



ATTACHMENT A

This forms part of application
A25-0018

Planner Initials



City of Kelowna
COMMUNITY PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106135
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Shergill
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 15 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 3379
Approx. Map Area 6.15ha
PID 010-856-315
Purchase Date Aug 6, 2021
Farm Classification Yes
Civic Address 3251 East Kelowna Road, Kelowna B.C. V1W 4H3
Certificate Of Title shergillsot.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Surinder Shergill	Not Applicable	2508087447	s-shergill@hotmail.com	Not Applicable

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. We own, live on, and farm the property two to the South of the property we wish to place trailers for TFW's on. It is 3047 East Kelowna Road. We grow and sell cherries from this property.

ATTACHMENT A	
This forms part of application # A25-0018	
Planner Initials	<input type="text" value="SO"/>
	

3. Primary Contact

Type Third-Party Agent

First Name Carl

Last Name Withler

Organization (If Applicable) Greenspark Consulting Ltd

Phone 2508702127

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). We grow cherries on our property at 3047 East Kelowna Road and apples and cherries on our property 3251 East Kelowna Road

Describe all agricultural improvements made to the parcel(s). We have high density apples planted at 3251 East Kelowna Road and high value/export quality cherries planted at 3047 East Kelowna Road

Describe all other uses that currently take place on the We have a primary residence at 3047 East Kelowna Road and a small equipment storage shed. At 3251 we have a primary residence as well as a

parcel(s).

worker housing for 8 workers.

ATTACHMENT A

This forms part of application
A25-0018

Planner
Initials

SO


City of Kelowna
COMMUNITY PLANNING

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Transportation / Utilities	East Kelowna Road
East	Agricultural / Farm	apples
South	Agricultural / Farm	cherries
West	Agricultural / Farm	cherries

6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m²? No

Is your proposal to retain an existing residence while building a new residence? No

Is your proposal for an additional residence? No

Is your proposal for temporary foreign worker housing? Yes

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

What is the purpose of the proposal? We wish to bring in trailers to place and house up to 40 TFW's as our production continues to expand.

Is your proposal necessary for farm use? If so, please explain what the temporary foreign workers will be doing on the farm. These workers are needed on the arm as we cannot hire enough local labour and our production continues to expand. These workers will do everything with us from planting trees to picking and shipping fruit. If we can keep them long enough we will do some pruning with them also.

How many temporary foreign workers will be housed by the proposal? Up to 40.

Will the temporary foreign worker housing be designed to move from one place to another? Yes

What is the size (in hectares) of the farm operation that the temporary foreign workers will be supporting? 15

Will the proposed residence(s) be clustered with existing residential structures? Please explain. Yes, these trailers will be just south of the existing worker housing.

Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain. No, but they will be placed on previously cleared, but unplatable ground.

Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location? These trailers will be placed just south of the primary residence and kept tight to existing structures.

Describe any infrastructure required to support the proposed residence(s) and the approximate area (m²) required for that infrastructure We will require and engineered, upgrades septic system and about 1500m of crush to place the trailers on.

Proposal Map / Site Plan surindercamp.jpg

Detailed Building Plans shergillsiteplan.pdf

Existing Residence No Data



Proposed Residence	Total Floor Area
#1	150m ²

Description
TFWH trailers

ATTACHMENT A

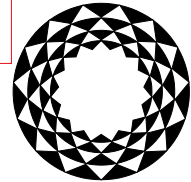
This forms part of application
A25-0018

Planner Initials



7. Optional Documents

Type	Description	File Name
	No Data	



City of
Kelowna

TEMPORARY FARM WORKER HOUSING PERMIT

APPROVED ISSUANCE OF TEMPORARY FARM WORKER HOUSING PERMIT NO. FH26-0001

Issued To: Surinder Singh Shergill
Site Address: 3521 East Kelowna Road
Legal Description: Lot 1 Section 15 Township 26 ODYD Plan 3379
Zoning Classification: A1 – Agriculture 1
Development Permit Area: Temporary Farm Worker Housing

