



**ATTACHMENT** A

This forms part of application  
# A24-0006

Planner Initials **TC**



City of  
**Kelowna**  
DEVELOPMENT PLANNING

## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 100048

**Application Type:** Non-Adhering Residential Use within the ALR

**Status:** Submitted to L/FNG

**Applicant:** bhangu et al.

**Local/First Nation Government:** City of Kelowna

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple

**Legal Description** LOT 2 DISTRICT LOT 131 OSOYOOS DIVISION YALE DISTRICT PLAN EPP51229

**Approx. Map Area** 2.52 ha

**PID** 029-702-399

**Purchase Date** Dec 10, 2015

**Farm Classification** Yes

**Civic Address** 1760 KLO Rd, Kelowna, BC V1W 3P6

**Certificate Of Title** State of Title Certificate CA9174358.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
	No Data			t Applicable
	No Data			Not Applicable

No Data

Not Applicable

No Data

Not Applicable

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## 2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? **Yes**

## 3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? **Yes**

Type

First Name harsimerpreet

Last Name bhangu

Organization (If Applicable) No Data

Phone 2508635186

Email h\_singh8@hotmail.com

## 4. Government

Local or First Nation Government: City of Kelowna

## 5. Land Use

### Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). PID 011-269-065 Ground Crop (Vegetables) PID 029-702-399 Ground Crop (Vegetables)

Describe all agricultural PID 029-702-399 is 2.52 Ha of vegetable farm fenced 2019, cleared the

**improvements made to the parcel(s).**

boundaries to make more room for growing. installed 2 tunnel greenhouses. all underground irrigation is 2019 PID 011-269-065 is 2.25 Ha of vegetable farming, converted land from hay field to grow vegetables. installed underground irrigation in 2022

**Describe all other uses that currently take place on the parcel(s).**

PID 029-702-399 has a Farm gate store 110m2 and 130m2 storage accessory building PID 011-269-065 has 280m2 house



**Choose and describe neighbouring land uses**

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Unused	munson pond
<b>East</b>	Agricultural / Farm	non profit
<b>South</b>	Residential	road/residential
<b>West</b>	Residential	residential

**6. Proposal**

**Selected Subtype:** Additional Residence for Farm Use

**What is the purpose of the proposal?** Applying for Temporary worker housing, it will fill the farm labour shortage as our farm is transition organic and we are fully dependent on labour.

**What is the total floor area (m<sup>2</sup>) of the proposed additional residence?** 165

**Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.** temporary residence is to overcome the shortage of farm labour, this will support the future fulfillment of labour

**Describe the rationale for the proposed location of the additional residence.** we sell everything fresh which is picked daily( labour consuming). During harvest season it is really hard to full-fill the jobs. with Temporary housing placed on the farm, not only it will be convenient for the workers it will also help us to provide the community with fresher produce and be cost effective.

**Provide the total area (m<sup>2</sup>) and a description of infrastructure necessary to support the additional residence.** 165m2 mobile ATCO trailer will be placed on cement blocks. there is no need of foundation and will be within 165m2 area

**Describe the total floor area (m<sup>2</sup>), type, number, and occupancy of all residential structures currently located on the property.** temporary residence with outer dimension 165m2

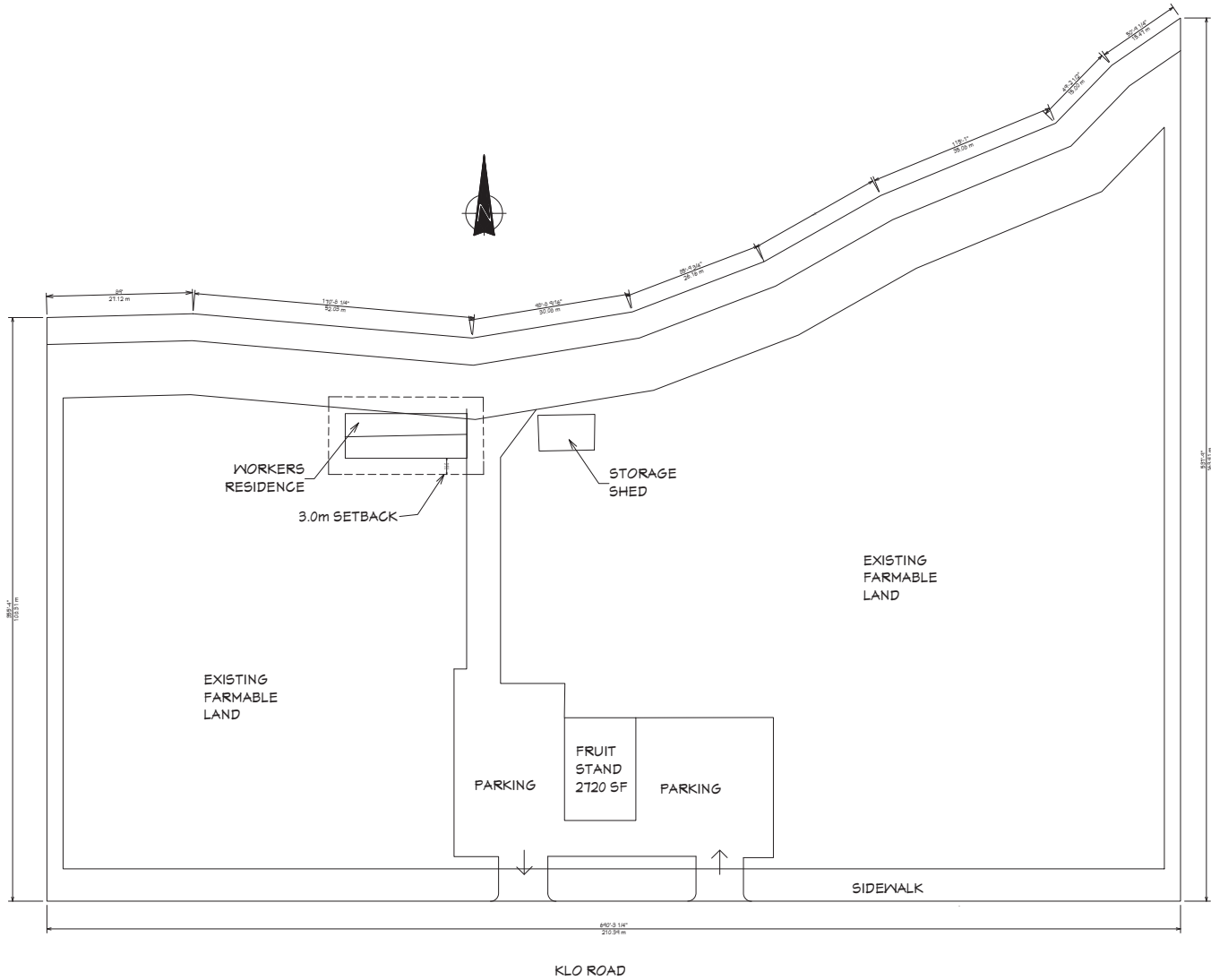
**Proposal Map / Site Plan** klo proposal.pdf

