



**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

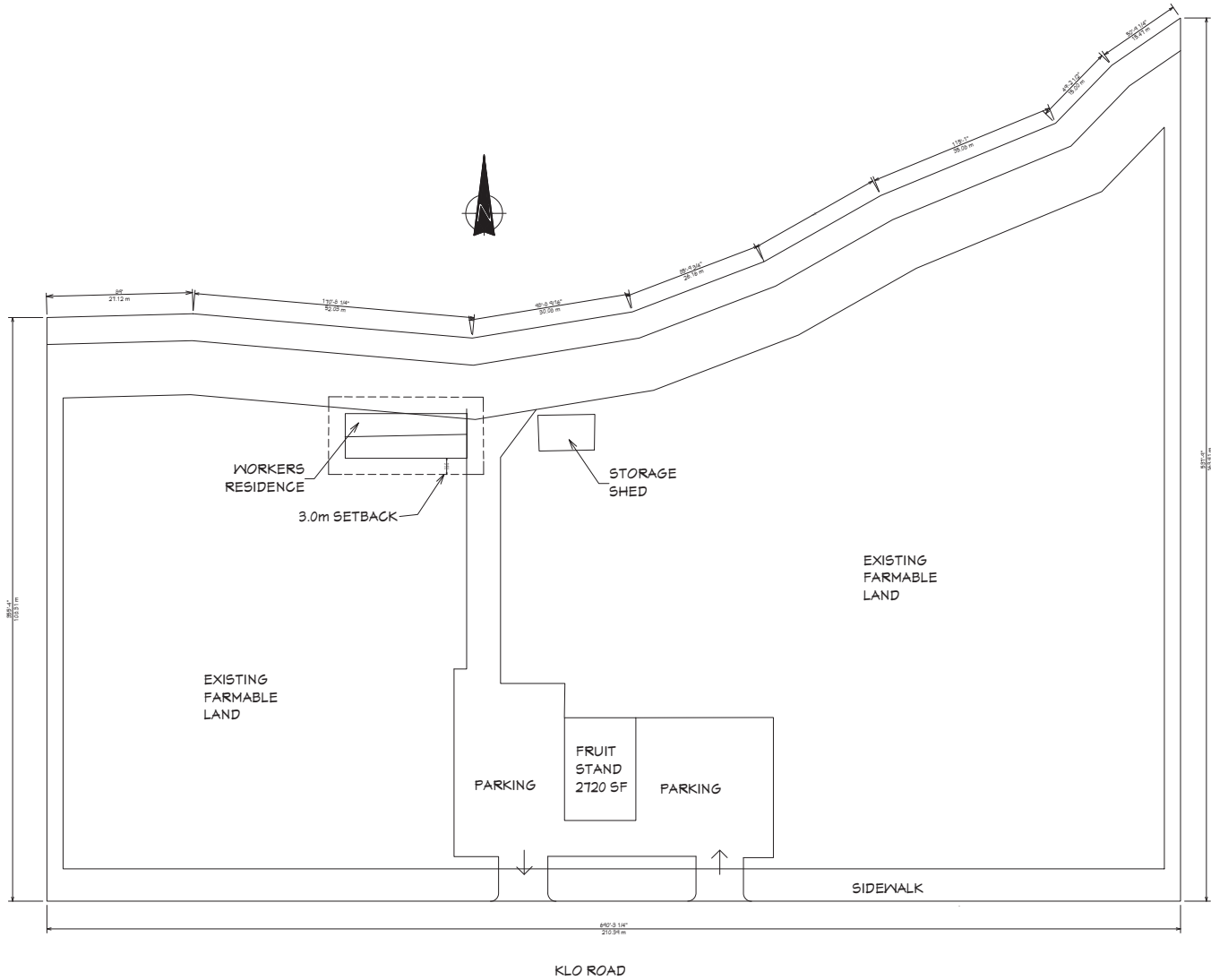
**Proposal Map / Site Plan** klo proposal.pdf

