

# REPORT TO COUNCIL



Date: June 20, 2012

To: City Manager

From: Land Use Management, Community Sustainability (GS)

Application: FH12-0001/DP12-0090

Owner: Chanchal Bal  
Barbara Bal

Address: 550 Hwy 33 E

Applicant: Chanchal Bal

Subject: Farm Protection Development Permit and Additional Dwelling for Farm Employee Permit.

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 - Agriculture

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## 1.0 Recommendation

THAT Council authorize the issuance of Additional Dwelling for Farm Employee Permit No. FH12-0001 for temporary farm worker housing for Lot A, Section 24, Township 26, ODYD Plan KAP81726, Except Plan EPP6537, located at 550 Hwy 33 E, Kelowna, BC;

AND THAT Council authorize the issuance of Development Permit No. DP12-0090 for the above-mentioned property subject to the following:

1. The dimensions and siting of the buildings to be placed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land, be in general accordance with Schedule "B";
3. Additional landscaping and restoration to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City, a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping;
5. Registration of a Section 219 Covenant which restricts use of the housing to agricultural workers employed on a full-time, seasonal basis between April 1 and October 31 each year; and
6. Issuance of a Natural Environment Development Permit by the Director, Land Use Management.

## 2.0 Purpose

To consider a request for the placement and occupancy of 12 industrial style trailers for temporary farm worker housing (TFWH) on the "farm unit". At capacity the units could potentially accommodate approximately 60 migrant farm workers. The farm unit consists of four separately titled properties totalling ~35.2 ha (~87 ac) of agriculturally zoned land in the City's Belgo - Black Mountain - Rutland sector all within the Agricultural Land Reserve (ALR).

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### 3.0 Land Use Management

The applicant operates or is proposing to operate 19 hectares (47 ac) of agricultural land spread among four properties. Production types are diverse with most of the land in tree fruits and the remainder slated for a variety of ground crops. The farm unit currently produces cherries (>6.5 ha), peaches (0.4 ha), plums (0.2 ha), and apples (0.2 ha). In addition to existing and planned tree fruits, the applicant anticipates planting 10 ha in vegetables beginning this spring.

#### 3.1 Development Form and Siting

In terms of City policy, the request for placement of the trailers is consistent with housing forms (i.e. mobile/modular) recommended in the OCP (see Section 4.1 below) in an effort to protect agricultural land. Modular accommodation allows for their removal if/when the need no longer exists and the land returned to agricultural production. That said, while the units are potentially temporary in nature, the use has long term potential and is appropriately viewed as such.

The proposal is largely consistent with the OCP homeplating policy in that the dwelling units will be located in close proximity to one another and in close proximity to a road.

Neighbouring properties adjacent the subject property do contain dwellings, with the closest dwelling approximately 50 metres and others in excess of 120 metres from the proposed trailer placement. The topography is such that the housing would be almost entirely hidden from the view of properties to the east. Some sound attenuation will also be provided by the topography.

From an agricultural perspective, the applicant is proposing to site the worker housing on relatively poor soils and thereby protecting some of the more agriculturally productive soils.

The applicant has worked with City staff and heeded recommendations of the AAC in arriving at the proposed plans. While the applicant has been unwilling to locate the trailers in a different location citing his "Right to Farm", he has been open to modifications that would limit the impact on the community and improve worker conditions. Elements of the site plan (see attached) include dropping the pad from its current elevation; painting the ends of the units to better blend with the natural surroundings; and the provision of berming and landscaping to reduce visual impacts and attenuate noise.

The applicant also proposes to fence the perimeter of the site with approximately nine foot tall deer fencing. Fencing should limit foot traffic along McKenzie Road and into the community. Instead, the applicant suggests that workers would be directed south to the packing plant (698 - 700 Hwy 33E) or west to Hwy 33E where a gate is proposed.

In addition to the site improvements to reduce impacts on neighbouring properties and traffic on McKenzie Road, the site design also provides for private open space. Open space is proposed between the structures and which will help to contain the activities and noise.

From an urban/rural interface perspective the proposed housing is not ideal as communicated by residents. However, Right to Farm legislation permits an array of "normal farm practices" which could be less desirable than TFWH. For example, a "farm operation" permits activities including "applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying". As a result of this housing some buffering will be provided from "normal farm practices" which could be irritants for neighbours.