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Council authorizes the issuance of Temporary Farm Worker Housing Permit No. FH26-0001 for Lot 1 Section 15 Township 26 ODYD Plan 3379 located at 33251 East Kelowna Road, Kelowna, BC subject to the following:

1. Approval by the Agricultural Land Commission of Non-Adhering Residential Use Permit Application No. A25-0018;
2. The dimensions and siting of the building and landscaping to be constructed on the land be in accordance with Schedule "A";
3. The applicant is required to post the City a Landscape Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscape buffer, as determined by a professional landscaper;
4. Registration of a Section 219 Restrictive Covenant on the Title that states:
 - a. The dwellings will be used for temporary farm workers only;
 - b. The owner will remove the dwellings if the farm operation changes such that if they are no longer required;

- c. The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
- d. The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers; and,
- e. The temporary farm worker housing building footprint is a maximum of 0.3 ha.

AND FURTHER THAT this Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a. An Irrevocable Letter of Credit in the amount of \$ [To be determined]

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

5. APPROVALS

Issued and approved by Council on the 30th Day of March, 2026

Nola Kilmartin
Development Planning Department Manager

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or his or her designates**



East Kelowna Rd



Area of Interest

Orchard

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

SCHEDULE A

This forms part of application
A25-0018 / FH26-0001

Planner Initials **SO**

Municipal Address:
3251 East Kelowna Rd
Kelowna, BC
V1W-4H3

Legal Address:
PLAN KAP3379
PID: 010-856-315

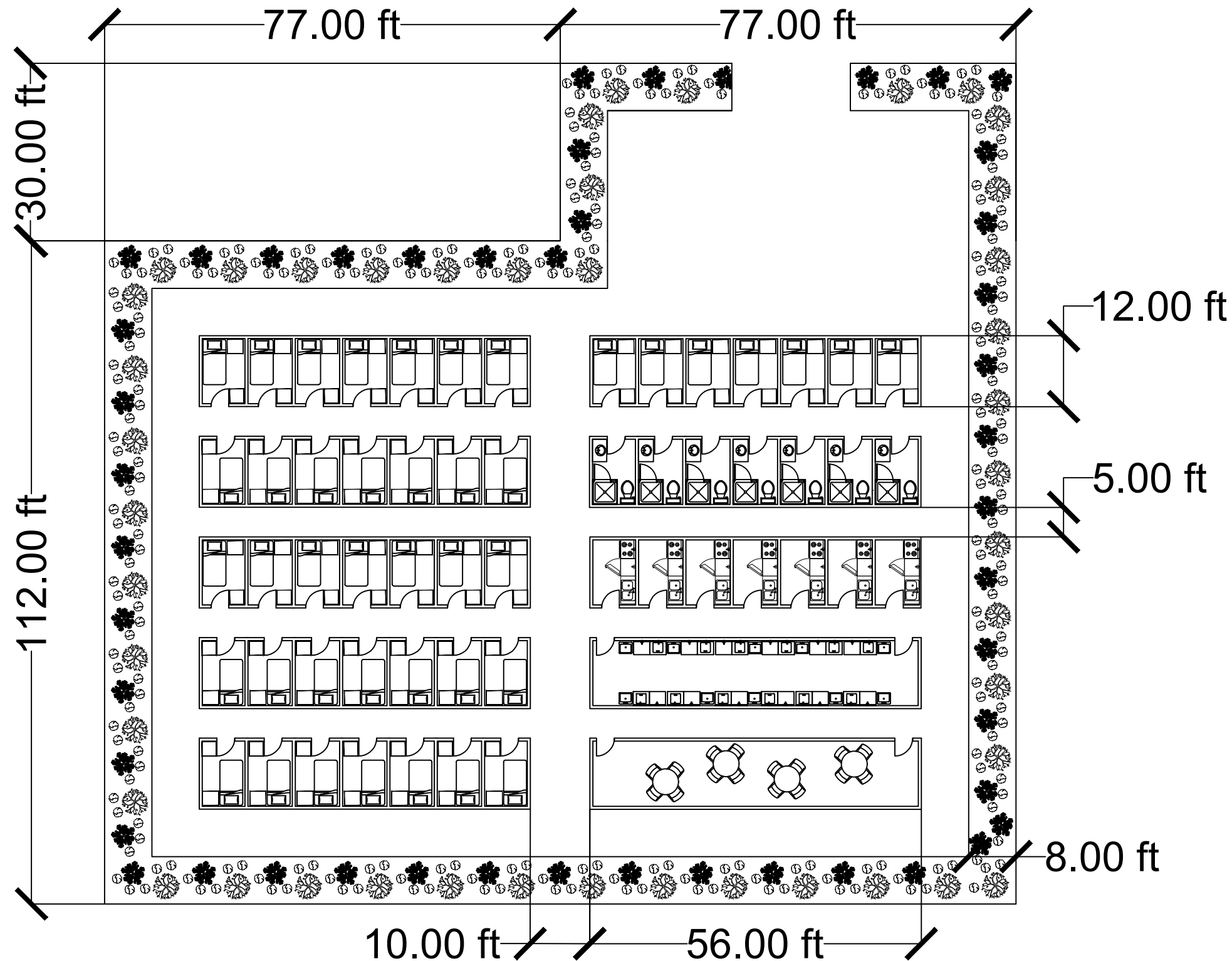
Acres 15.50 (6.27 Hectares)