**Do you need to import any fill to construct or conduct the proposed non-adhering residential use?** No



## 7. Optional Documents

Type	Description	File Name
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1st Floor

"1760 KLO ROAD"  
KELOWNA, BC

**ATTACHMENT B**

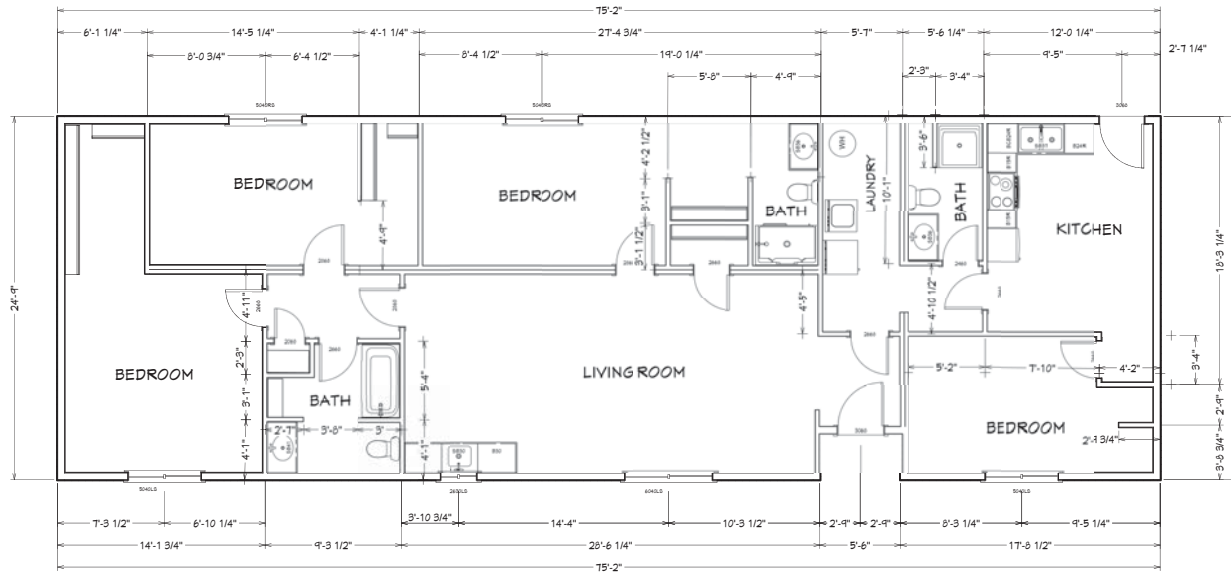
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 # A24-0006

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City of Kelowna  
 DEVELOPMENT PLANNING

**TGM**  
 Drafting & Design  
 Tom Masters  
 Kelowna, BC (250)317-2446  
 kelowna635@gmail.com

SCALE:	AS NOTED	SHEET NO:
DATE:	MAR 14/24	
SITE PLAN		<b>A-1</b>



LIVING AREA  
1843 SQ FT

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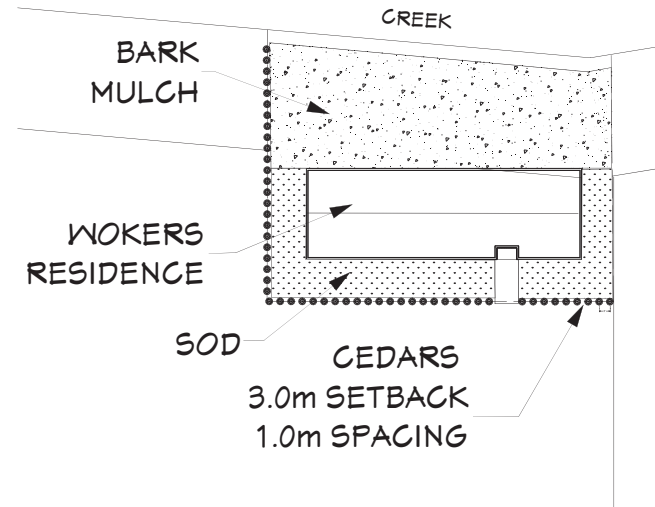
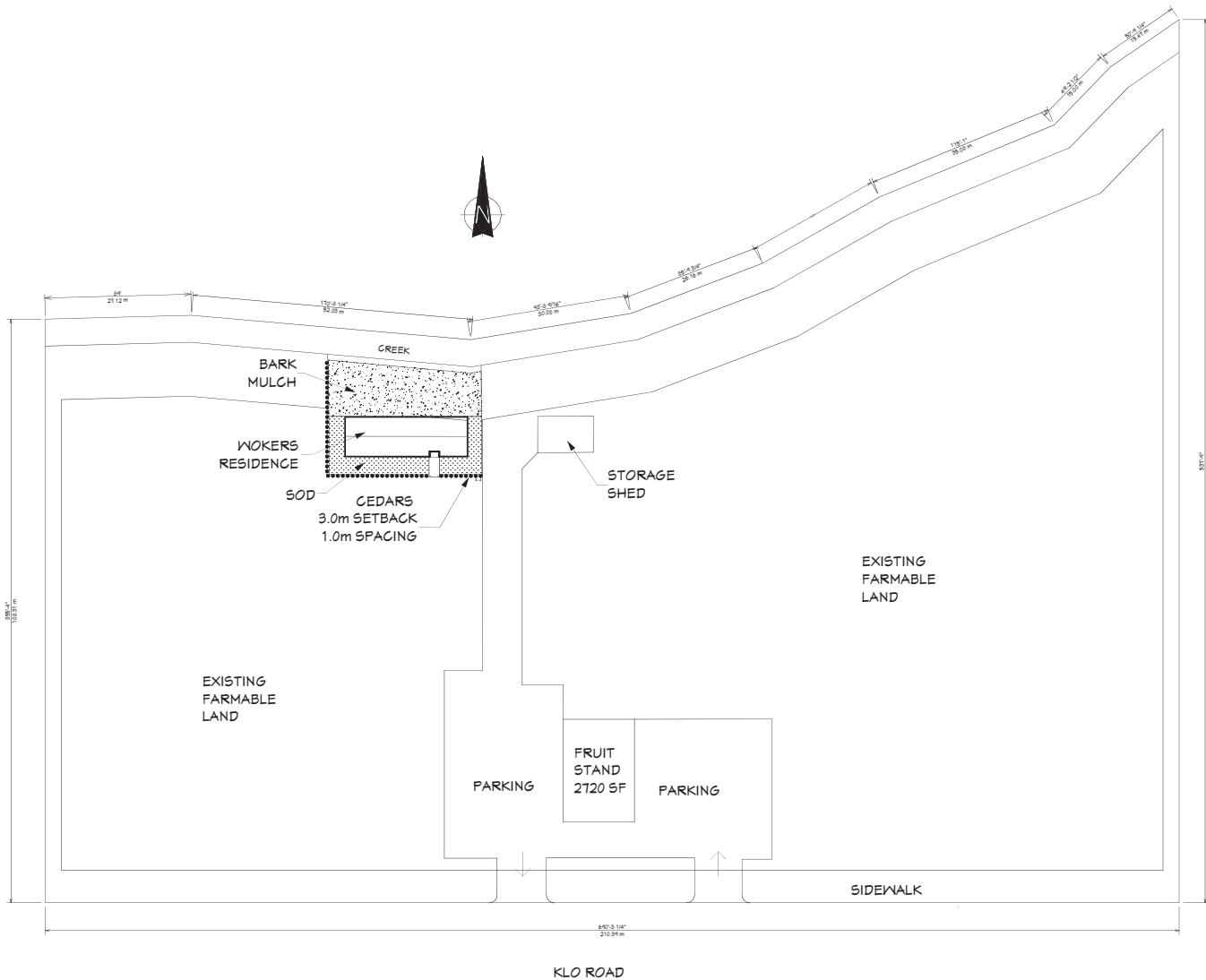
City of Kelowna  
DEVELOPMENT PLANNING