#### 3.2 Other Considerations

The subject property is in Natural Environment and Hazardous Condition Development Permit (DP) Areas. The Natural Environment DP area reflects the stream/wetland conditions associated with Francis Brook and also sits above a groundwater source of interest; while the Hazardous

Condition DP reflects that areas of the parcel are relatively steep and subject to geotechnical considerations including slippage and landslide.

The landowner moved extensive soil onsite and placed the 12 trailer units prior to the issuance of required City permits. Soil movement relates to both the farm operations and the worker housing. Excavating did impact on the natural conditions and encroached into stream and wetland vegetation on and adjacent the site. Provincial staff concerned with the disturbance contacted City staff to identify restoration requirements. City staff have worked with the applicant in the preparation of a Restoration Plan for impacted areas that we anticipate should satisfy Provincial staff. Performance bonding will be required as part of the Natural Environment DP. The DP will be subject to approvals under the Provincial Water Act, in addition to their approval of the proposed restoration activities.

In addition to the disturbed portion in the northeast corner, the applicant also undertook significant regrading of the western portions fronting Hwy 33 E. On multiple occasions heavy rains resulted in significant amounts of soil being displaced from the subject property and ending up on public land. Restoration prescriptions for the western slope are identified as part of the Landscape Plan (see attached) and to ensure that soil erosion does not persist.

#### 4.0 Proposal

##### 4.1 Background

Agriculture is recognized as the priority use in the ALR and farming is encouraged while non-agricultural uses are controlled. The ALR takes precedence over, but does not replace other legislation and bylaws that may apply to the land<sup>1</sup>. Agricultural Land Commission (ALC) policy and regulation permit additional dwellings where they are deemed to be necessary for farm use and authorizes the City to approve this form of housing once need has been established.

Further to ALC considerations, the Ministry of Agriculture produced a "Discussion Paper and Standards - Regulating Temporary Farm Worker Housing in the ALR" in 2009. The document sought to: a) meet the needs of the agriculture industry; b) minimize the residential impact of TFWH in agricultural areas; c) minimize loss and/or fragmentation of agricultural land due to TFWH; and d) minimize the risk of TFWH being used for non-farm purposes.

In coming to their recommendations, the Ministry noted:

*There is a growing demand by BC farmers for migrant farm workers, particularly in the South Coast and Okanagan Valley regions. An aging farm labour population, declining availability of family farm labour, and farm size are key factors influencing this demand.*

*Labour shortages are a particular problem during peak harvest when farmers can not harvest all of their crops in time, and they must leave crops in the field to rot.*

*The above factors have led to a critical shortage of experienced farm labour.*

In 2004 British Columbia joined a number of provinces signing on to the Seasonal Agricultural Worker Program (SAWP).

While the Ministry of Agriculture has provided some guidance on housing migrant farm workers, notably absent is discussion of the interface issues of siting TFWH near rural and urban residential development. To this end, municipalities are left to determine what is, or is not appropriate forms of farm worker housing.

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<sup>1</sup> Agricultural Land Commission. Retrieved May 28, 2012 from the World Wide Web: [http://www.alc.gov.bc.ca/alr/alr\\_main.htm](http://www.alc.gov.bc.ca/alr/alr_main.htm)

Specific to this proposal, Ministry staff support the proposed housing in general terms, but are unable to provide additional guidance with respect to the number of workers that would be appropriate for this farm operation.

The applicant advises that the farm workers will be sourced from outside Canada through the SAWP and has provided documentation from Service Canada. The SAWP contains its own requirements, many of them minimum standards for accommodation. A federal inspector will inspect the proposed accommodation to determine the total number of workers that could be housed in the trailers based on their standards. The federal approval is however separate from the approval which is being considered by the City at this time. Unlike the ALR, the SAWP does not take precedent over local policies and regulations.

#### 4.2 Project Description

To manage the operations of the farm, the applicant is requesting a total of between 70 and 80 temporary farm worker housing units to meet their peak demand. The applicant has identified July and August as their peak demand for farm worker housing. The shoulder seasons (April - June and September to November) would require somewhat less units. Further, the maximum number of units being sought would not be needed in 2012, given that much of the land is not planted at this time and additional workers will not be needed until subsequent seasons when cherry trees have matured into higher yields.

The applicant has requested the placement of 12 industrial style trailers to accommodate approximately 50 migrant farm workers. This would be in addition to 22 units of farm worker accommodation that was approved in 2010 on the farm unit (698 - 700 Hwy 33 E).

