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This forms part of application

A24-0011

Planner
Initials

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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101744
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Applicant:
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 3 SECTION 31 TOWNSHIP 27 AND OF SECTION 36 TOWNSHIP 26 OSOYOOS
DIVISION YALE DISTRICT PLAN KAP91485
Approx. Map Area 8.45 ha
PID 028-368-762
Purchase Date Jan 7, 2022
Farm Classification Yes
Civic Address 1448 Latta Road, Kelowna
Certificate Of Title KhelaLattaSOC.pdf

| Land Owner(s) | Organization | Phone | Email | Corporate Summary |
|---------------|----------------|-------|-------|----------------------|
| | Not Applicable | | | Not Applicable |
| | Not Applicable | | | 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

Describe the other parcels including their location, who owns or leases them, and their use.

Refer to land owner holdings included in spreadsheet later in application.

3. Primary Contact

| | |
|------------------------------|--------------------|
| Type | Third-Party Agent |
| First Name | Carl |
| Last Name | Withler |
| Organization (If Applicable) | No Data |
| Phone | 2508702137 |
| Email | cwithler@gmail.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).

High value cherry crop in production on all portions of the property without existing buildings.

Describe all agricultural improvements made to the parcel(s).

High value cherries are planted on the property, the irrigation system has been upgraded, the property has been fenced and the pruning improved.

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

There is a primary residence that has been converted to SAWP accomodation. There is a fully depreciated single wide mobile home occupied by tenants. There are a cluster of 3 1970's build picker shacks that have a single resident in them currently.

Land Use of Adjacent Parcels

| | Main Land Use Type | Specific Activity |
|-------|----------------------------|----------------------|
| North | Agricultural / Farm | forage production |
| East | Agricultural / Farm | treefruit production |
| South | Agricultural / Farm | treefruit production |
| West | Transportation / Utilities | Latta Road |

6. Proposal

Selected Subtype: Additional Residence for Farm Use

What is the purpose of the proposal? The Khela's are applying to keep this pickers shack on site as it will be additional SAWP housing into the future.

What is the total floor area (m²) of the proposed additional residence? 35

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term. In the short term this tenant, and building, provide security on the farm and do report irrigation breaks. In the longer term this shack can be converted to SAWP housing for 1-2 Mexican employees.

Describe the rationale for the proposed location of the additional residence. This picker's shack was on site when the Khela's purchased the property and has been so since the early 1970's during the picker shack program.

Provide the total area (m²) and a description of infrastructure necessary to support the additional residence. None

Describe the total floor area (m²), 90m'2 SAWP accomodation for Mexican workers, 35m2 tenants in mobile

type, number, and occupancy of all residential structures currently located on the property. home who cannot be evicted, 35m pickers shack occupied by working guy who keeps an eye on the farm.

Proposal Map / Site Plan khelashackyellow.jpg

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 |
|------------------------------|----------------------------------|----------------------------|
| Other files that are related | Farmed acres by Khela family | Khelafarmedacres.xlsx |
| Other files that are related | Farmed addresses by Khela family | Khelafarmaddresses.docx |
| Professional Report | rationale for keeping shack. | KhelaNonfarmrationale.docx |