40 Worker Housing
10 Trailers x 56' x 12' = 6,720 ft²

Area of Interest: 0.52 Acres

- 1-6: Sleeper Units 56' x 12' 4,032 ft²
- 7: Kitchen Unit 56' x 12' 672 ft²
- 8: Washroom Unit 56' x 12' 672 ft²
- 9: Laundry Unit 56' x 12' 672 ft²
- 10: Recreation Unit 56' x 12' 672 ft²
- TOTAL: 6,720 ft²**

3251 East Kelowna Rd Kelowna, BC V1W-4H3	
Worker Accommodations Site Plan	
Name:	1
Company: Surinder Shergill	
Rev:	
Date: 10/22/2025	



3251 East Kelowna Rd Kelowna, BC V1W-4H3	
Worker Accommodations Trailer Configuration	
Name:	Sheet No.:
Company: Surinder Shergill	2
Rev:	
Date: 10/22/2025	

SCHEDULE A

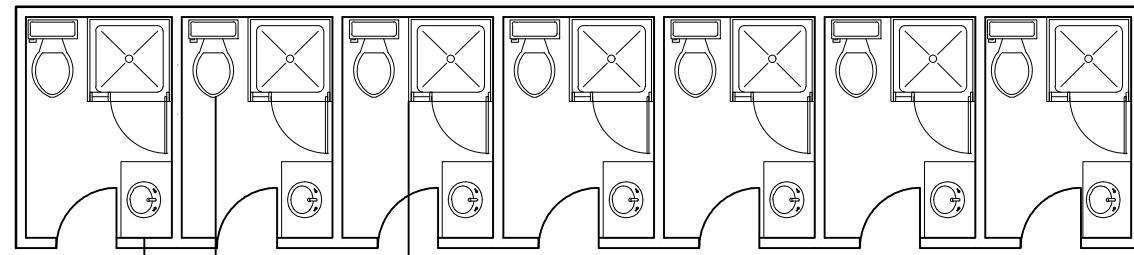
This forms part of application
A25-0018 / FH26-0001