The applicant proposes to assemble the trailers into two pods consisting of five trailers each and which function as a whole with common washroom, cooking and dining facilities (see attached). Two additional units are stand alone and do not contain kitchen or washroom facilities. These units are proposed as office space for foremen and storage of workers items, farm tools, etc.

#### 4.3 Site Context

The farm unit consists of four separately titled properties and ~35.2 ha (~87 ac) of agriculturally zoned land in the City's Belgo - Black Mountain - Rutland sector and in an urban/rural interface area within the ALR. The subject property proposed to accommodate the housing is approximately 11.8 ha (29 ac). The subject property is bisected by McKenzie Road with elevations between 423 metres on the western edge and 519 metres at the eastern edge.

All properties adjacent the subject property (north, south and east) are in the ALR (see attached ALR map).

Francis Brook runs along the northern boundary and is partially contained within a gully.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1- Agriculture RU2 - Medium Lot Housing RM3 - Low Density Multiple Housing	Rural/agricultural Residential
East	A1- Agriculture RR2 - Rural Residential	Rural/agricultural Residential
South	A1 - Agriculture	Agriculture
West	Highway 33 E	Road



Subject Property Map: 550 Hwy 33 E



Farm Unit Map: 550, 560, 570, 698 - 700 Hwy 33 E



Farm Unit Map: 550, 560, 570, 698 - 700 Hwy 33 E



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

Objective 5.33 Protect and enhance local agriculture<sup>2</sup>.

**Policy .1 Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Objective 5.34 Preserve productive agricultural land<sup>3</sup>.

**Policy .2 Farm Help Housing.** Accommodation for farm help on the same agricultural parcel will be considered only where:

- agriculture is the principal use on the parcel, and
- the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.

*Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.*

**Policy .3 Homeplating.** Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

Chapter 15 Farm Protection DP Guidelines<sup>4</sup>.

#### Objectives

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

#### Guidelines

On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only;

1.3 On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria:

1.3.1 Consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning" and the ALC report "Landscape Buffer Specifications" or its replacement;

1.3.2 Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation;

<sup>2</sup> City of Kelowna Official Community Plan - Chapter 5 - Development Process; p. 5.35.

<sup>3</sup> City of Kelowna Official Community Plan - Chapter 5 - Development Process; p. 5.36.

<sup>4</sup> City of Kelowna Official Community Plan - Chapter 5 - Development Process; p. 5.35.

1.3.4 *Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer.*

5.2 Agricultural Land Commission Policy #9 - Additional Residences for Farm Use

*Unless permitted by this Act, the regulations or the terms imposed in an order of the commission,*

- (a) a local government, or an authority, a board or another agency established by it or a person or an agency that enters into an agreement under the Local Services Act may not*
- (ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use.*

Local government must be convinced that there is a legitimate need for an additional residence for farm help. In coming to a determination, a local government should consider the size and type of farm operation and other relevant factors. To help determine the need and evaluate the size and type of farm operation, a permitting officer may wish to obtain advice and direction from staff of:

- a) the Ministry of Agriculture, Food and Fisheries
- b) the Agricultural Land Commission.

If there is any doubt with respect to need, an application under Section 20 (3) of the Act for permission for a non-farm use is required.

6.0 **Application Chronology**

Date of Application Received: February 2, 2012

Agricultural Advisory Committee April 12, 2012

THAT the Agricultural Advisory Committee support Temporary Farm Worker Housing Application No. FH12-0001 for 550 Highway 33 East, by Chanchal Bal, to obtain approval of up to 80 temporary farm worker housing (TFWH) units on the "farm unit" which consists of four separately titled properties and ~35.2 ha (~87 ac) of agriculturally zoned land in the City's Belgo - Black Mountain - Rutland Sector.

Anecdotal Comment:

The Agricultural Advisory Committee supported the application subject to staff and the applicant continuing to work together to provide the necessary buffers, vegetation and painting of trailers to make the farm worker housing more consistent with the local neighbourhood.