"1760 KLO ROAD  
KELOWNA, BC

**TGM**  
Drafting & Design  
Tom Masters  
Kelowna, BC (250)317-2446  
kelowna635@gmail.com

SCALE: AS NOTED	SHEET NO:
DATE: MAR 14/24	<b>A-2</b>
WORKER'S BUILDING	





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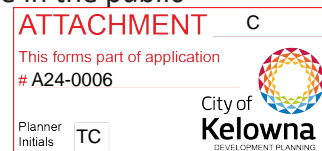
City of Kelowna DEVELOPMENT PLANNING

"1760 KLO ROAD"  
KELOWNA, BC

**TGM**  
 Drafting & Design  
 Tom Masters  
 Kelowna, BC (250)317-2446  
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SCALE:	AS NOTED	SHEET NO.
DATE:	MAR 14/24	
SITE PLAN		<b>A-1</b>

This Environmental Farm Plan (EFP) Report is provided as a resource to the farm owner for context and reference purposes. Websites and documents used for this report are in the public domain and referenced at the end of the report.

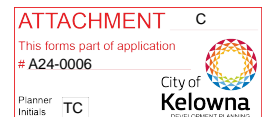
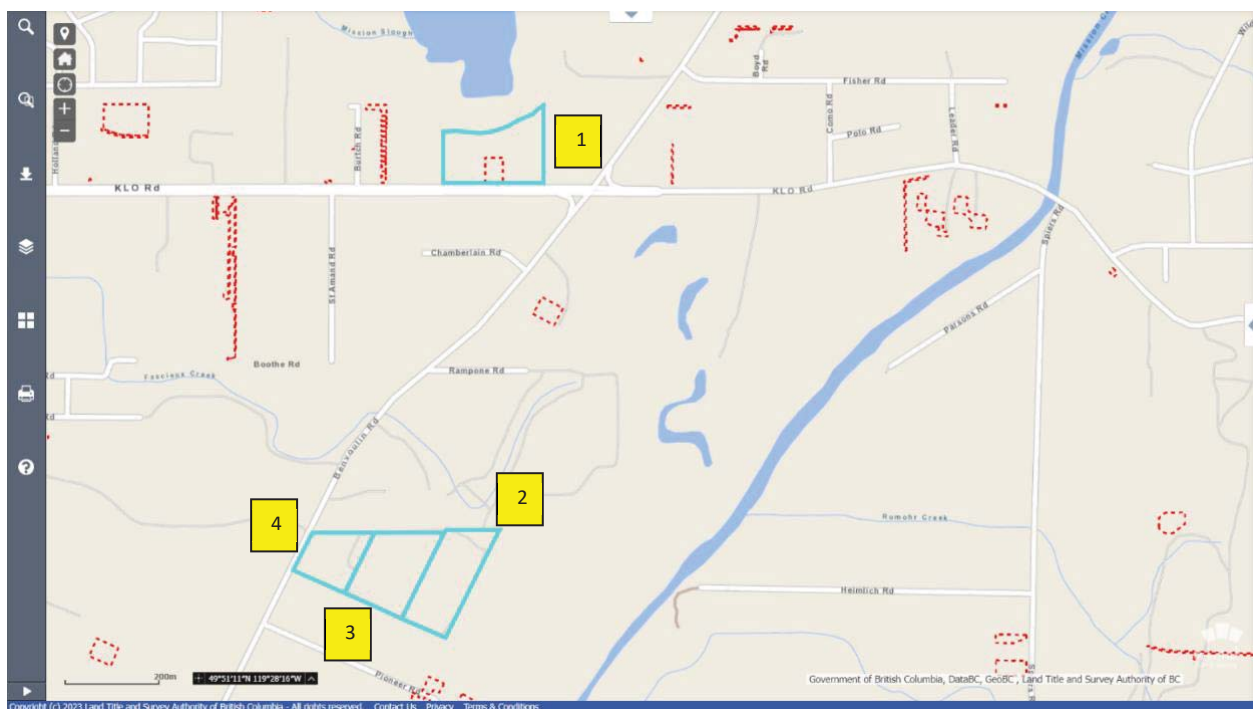


**Farm Name: KLO FARM MARKET**

**Owners: Sunny Bhangu**

<b>Location 1<sup>i,ii,iii</sup></b>	<b>1760 K.L.O. Road V1W 3P6</b>
PID	029-702-399
Plan Number	EPP51229
Legal Description	Lot 2, District Lot 131, Osoyoos Div of Yale Land District
Jurisdiction & Roll Number	19-217-10738.427
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)/(Ac)	2.52/6.23
<b>Location 2</b>	<b>3557 Benvoulin Road V1W 4M6</b>
PID	011-269-111
Plan Number	KAP2021
Legal Description	Lot 3, District Lot 132, Osoyoos Div of Yale Land District, AMD LOT (DD139279F)
Jurisdiction & Roll Number	19-217-10745.000
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)/(Ac)	2.25/5.56
<b>Location 3</b>	<b>3563 Benvoulin Road V1W 4M6</b>
PID	011-269-065
Plan Number	KAP2021
Legal Description	Lot 2, District Lot 132, Osoyoos Div of Yale Land District
Jurisdiction & Roll Number	19-217-10744.000
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)	2.25/5.56
<b>Location 4</b>	<b>3567 Benvoulin Road V1W 4M6</b>
PID	011-269-049
Plan Number	KAP2021
Legal Description	Lot 1, District Lot 132, Osoyoos Div of Yale Land District
Jurisdiction & Roll Number	19-217-10743.000
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)/(Ac)	1.43/3.54





