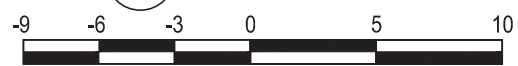
This forms part of application  
# A22-0002

Planner Initials **TC**

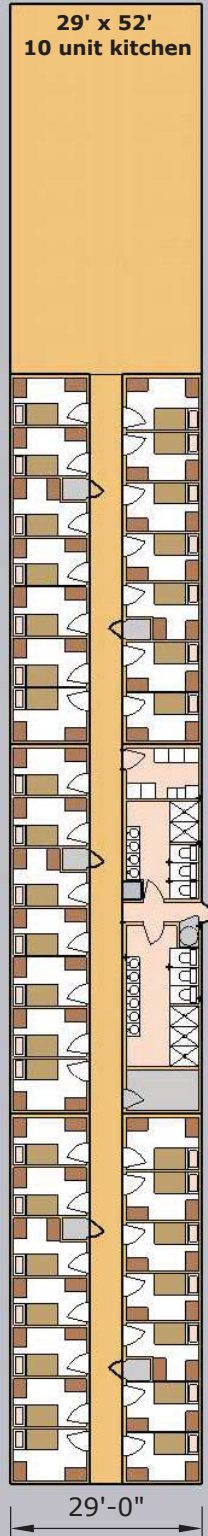
**City of Kelowna**  
DEVELOPMENT PLANNING