Additional Information (Site and Landscape Plans) Requested: March 14, 2012

Additional Information Received: June 20, 2012

Report prepared by:

  
Greg Sauer, Environment & Land Use Planner

Reviewed by:



Todd Cashin Manager, Manager, Environment & Land Use

Approved for Inclusion:

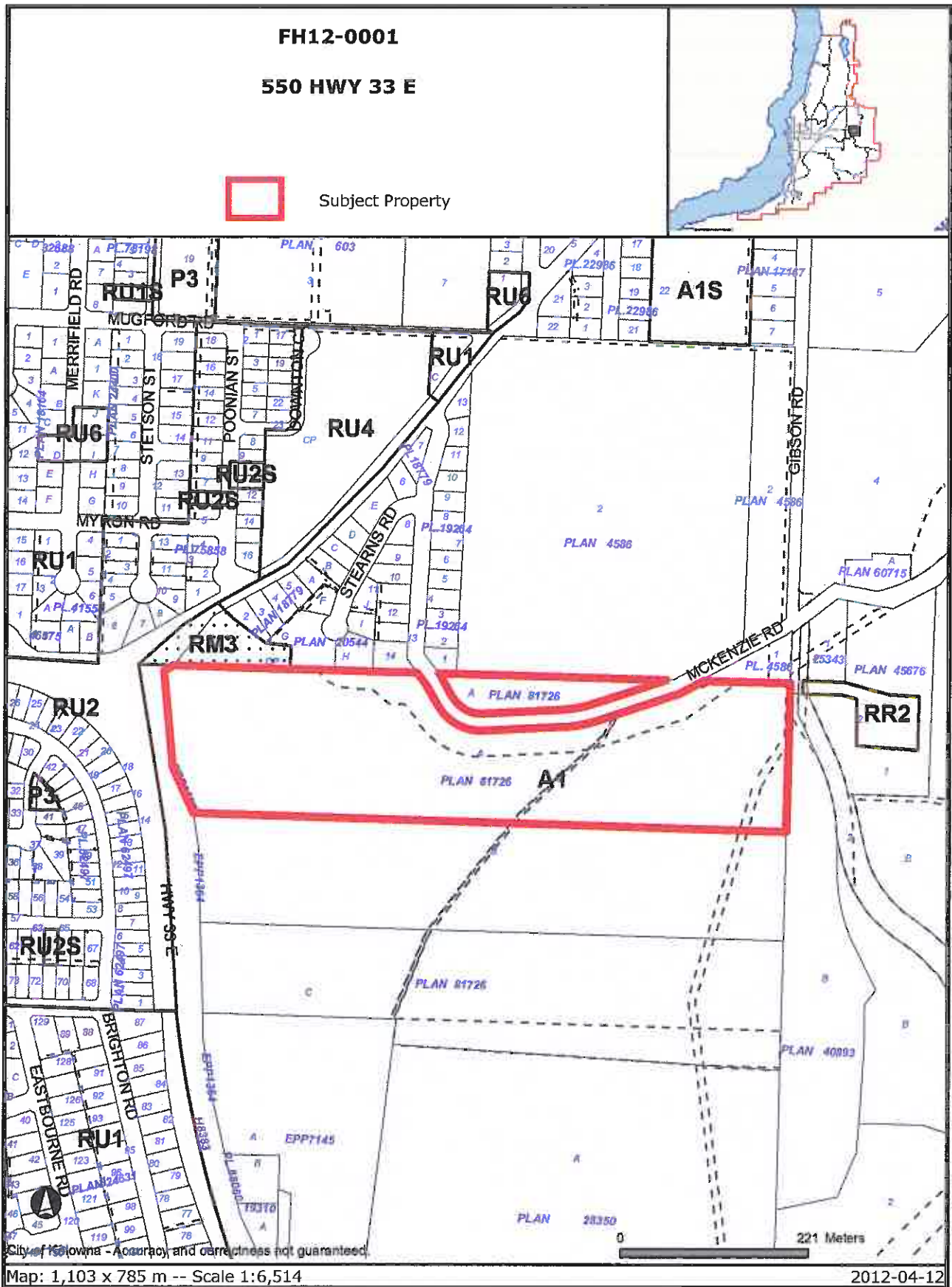


Shelley Gambacort, Director, Land Use Management