### Agricultural Capability & Soil Survey Maps

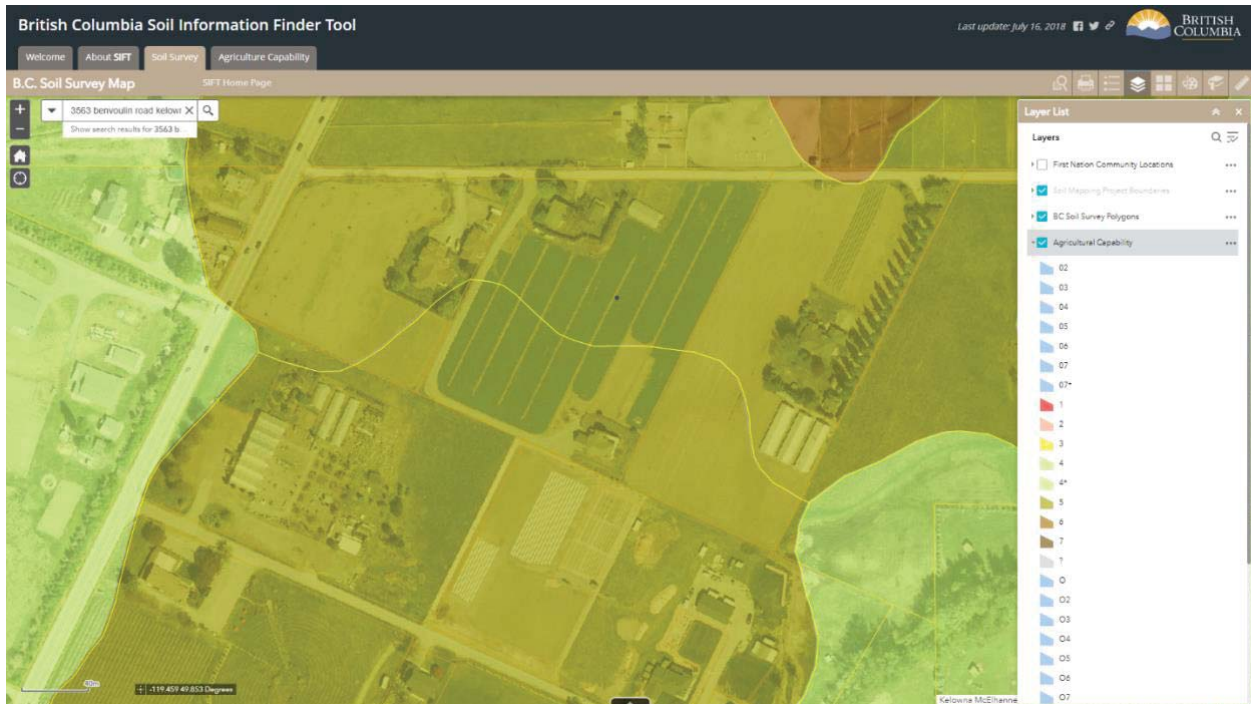
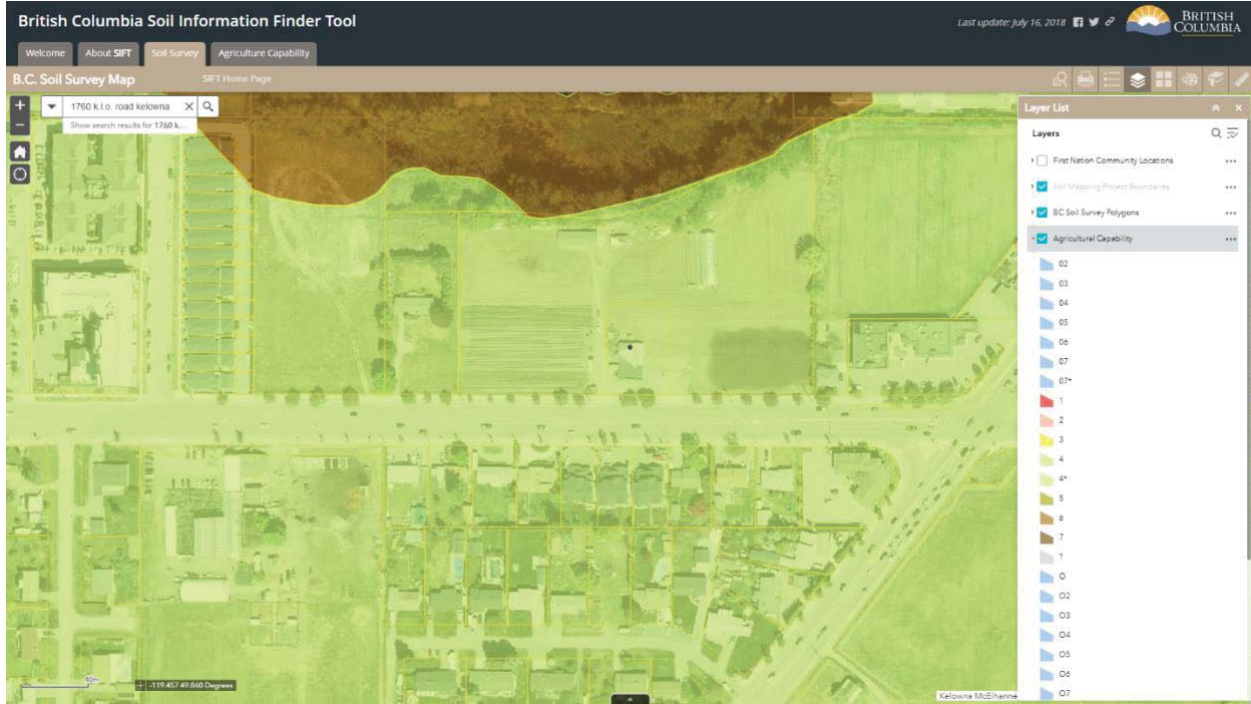
The agricultural capability of a property is determined by many factors, including, climate, soil, topography, social, economic and other environmental values. The soil surveys describe the characteristics of the soil. Detailed descriptions of the soils are available in the Ministry of Environment Technical Report “Soils of the Okanagan and Similkameen Valleys.”<sup>iv</sup>

The BC Soil Information Finder Tool (SIFT)<sup>v</sup> provides a BC Agricultural Capability Map which differentiates soils from Class 1 to Class 7. The Classes and Subclasses are described in the 2013 Agricultural Land Commission (ALC) document “Agricultural Capability Classification in BC”<sup>vi</sup> There are also subclasses (alphabetic). The subject properties have Classes 4 and 5 soils and subclasses A and W. The following excerpts are from the referenced ALC document.