City of
Kelowna
COMMUNITY PLANNING

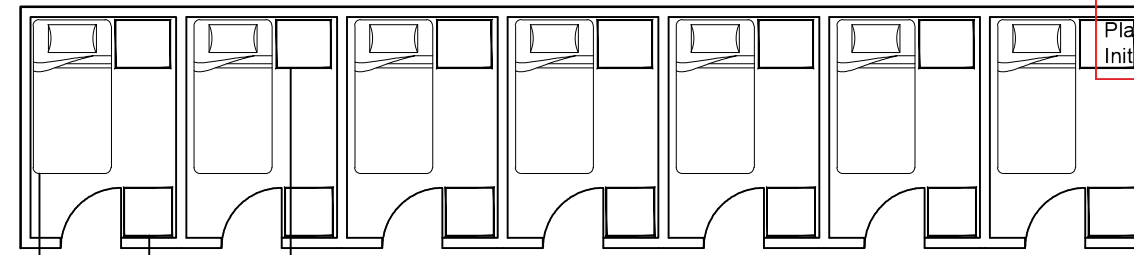
Planner
Initials

SO



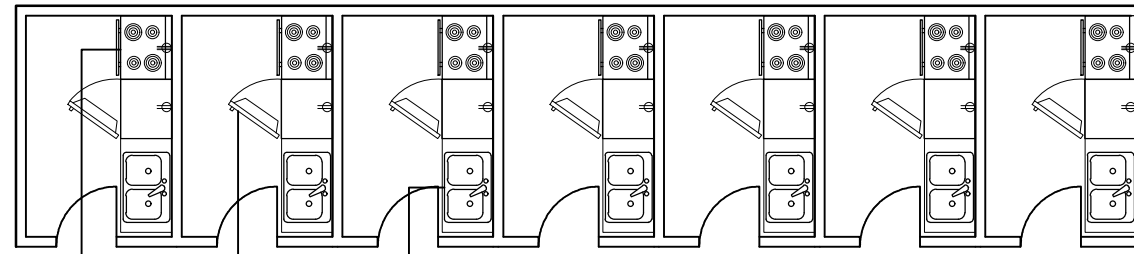
Sink Toilet Shower

Washroom Unit (1) 56' x 12' Sq. Ft. :672



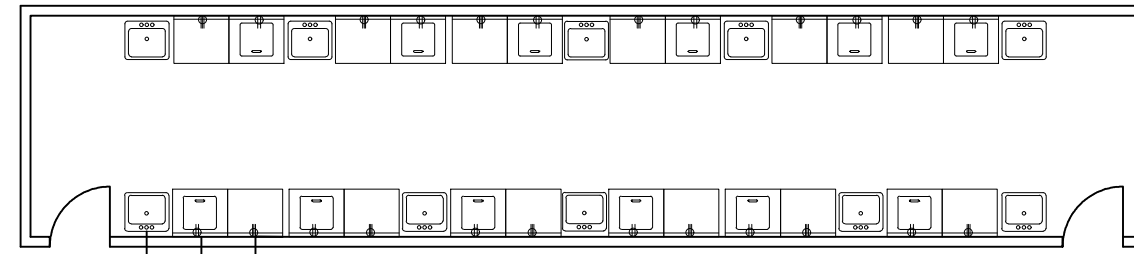
Bed Closet Desk

Sleeper Unit (6) 56' x 12' Sq. Ft. :672



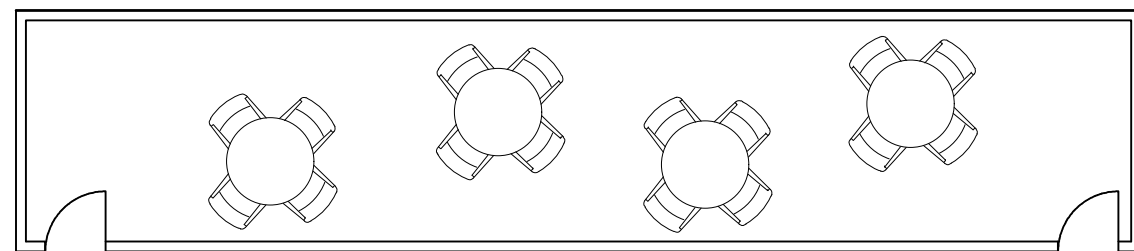
Stove Fridge Sink

Kitchen Unit (1) 56' x 12' Sq. Ft. :672



Sink Dryer Washer

Laundry Unit (1) 56' x 12' Sq. Ft. :672



Rec Room (1) 56' x 12' Sq. Ft. :672

3251 East Kelowna Rd
Kelowna, BC
V1W-4H3

Worker Accommodations
Trailer Floor Plans

Name:

Sheet No.:

Company:
Surinder Shergill

3

Rev:

Date:

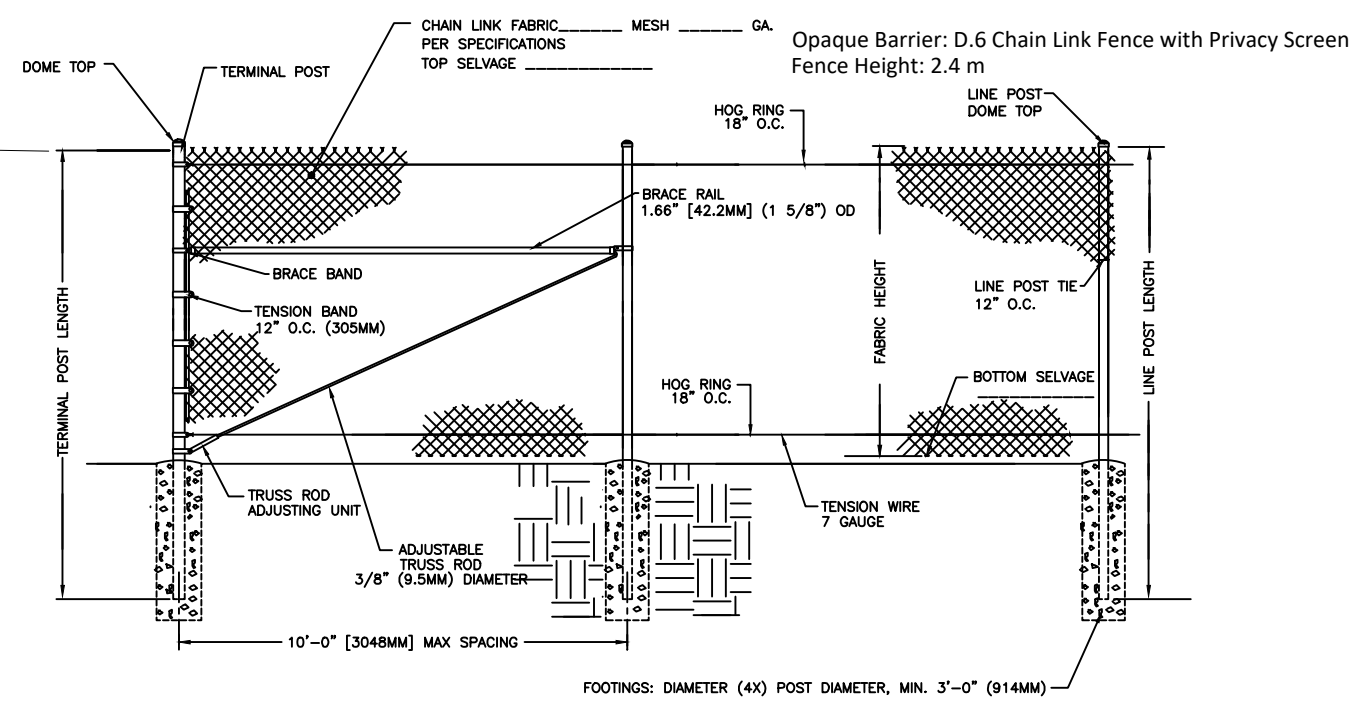
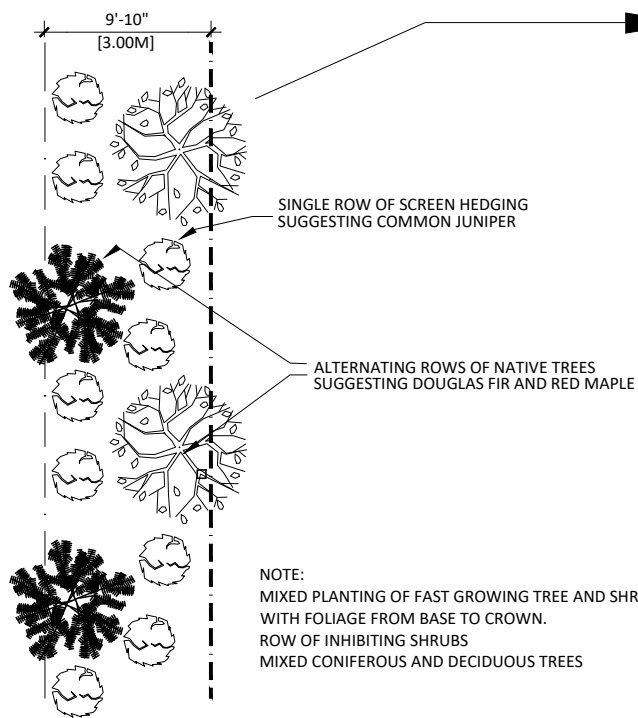