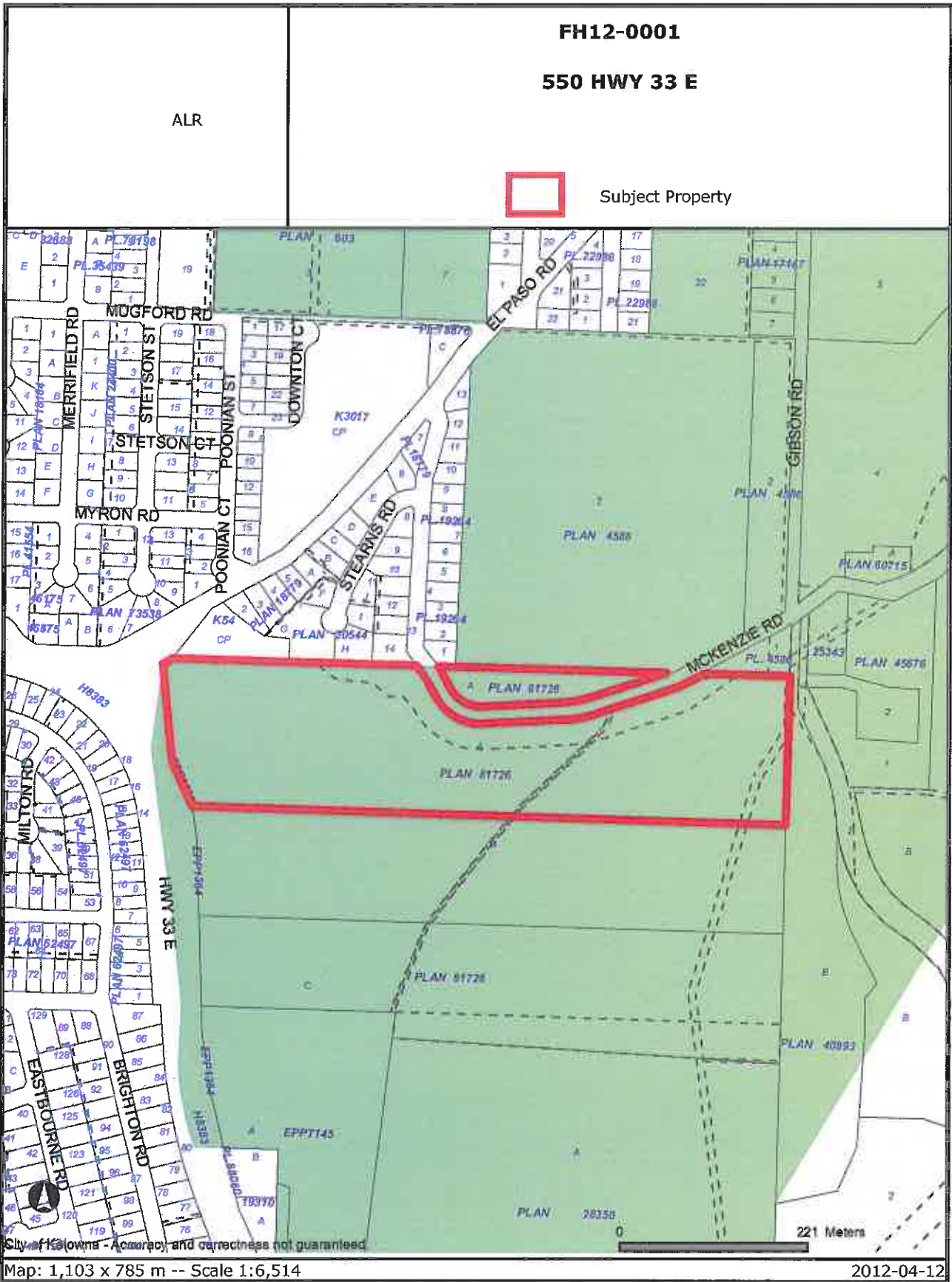
**Attachments:**

- Subject Property Map/ALR Map (2 pages)
- Soil Classification and Land Capability Maps (2 pages)
- Letters of Rationale (8 pages)
- Site/Planting Plan (1 page)
- Schedule "A" (1 page)
- Schedule "B" (1 page)
- Schedule "C" (1 page)
- Images (3 pages)
- Example Trailer Layout (1 page)
- Ministry of Agriculture Correspondence (2 pages)