*CLASS 4 -- LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.*

*CLASS 5 -- LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate*

is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.



**Agriculture Capability Subclasses**

The subclass indicates lands with similar kinds but varying intensities of limitations and hazards. It provides information on the kind of management problem or use limitation. Except for Class 1 lands, which have no significant limitations, the capability classes are divided by subclasses on the basis of type of limitation to agricultural use. Each class can include many different kinds of soil, similar with respect to degree of limitation: but soils in any class may require unlike management and treatment as indicated by the subclasses shown.

- A                    Soil moisture deficiency
- W                    Excess water (groundwater)

The SIFT soil survey information reports soil type and soil management groups (SMGs). The soil survey maps present soil types in polygons. These soil types are grouped by Soil Management Groups (SMGs) in the “Soil Management Handbook for the Okanagan and Similkameen Valleys.”<sup>vii</sup> and the SMGs provide detailed information about soil origin, limitations and suitable crops.

The soil classifications and Soil Management Groups (SMGs) for all properties are summarized below.

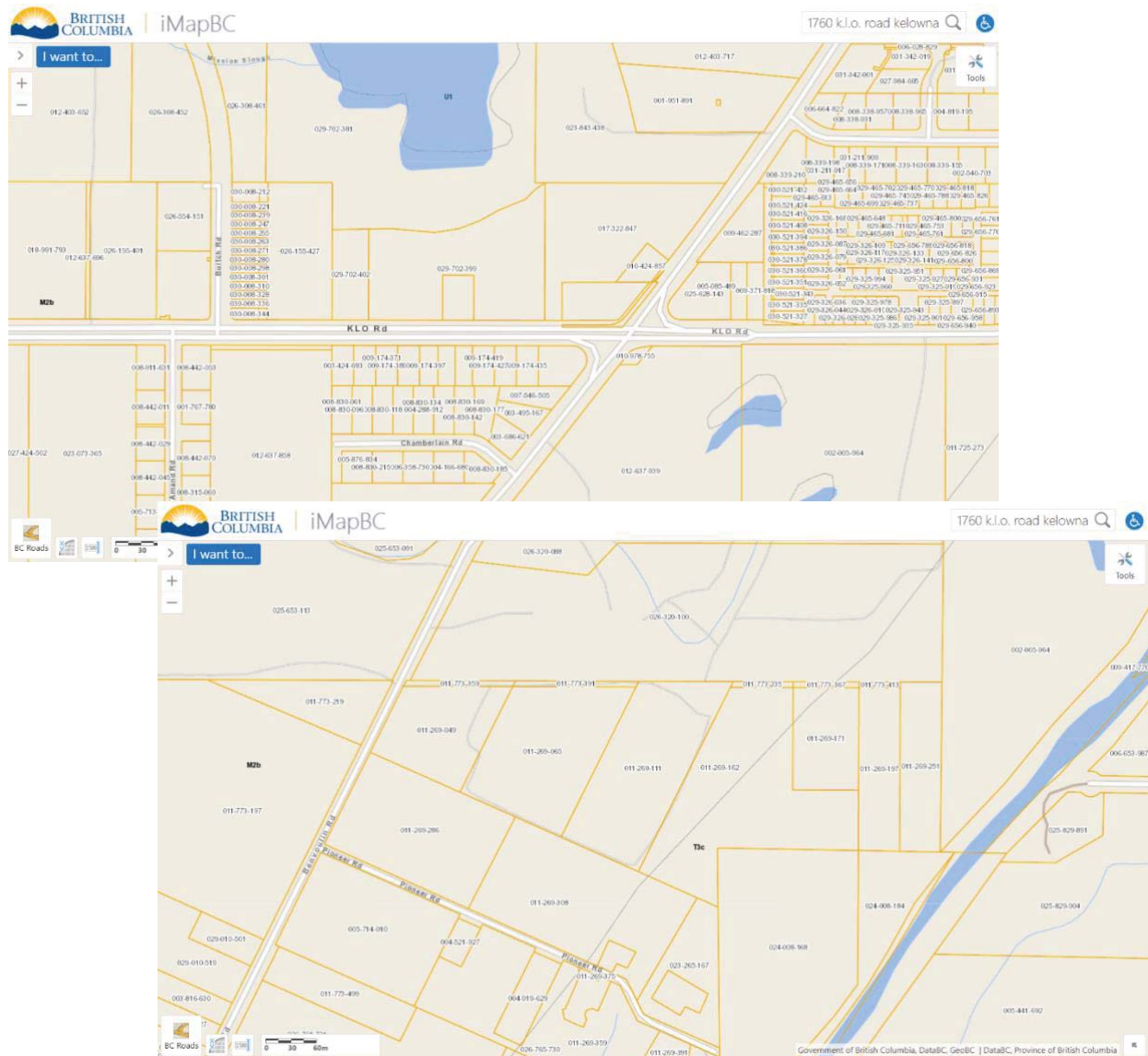
<b>Soil Summary Table – Locations and Soil Types</b>				
<b>Location</b>	<b>Agricultural Capability</b>	<b>Soil Classifications</b>	<b>Characteristics</b>	<b>Soil Management Group (SMG)</b>
1. 1760 KLO Rd	70% 4W + 30% 5W	70% Guisachan + 30% Tanaka	Sandy loam, poorly drained	Guisachan
2, 3, &4. 3557, 3563 & 3567 Benvoulin Rd	60% 5W + 40% 4A	60% Tanaka +	Sandy loam, poorly drained	Guisachan
		40% Cameron Lake	Loamy sand, imperfectly drained	Roy Creek
		100% Tanaka	Sandy loam, poorly drained	Guisachan
<b>Soil Management Group Summary – Limitations &amp; Suitable Crops</b>				
<b>SMG</b>	<b>Limitations</b>		<b>Crops</b>	
Guisachan	Fluctuating high groundwater table and subject to spring flooding; Tanaka soils are weakly saline.		Forage crops are suited on wetter sites; other crops may be suited on drained sites.	
Roy Creek	Fluctuating water tables; low organic matter in surface layers; excess subsoil moisture		With drainage, annual & perennial crops suited (cereals, forage, berries, tree fruit, root crops).	