**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**

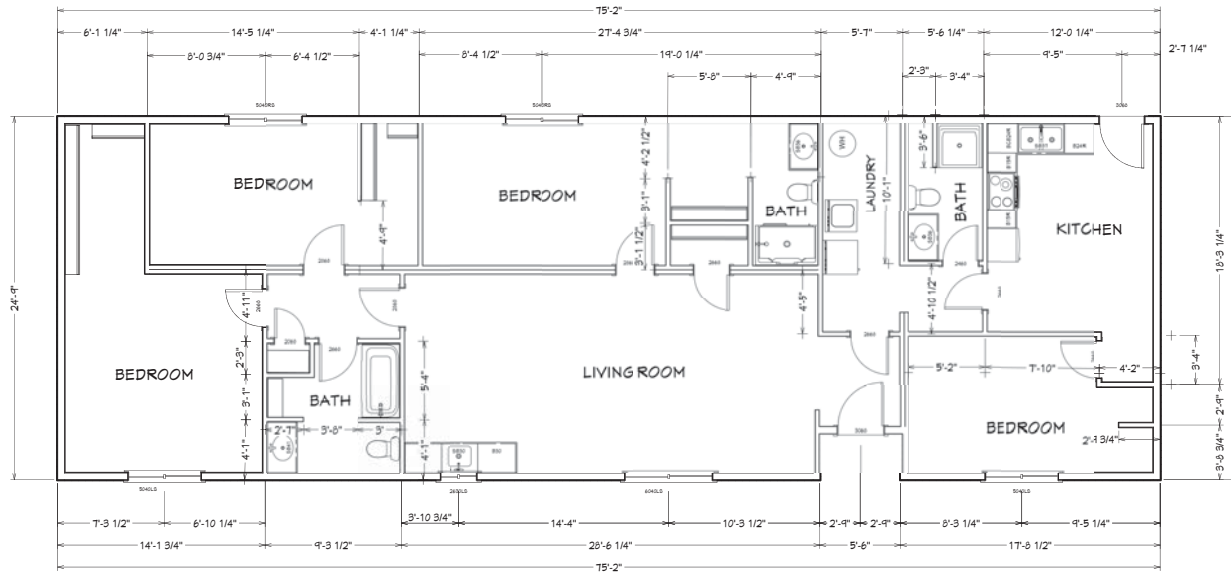
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**City of Kelowna**  
 DEVELOPMENT PLANNING

<b>TGM</b> Drafting & Design Tom Masters <small>Kelowna, BC (250)317-2446          kelowna635@gmail.com</small>	SCALE:	AS NOTED	SHEET NO:
	DATE:	MAR 14/24	<b>A-1</b>