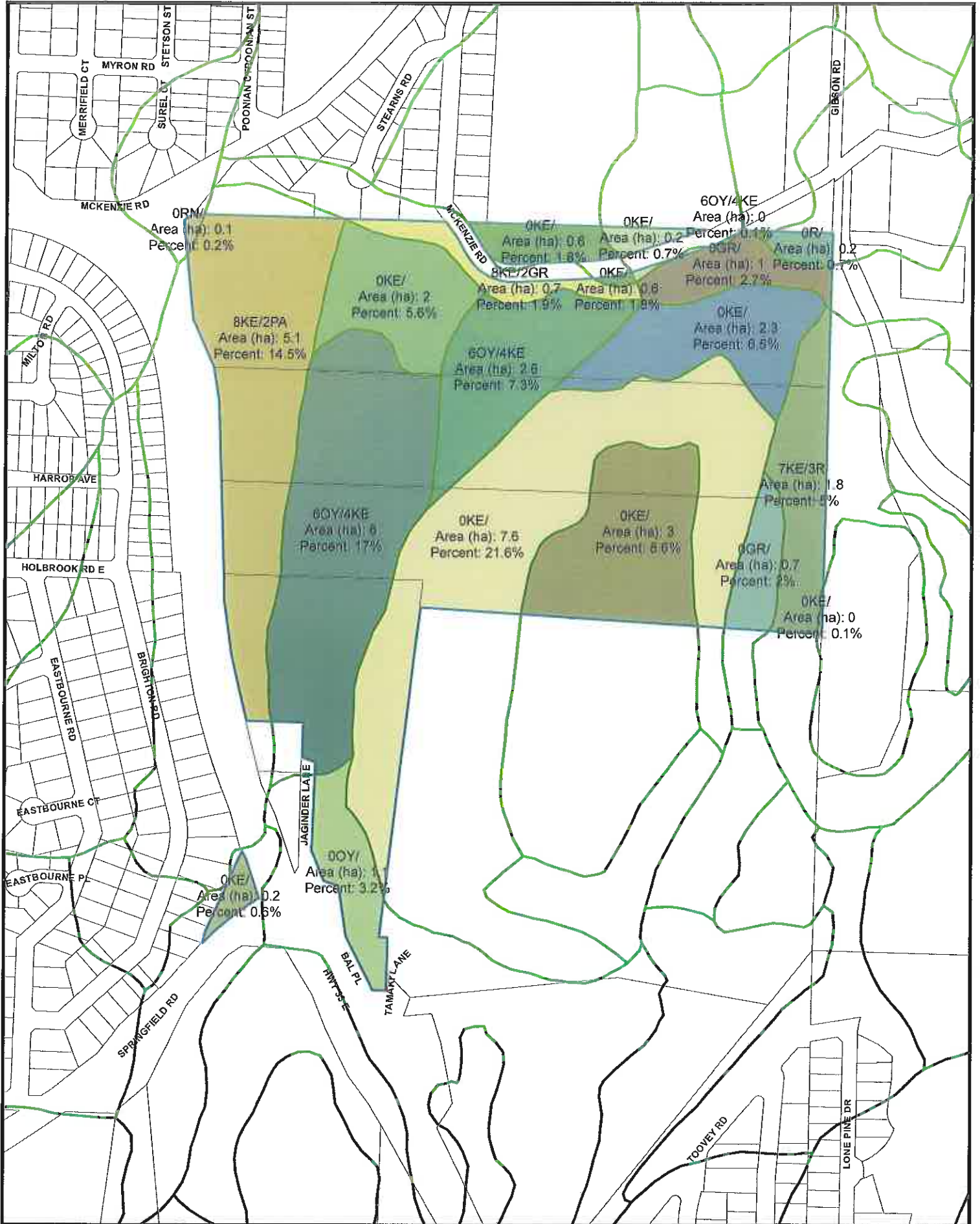


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



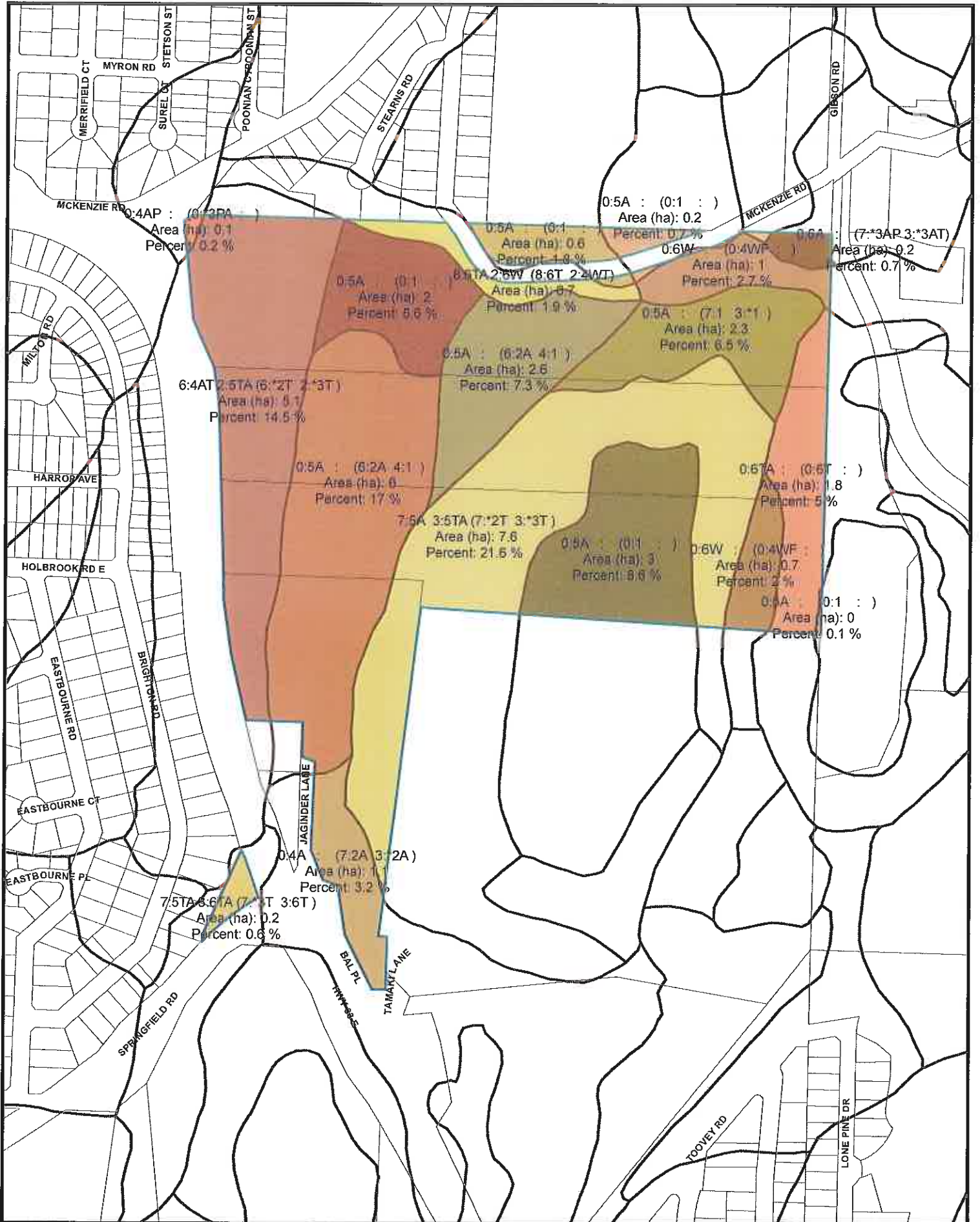
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# Land Capability = Brown/ Soil Class = Green





# Land Capability = Brown/ Soil Class = Green





## LETTER OF RATIONALE

On our property, worker's accommodation is needed for our farming operation. We have significantly increased our land base and we farm crops that require a large amount of manual labour. Unfortunately, for the past several years we have seen a steady decline in the amount of local labour that is available and willing to work on the farm for the duration of our season. Previously, French Canadian workers would be available to work on farms. The number of Transient workers travelling to the Okanagan has decreased resulting in a severe shortage of workers needed to harvest crops. Harvesting crops is a very time sensitive and condensed season and it is crucial that we have enough workers to harvest our crop on time. The lack of workforce and the high turnover has had a negative effect on our operation because if the crop is not picked at the right maturity it loses its quality thus rendering it unmarketable. This past season, a significant portion of our crop was not picked and had to be abandoned; ultimately, being wasted because of the shortage of workers we experienced.

Housing equipped with proper washrooms, kitchens and sleeping areas would attract workers to stay for the duration that they are needed. The worker's camps would be placed on the 550 Highway 33 E lot because this would minimize the impact on fertile farmland. The locations are close to the road where services for the camps would be available. Having the camps located at two separate areas on the lot allows for the possibility of housing both female and male workers because under the foreign worker program men and women must be housed separately.

The farming industry faces a number of challenges including natural forces, economic pressures, etc., and the shortage of labour further amplifies the negative impact on farming operations.

## Floor Plan and Layout

- Structures are standard skidded mobile camps
- Trailers are 12' x 50'
- 2 camps in total
- Camp consists of kitchen, recreation room, laundry, washrooms and sleeping rooms
- Capacity to house numbers of workers would be determined by the inspection required by the Seasonal Agricultural Worker Program (SAWP)
- Camps meet or go beyond the recommendation set out by the SAWP

### **698-700 Highway 33 East**

Currently, on lot 698-700 Highway 33 East there is approximately an acre of peaches, half an acre of plums, half an acre of apples, and eight acres of cherries that are in production.