Riparian Habitat

On-site and iMap reviews<sup>viii</sup> were conducted for the four (4) subject properties and there are no riparian areas to report.



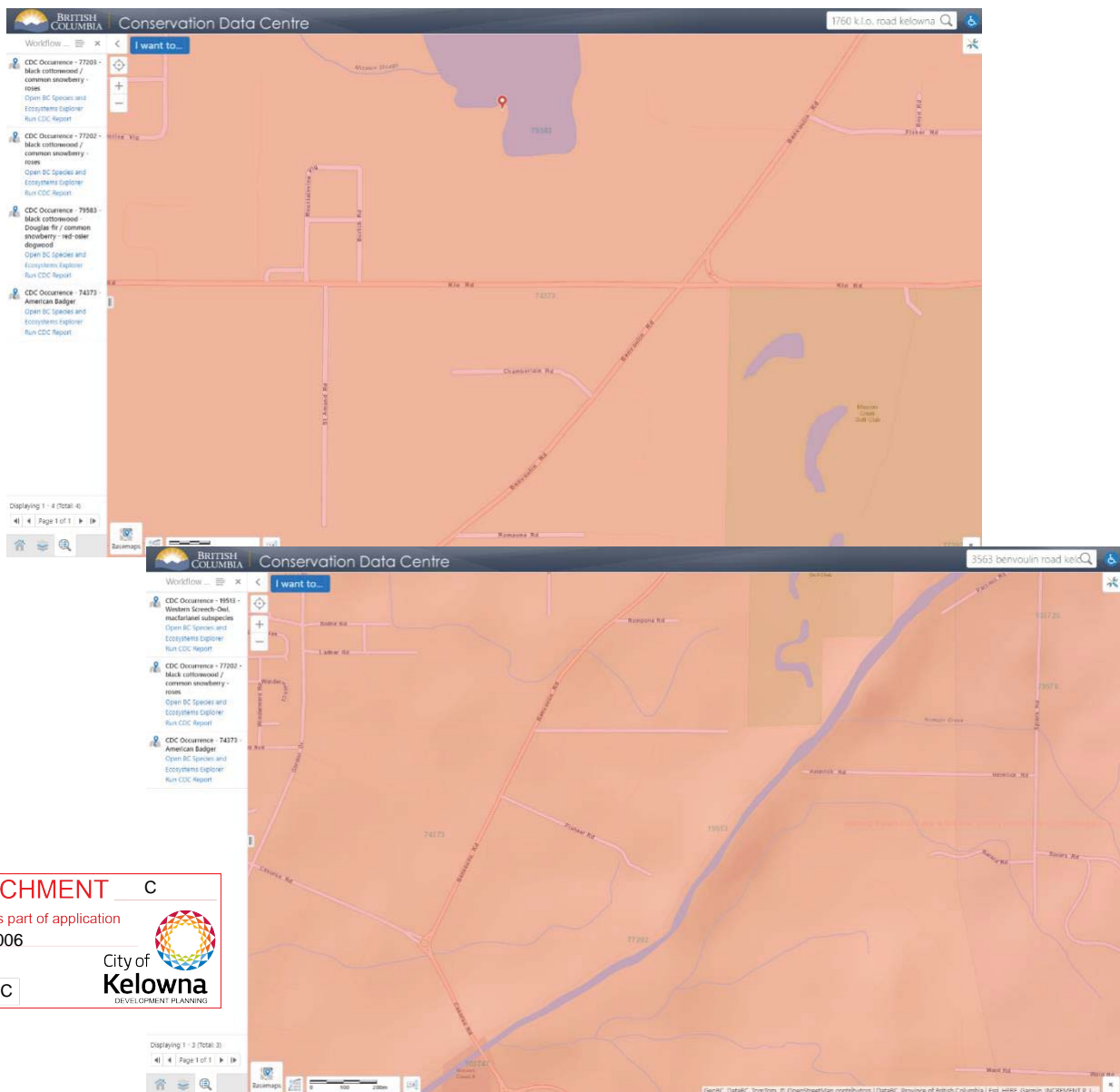
Species at Risk

The BC Conservation Data Centre<sup>ix</sup> (CDC) online mapping tool was used to check for Species at Risk on the subject properties.

The database query reports CDC Occurrence 74373 which confirms that all four (4) subject properties are capable of supporting the American Badger (*Taxidea taxus*) which is on the provincial Red List in British Columbia. In Canada, it is listed as Endangered (COSEWIC 2002). Species information about the American Badger is available online.<sup>x</sup>

There are five (5) CDC Occurrences showing for the subject properties, which are summarized in the table below. Red listed species or ecosystems are at risk of being lost. Blue listed species or ecosystems are of special concern. Yellow listed species or ecosystems are at least risk of being lost.

CDC Occurrence	Location	Common Name	Risk List
1. 74373	1760 KLO Road Benvoulin Road properties	American Badger	Red
2. 79583	1760 KLO Road	Black cottonwood – Douglas fir / common snowberry – red-osier dogwood	Red
3. 77203	1760 KLO Road	Black cottonwood / common snowberry	Red
4. 77202	Benvoulin Road properties	– roses	Red
5. 19513	Benvoulin Road properties	Western Screech Owl, macfarlanei subspecies	Blue



**ATTACHMENT C**

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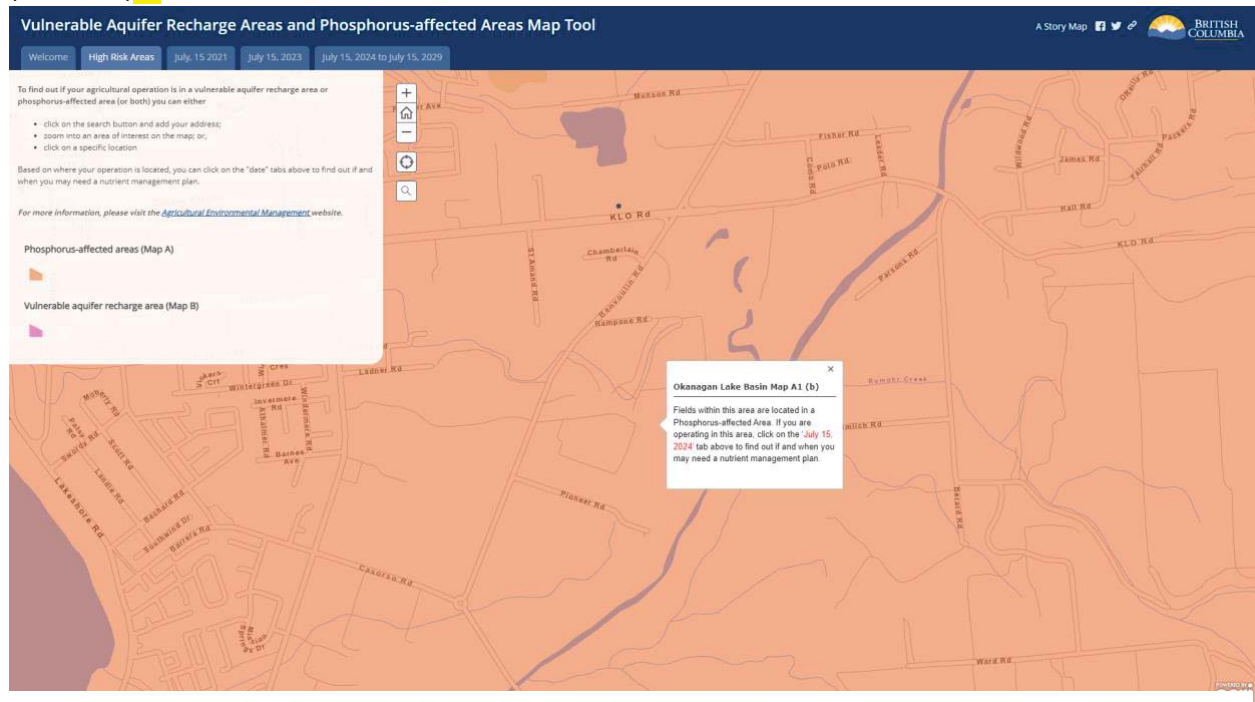
Planner Initials **TC**