C. JEFFREY OLAND, P.ENG.

**1 SITE PLAN**  
SCALE: 1:300



# 40 MAN CAMP/KITCHEN



- 35 Bedrooms in 5 Sleepers
- Laundry Room
- 6 Showers
- 6 Toilets
- 10 sinks

## ATTACHMENT D

This forms part of application

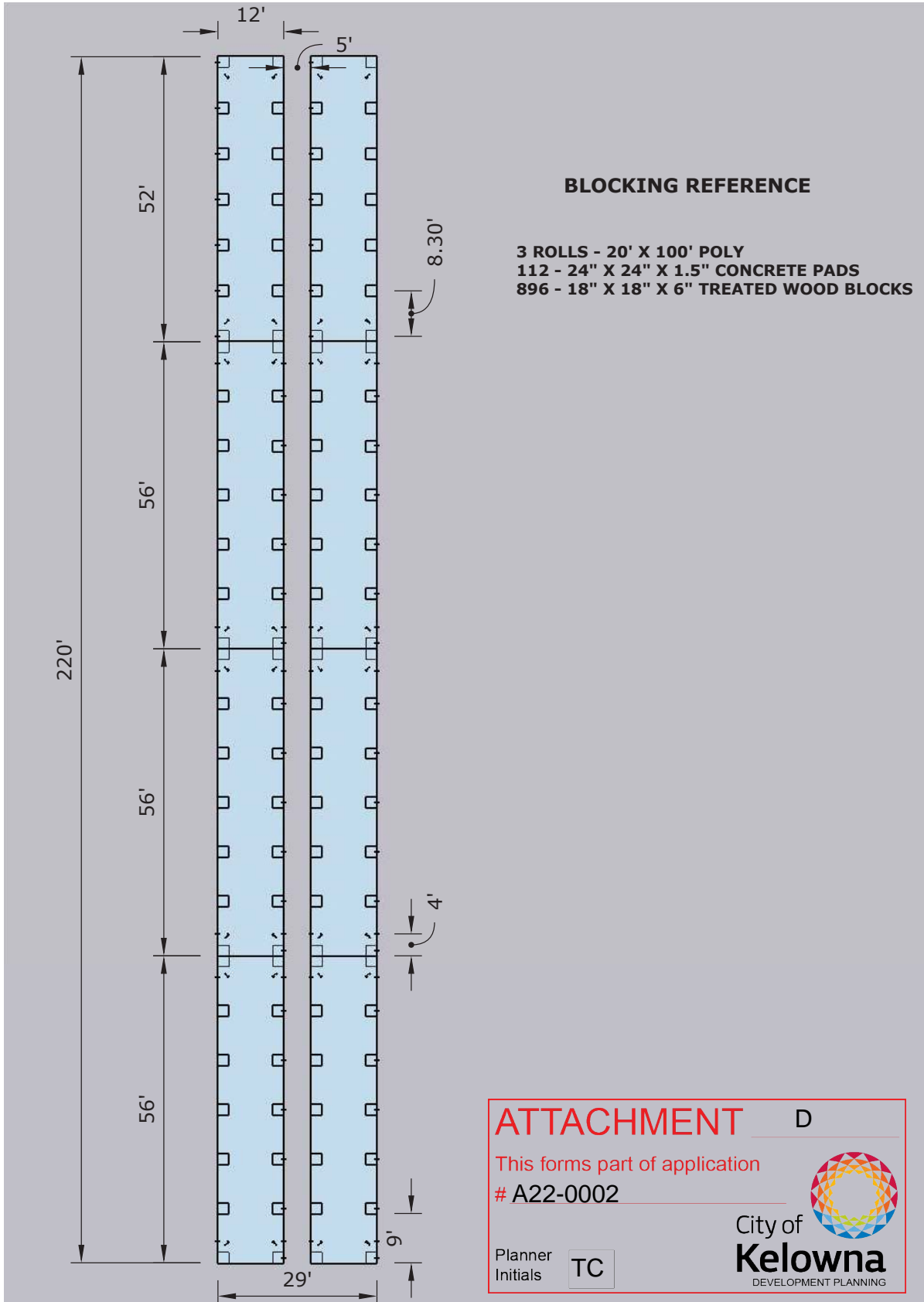
# A22-0002

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# HAPPY GURM CAMP

## Blocking/Tie down Layout



### BLOCKING REFERENCE

- 3 ROLLS - 20' X 100' POLY
- 112 - 24" X 24" X 1.5" CONCRETE PADS
- 896 - 18" X 18" X 6" TREATED WOOD BLOCKS

**ATTACHMENT D**

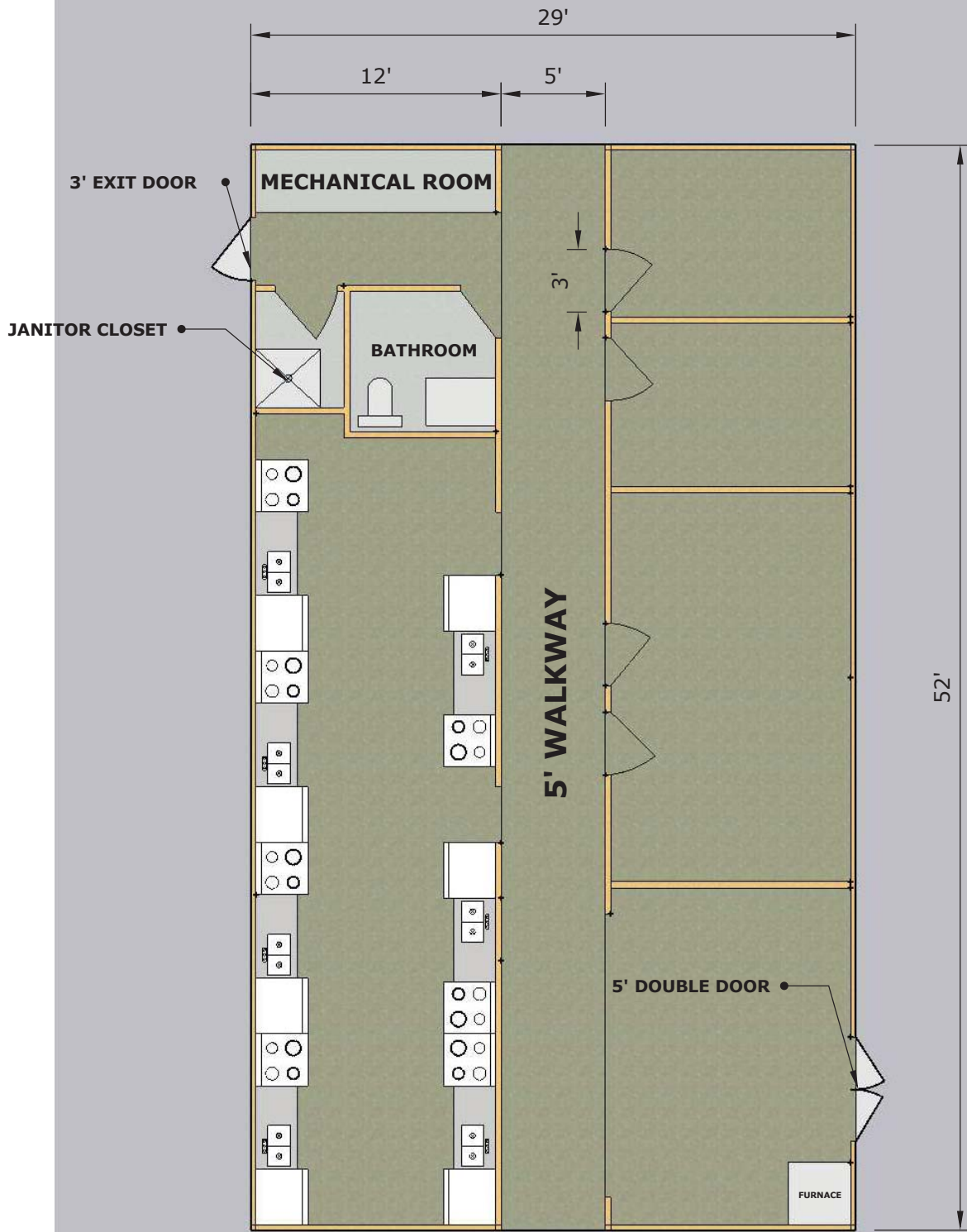
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**ATTACHMENT D**