SITE PLAN



LIVING AREA  
1843 SQ FT

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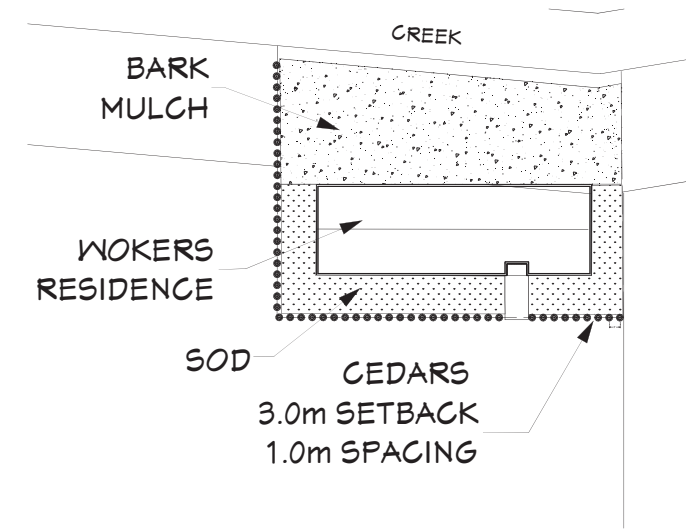
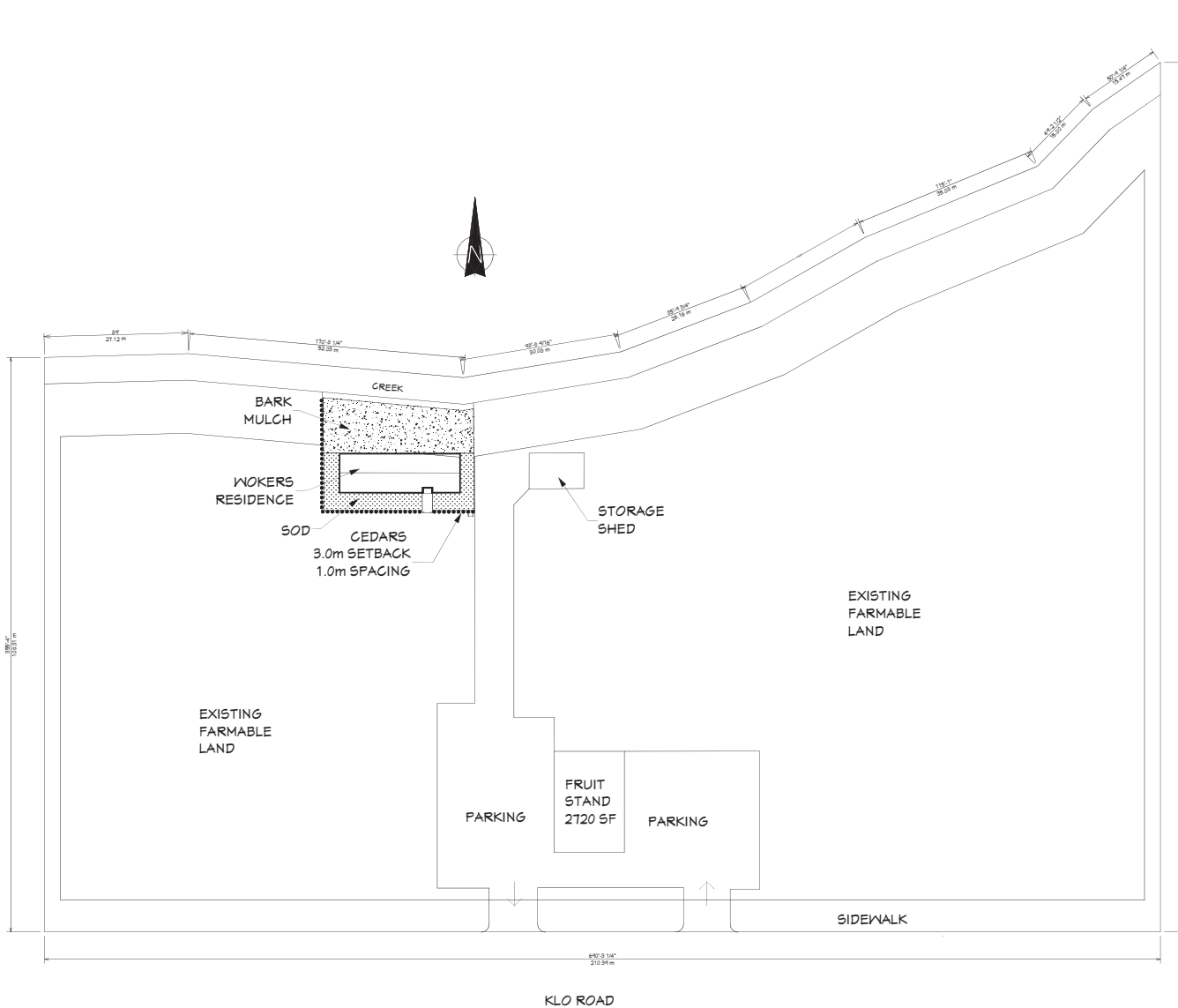


"1760 KLO ROAD  
KELOWNA, BC

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

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





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



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

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