**Vulnerable Aquifers and Nutrient Management**

The “Vulnerable Aquifer Recharge Areas and Phosphorus-affected Areas Map Tool”<sup>xi</sup> indicates the subject properties are located in the Phosphorus-affected areas.

Because the combined area of the subject properties is greater than 5 ha the farms may be subject to nutrient management planning requirements after July 15, 2024 if the Phosphorus Test is greater than 200 ppm. Soil phosphorous levels exceeding 90 ppm post-harvest requirements will require a nutrient management plan. The BC Fruit Growers’ Association<sup>xii</sup> is expected to provide updates to growers on nutrient management planning.

Soil testing is recommended every second year. Soil tests should be retained for 5 or more years to confirm this farm is meeting the P allowance of Agricultural Environment Management Code of Practise (AEMCOP)<sup>xiii</sup>.

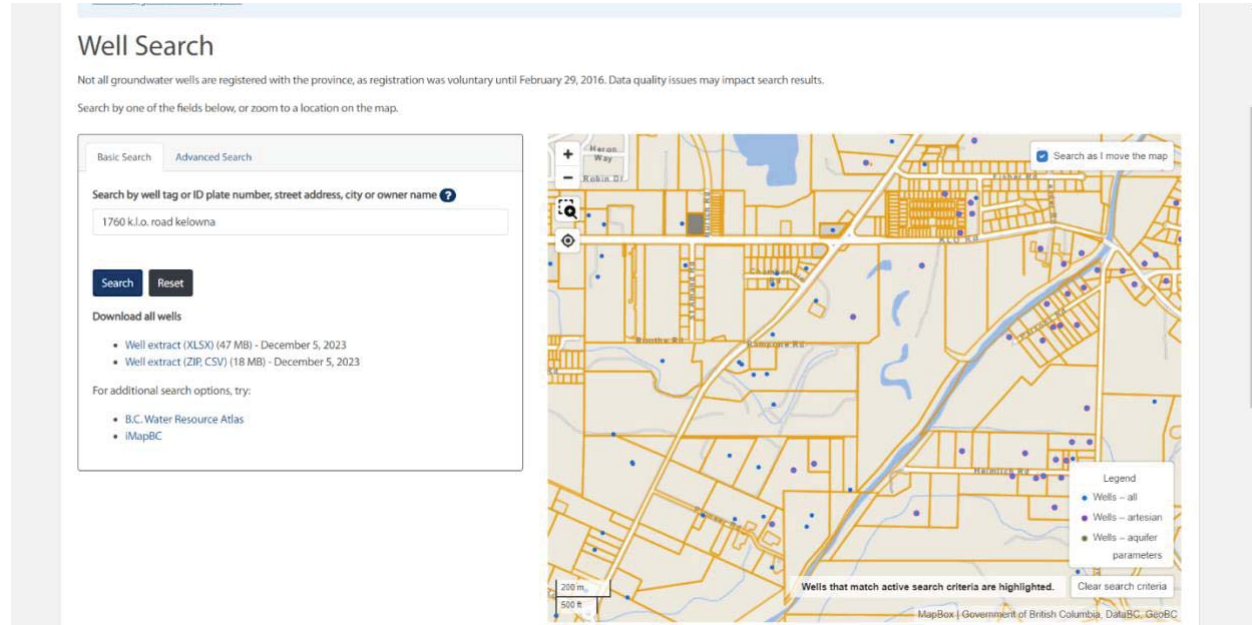


Conditions for a Nutrient Management Plan to be required				
All fields located in phosphorus-affected areas (Schedule A Maps)	July 15, 2024	July 15, 2025	July 15, 2026	July 15, 2029
For all livestock/poultry and non-livestock/non-poultry operations that apply nutrients				
Agricultural land base (hectares)	≥ 5	≥ 5	≥ 5	≥ 5
Phosphorus Test (ppm)	≥ 200	≥ 200	≥ 100 (updated)	≥ 100
Total Crop P Allowance (Kg P <sub>2</sub> O <sub>5</sub> )	≤90	≤90	≤90	≤40 (updated)

\*one animal unit is equivalent to 455 kg of livestock/poultry or any combination of livestock and poultry that equals 455 kg.

## Wells

The BC Groundwater and Wells website search tool<sup>xiv</sup> reports no wells at 1760 K.L.O. Road and 3567 Benvoulin Road. properties. Well Tag 103952, located at 3563 Benvoulin Road is an unlicensed well registered to Tony Gentinski for private domestic use. Well Tag 82293, located at 3557 Benvoulin Road is also an unlicensed well for private domestic use registered to Jack Walmsley.



## Comments & Recommendations

- This Environmental Farm Plan is renewable 5 years from the Statement of Completion date.
- It is recommended that the KLO Market owners go to the IAF website and ensure they are registered as clients in the “client portal” to ensure easy application processing when BMP’s open up.
- Soil testing is recommended as a best management practise and to provide baseline information for future nutrient management planning requirements.
- Best Management Practise (BMP) funding, based on a cost-sharing formula, may be applicable to this farm for projects and planning.
  - Code 0801(B) – improved fuel storage
  - Code 0802 -- pesticide storage improvement
  - Code 0803 – composting of residuals
  - Code: 1601(A) - new sprayers
  - Code 1601(C) -- mulching mowers
  - Code 1805 -- irrigation replacement
- Environmental Farm Plan holders are responsible to apply for their own BMP’s. Assistance may be sought from IAF staff or their planning advisor at time of application.
- **BMP (funding) list: <https://iafbc.ca/beneficial-management-practices/>**
- Red box answers are items where a provincial or federal regulation applies to the farm and changes must be made; when the red boxes are removed, you are eligible for an Environmental Farm Plan sign (contact your advisor to apply for a sign).