This forms part of application  
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**ATTACHMENT** **E**

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Planner Initials **TC**

  
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ATTACHMENT E

This forms part of application # A22-0002

Planner Initials TC



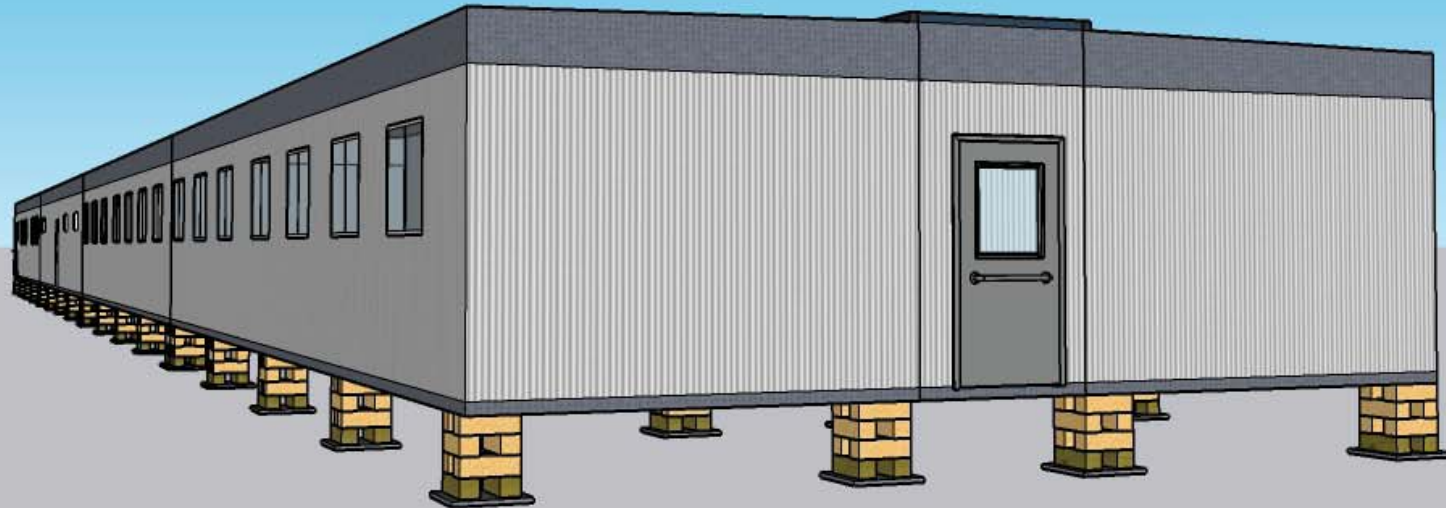
City of Kelowna  
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# ATTACHMENT E

This forms part of application  
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# ATTACHMENT E

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