

**Agrologist's Report Prepared for  
Mukhtiar and Kamaljit Boparai  
2015 Garner Road Farm**

This farm plan is prepared to support the Temporary Farm Worker Housing (TFWH) application for the Boparai family who live and farm in Kelowna B.C.. Agrologists reports are often required for City of Kelowna TFWH applications and are used to confirm the need for TFW's in carrying out farming operations.

This report covers the required information regarding the farm history, current operations and an explanation of the need for TFWH for this farm. Added, there is some very brief discussion of the future of this farm and potential mitigation that may take place to give comfort to the City of Kelowna that this housing will only be used for TFWH.

**Farm history:** to the best of the owner, and previous owners knowledge this farm has been owned and operated by the Regier family for over 80 years. The farm started out as a mixed farm (cattle/orchard/ground crops) and slowly transitioned to an apple orchard until it's sale to the Boparai family in 2015. Rather than apply for a homesite severance at time of sale, Ken Regier moved away from the property and his son Brian lives in the modular home in the northwest corner of the property. This has kept the farm intact and respects the history of the Regier family in the agricultural development of this property.

**Current operations:** From 2015 forward the Boparai family have removed the existing apple orchard and planted the property with high density, late season, export targeted cherries. As well, the irrigation system has been upgraded and the property fenced to deter damage by wildlife. The family is fully engaged in pruning through harvest with the kids helping out and Kamaljit running the administration.

The family enjoys a good working relationship with the Khela family and packs their fruit through Northern Cherries in North Glenmore and intend to continue on with this relationship. There is some interest in further farm expansion should properties proximate to the home property become available through sale.

Currently a total of 8.4 of the 13.44 total acres are planted and farmed. Other land uses include a primary residence for the Boparai family, the modular home resided in by Brian Regier, some lands which will require fill placement to farm (ALC approval may be sought in the future to do this work), farm buildings in the southwest corner of the property and the decommissioned house that is the subject of this application: needed for incoming Mexican Seasonal Agriculture Workers (SAWP).

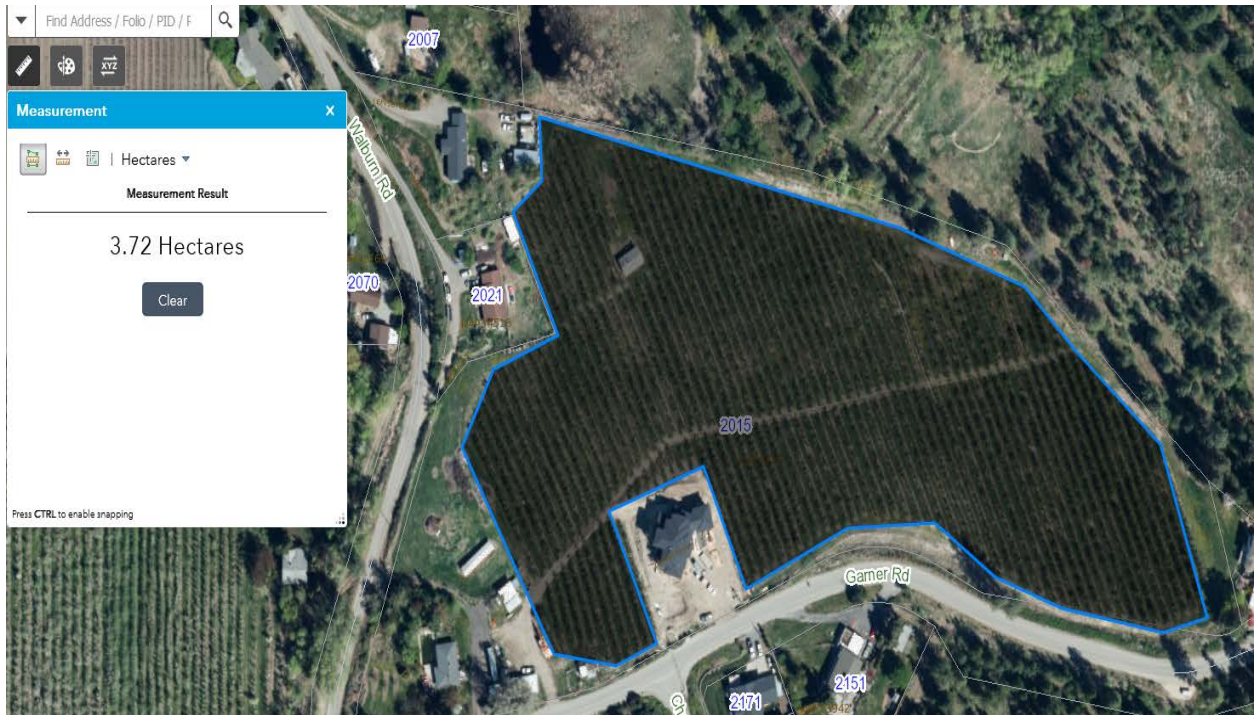


Photo #1: The “home farm” located on Garner road showing the primary residence and modular home as well as planted cherry acreage.



Photo #2: the “home farm” when owned by the Regier family. Note voids in planting as well as areas not in production due to farm buildings.

**Need for SAWP workers:** with these trees now in full production there is a need to supplement the existing labour force of the owner and his family to prune, manage and harvest this high yielding cherry crop. Using rough industry guesstimates of labour for cherry production there is a need of one worker/acre and with 8.4 acres now in production an additional 3-4 workers are needed as a steady labour supply. These workers could reside in the existing, currently decommissioned house that is the subject of this application. All required ALC approvals and building permits would be necessary, but this keeps the workers in inspected, landscape buffered housing withing proximity to the owners residence without creating loss of agricultural lands or displacing Regier family members who have a legacy on this property of 80 years of farming and raising families.

Recommendation: it is my recommendation to the City of Kelowna that they support the recommissioning of the existing residence for up to 4 TFW's (refer to site plan submitted with ALC application) and apply the usual covenants to this house regarding it's use only for TFW's and that should use of the SAWP program cease it be decommissioned again, or demolished.

I remain committed to assisting the land owner and City of Kelowna staff to find an acceptable resolution to this TFWH application and will work diligently to assist the ultimate decision making process.

Respectfully submitted



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\*professional qualifications statement upon request.