Additional Resources	
Soil testing	<a href="https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/soil-nutrients/nutrient-management/what-to-apply/soil-nutrient-testing">https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/soil-nutrients/nutrient-management/what-to-apply/soil-nutrient-testing</a>
Open Burning	<a href="https://www.rdco.com/en/environment/outdoor-burning.aspx">https://www.rdco.com/en/environment/outdoor-burning.aspx</a>
Working Around Water	<a href="https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/working-around-water">https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/working-around-water</a>
BC Agriculture Water Calculator	<a href="https://bcwatercalculator.ca/agriculture/welcome">https://bcwatercalculator.ca/agriculture/welcome</a>
Pesticide Use Factsheet	<a href="https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/business-and-market-development/structures-and-mechanization/orchard_spray_drift_management_factsheet.pdf">https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/business-and-market-development/structures-and-mechanization/orchard_spray_drift_management_factsheet.pdf</a>
Pesticide Storage Factsheet	<a href="https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/farm-management/structures-and-mechanization/300-series/373130-2_on-farm_pesticide_storage_and_handling_facility.pdf">https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/farm-management/structures-and-mechanization/300-series/373130-2_on-farm_pesticide_storage_and_handling_facility.pdf</a>
Pesticide Certification & Training – Pesticide Applicators’ Course Materials	<a href="https://www2.gov.bc.ca/gov/content/environment/pesticides-pest-management/certification-training">https://www2.gov.bc.ca/gov/content/environment/pesticides-pest-management/certification-training</a>
Pesticide Disposal	<a href="https://cleanfarms.ca/programs-at-a-glance/bc-programs-events/">https://cleanfarms.ca/programs-at-a-glance/bc-programs-events/</a>
Spill Reporting	<a href="https://www2.gov.bc.ca/gov/content/environment/air-land-water/spills-environmental-emergencies/report-a-spill">https://www2.gov.bc.ca/gov/content/environment/air-land-water/spills-environmental-emergencies/report-a-spill</a>
Sprayer Calibration Factsheet	<a href="https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/animal-and-crops/plant-health/bc_factsheet_-_airblast_sprayer_calibration.pdf">https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/animal-and-crops/plant-health/bc_factsheet_-_airblast_sprayer_calibration.pdf</a>
BC Agriculture Water Calculator	<a href="https://bcwatercalculator.ca/agriculture/welcome">https://bcwatercalculator.ca/agriculture/welcome</a>
Investment Agriculture Foundation of BC (IAFBC) Newsletter	<a href="https://iafbc.ca/newsletter/">https://iafbc.ca/newsletter/</a>
IAFBC Environmental Farm Plan Updates	<a href="https://iafbc.ca/environmental-farm-plan/">https://iafbc.ca/environmental-farm-plan/</a>

Additional Resources	
IAFBC Perennial Crop Renewal Program Updates	<a href="https://iafbc.ca/pcrp">https://iafbc.ca/pcrp</a>
IAFBC Client Portal Support	Client Portal Support – Investment Agriculture Foundation of BC (iafbc.ca)
General Agriculture Questions	BC Ministry of Agriculture & Food, Kelowna tel: 250-861-7211 Email: AgriServicebc@gov.bc.ca tel: 1-888-221-7141

**References**

- i [Parcel Map BC](#)
- ii [BC Assessment Authority](#)
- iii [City of Kelowna Interactive Mapping Tool](#)
- iv [Soil Survey – Agriculture Canada](#)
- v [SIFT – Soil Information Finder Tool](#)
- vi [ALC Agricultural Capability & Classification](#)
- vii [Soil Management Handbook -- Okanagan](#)
- viii [iMap BC](#)
- ix [Conservation Data Centre](#)
- x [https://www.env.gov.bc.ca/wld/frpa/iwms/documents/Mammals/m\\_badger.pdf](https://www.env.gov.bc.ca/wld/frpa/iwms/documents/Mammals/m_badger.pdf)
- xi [Vulnerable Aquifer Recharge Areas and Phosphorus-affected Areas Map Tool](#)
- xii [British Columbia Fruit Growers’ Association](#)
- xiii [Requirements for Agricultural Environmental Management](#)
- xiv [British Columbia Groundwater Wells and Aquifers](#)





March 26, 2024

Tyler Caswell  
Planner II  
City of Kelowna

**Sent by email.**



Dear Tyler Caswell:

**Re: File A24.0006 – Non-Adhering Residential Use (NARU) Application at 1760 K.L.O. Rd, Kelowna (PID:029-702-399) – The Subject Property**

Thank you for providing the opportunity for the Ministry of Agriculture and Food (Ministry) staff to comment on File No A24.0006 that proposes to place temporary accommodation for seasonal workers on the Subject Property in the form of one ATCO style trailer. From a land use planning perspective, the Ministry offers the following comments:

- The proposed housing is a 165m<sup>2</sup> ATCO style trailer, to be installed on cement blocks with no permanent foundation. Ministry staff finds these details of the proposal positive, as this is the encouraged type of housing for temporary farm workers.
- Ortho photographs of the Subject Property (dated May 2023) show a new building of unknown use in the location the applicant proposes for the trailer. Staff are unsure if the proposed ATCO trailer will be in addition to this other building.
- If the new temporary building is to be placed alongside the unknown existing building, it will displace active farmland. The building and any outdoor amenity space will remove some viable land for growing crops.
- Ultimately, Ministry staff feel that the proposed temporary housing structure for farm workers will be a benefit to this active farm.

Please contact Ministry staff if you have any questions regarding the above comments.

**Ministry of Agriculture  
and Food**

**Extension and  
Support Services  
Branch**

Mailing Address:  
PO Box 9120, Stn Prov Gov  
Victoria, BC V8W 9B4

<http://gov.bc.ca/agri>  
1-888-221-7141

Sincerely,



**Chelsey Andrews, MCP**  
Land Use Planner  
Strengthening Farming Program  
Ministry of Agriculture and Food

[chelsey.andrews@gov.bc.ca](mailto:chelsey.andrews@gov.bc.ca)  
Phone: 1 250-850-1854

<b>ATTACHMENT</b>	<b>D</b>
This forms part of application # A24-0006	
Planner Initials	TC
 City of <b>Kelowna</b> DEVELOPMENT PLANNING	