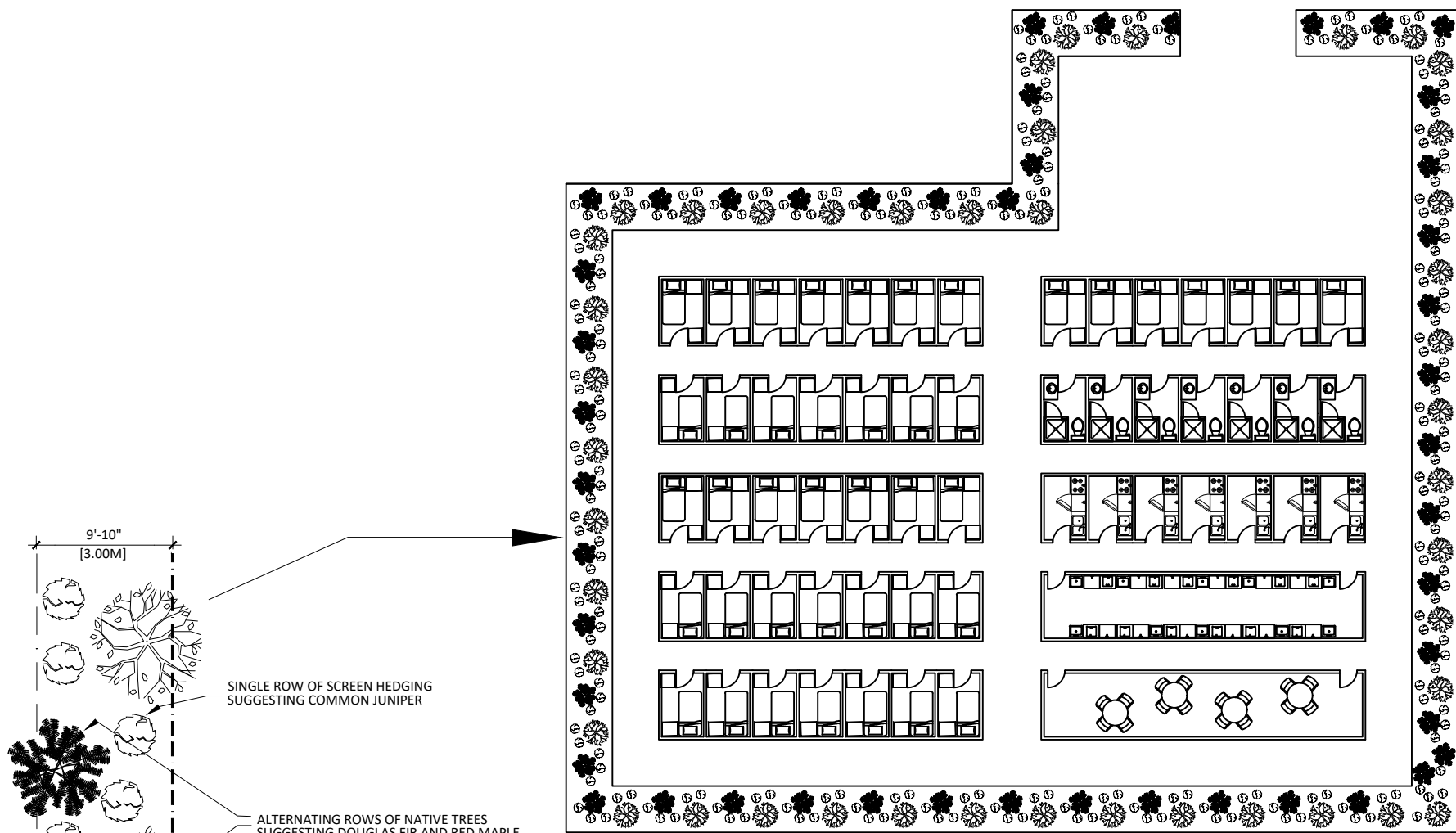
10/22/2025

SCHEDULE A

This forms part of application
A25-0018 / FH26-0001



Planner Initials **SO**



3251 East Kelowna Rd Kelowna, BC V1W-4H3	
Worker Accommodations Landscape Design	
Name:	Sheet No.:
Company: Surinder Shergill	4
Rev:	
Date: 10/22/2025	

SCHEDULE A

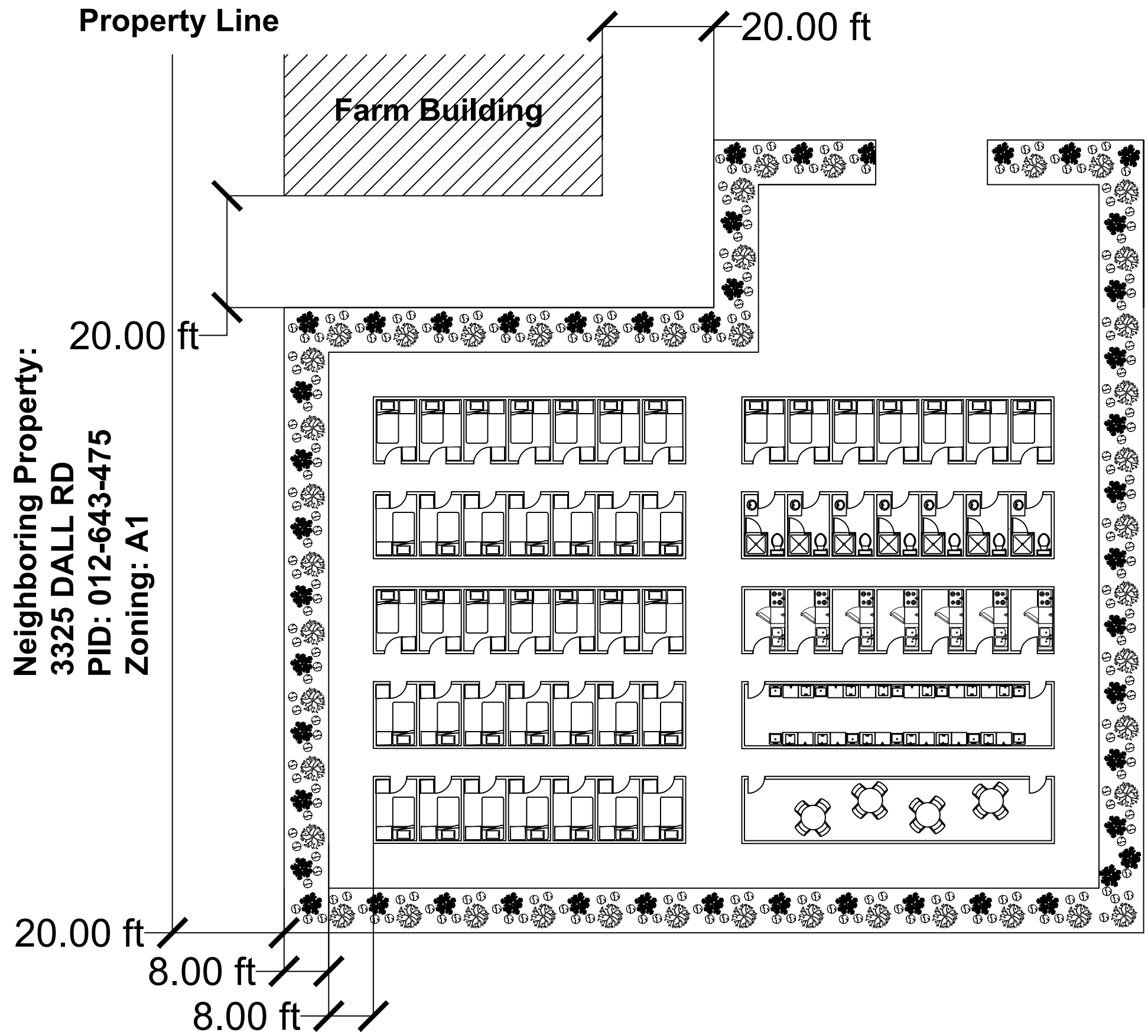
This forms part of application
A25-0018 / FH26-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

SO



Neighboring Property:
3325 DALL RD
PID: 012-643-475
Zoning: A1

Orchard
PID: 010-856-315
Zoning: A1

3251 East Kelowna Rd Kelowna, BC V1W-4H3	
Worker Accommodations Setbacks	
Name:	Sheet No.: 5
Company: Surinder Shergill	
Rev:	
Date: 10/22/2025	



Memo

Date: January 5, 2026
File No.: A25-0018
To: Development Planning Dept (SO)
From: Development Engineering Dept
Subject: Development Permit Comments – 3251 East Kelowna Rd

The Development Engineering Department has the following comments associated with this Agricultural Application for temporary farm worker housing on the subject property.

The Development Engineering Technologist for this file is Chris Pedersen (cpedersen@kelowna.ca).

1. SITE LAYOUT AND OPERATIONAL COMMENTS

- a. No new driveways will be permitted. The three existing driveways from East Kelowna Rd are permitted to remain and can be used for this development.

2. REQUIREMENTS APPLICABLE PRIOR TO BUILDING PERMIT ISSUANCE

- a. Approximately 3.6 m road dedication along the entire frontage of East Kelowna Rd will be required to achieve a ROW width of 21 m in accordance with the Rural Minor Arterial XS-R60 typical cross-section (see [SDS Bylaw 7900](#)) prior to Building Permit issuance.
- b. Offsite Works and Services will be necessary to service the proposed development to the standards outlined in [Subdivision, Development & Servicing Bylaw No. 7900](#). A Works Permit for construction of offsite Works and Services will be required prior to making an application for Building Permit. Please contact the assigned Development Engineering Technologist for more information.

M Hobbs

Melissa Hobbs, P.Eng, PMP
Development Engineering Dept.
CP