### **570 Highway 33 East**

On lot 570 Highway 33 East there are eight acres of cherries that are producing.

### **560 Highway 33 East**

Lot 560 Highway 33 East comprises of a vegetable field that is over eight acres in size and two acres that are to be planted in cherries.

### **550 Highway 33 East**

Lot 550 Highway 33 East consists of two vegetable fields that measure roughly seventeen acres in area as well as four acres that are to be planted in cherries.

### **Vegetable Field(s)**

In the areas designated as vegetable field, a number of vegetables and varying varieties of each are to be planted. In these fields beans, beets, broccoli, cabbage, carrots, cauliflower, celery, corn, cucumbers, pickling cucumbers, eggplant, herbs, lettuce, onions, peas, sweet peppers, hot peppers, pumpkins, radishes, spinach, squashes, tomatoes, and zucchini will be planted. Additionally, a number of fruits such as cantaloupe, galia (honeydew), strawberries, and watermelon are designated in these areas for planting.

Growing vegetables and fruits is a practice that requires significant care and management. The process of growing vegetables comprises of developing an irrigation design, preparing the land, sowing seeds and/or transplanting plants into the soil, and then providing the necessary care and maintenance required for each type and variety of vegetable. What is noteworthy is that a number of vegetables are unique in the attention that they require in order to flourish. There are a number of differing processes and techniques for growth such as planting times and methods, watering requirements, weeding, fertilization, growing periods, and harvesting times and procedures that are distinctive to particular plants and species.

In planting over twenty acres of vegetables on our farm, there is a significant amount of labour that is required in the care and maintenance of our vegetable production. The process of growing and harvesting vegetables ranges from the month of April to the month of November with varying degrees of intensity during particular periods of time.

Between the months of April, May, and June, we estimate that we require 7-10 labourers for preparing the soil, for designing and installing the irrigation systems, and for planting seeds and transplanting the vegetables. During the months of July and August, we estimate that 10-15 workers will be needed in the overall care and maintenance of the vegetables; essentially, in watering, in fertilizing, in weeding, and in harvesting. Through the months of September to November, 7-10 people will be needed in continuing the care and maintenance of the fields, in harvesting, and in dismantling the vegetable plants and fields in preparation for the next growing season. Moreover, in addition to looking after and harvesting the vegetables, 4-5 labourers are required in cleaning and sorting the vegetables that are picked, filling orders, and delivering product to our store.

### **Cherry Growing**

There is also much care and attention that is required in the growing of cherries and their trees. Every season, each cherry tree needs to be pruned in order to achieve proper growth and production. Additionally, cherry trees need to be monitored and watered frequently. A number of sprays and fertilizers are also applied to the trees to protect against many pests and diseases. There are also certain varieties that require thinning. Furthermore, many other tasks must be performed such as weeding and trapping gophers because of the severe damage they may cause to the rootstock of the cherry tree.

We will also be planting approximately six to ten acres of cherries this season depending on the availability of trees. In planting cherries, land preparation, installing irrigation, planting, and weed control are all tasks that need to be completed. In taking into consideration all the aspects of growing and planting cherries, we require 3-5 workers.

### **Cherry Harvest**

During harvest time, cherries in our experience are one of the most labour intensive and time sensitive crops in agricultural production. Harvesting cherries is a lengthy and intense practice that begins with the picking of cherries at first light, which is usually between 5:00 and 6:00 am and goes until 11:00 am to noon. There is a limited window to picking cherries because as the weather warms, the quality and firmness of the cherry is affected by the increase in temperature. The process of harvesting cherries consists of picking each individual cherry by hand with its stem intact and placing it into a bucket that is harnessed to a picker. Once the bucket is filled, crew that is assigned to collect full buckets empties them into a cherry bin and prepares to deliver them to our packing facility.

As mentioned above, the harvesting of cherries is a time consuming and labour intensive process because of all of the steps involved and the measures that need to be taken in order to preserve the quality of the fruit. Firstly, cherries can only be harvested



in the cooler temperatures of the morning in order to ensure that fruit quality is not sacrificed. Secondly, a picker is extremely careful not to bruise or damage the fruit, harvests the cherries by hand from their stems, and uses a bucket and ladder to harvest the entire cherry tree. Thirdly, once the buckets have been filled workers empty them into a cherry bin, and once the cherry bin has been filled, it is picked up by a tractor and loaded onto a trailer. The full cherry bins are then transported to our cherry packing facility where the cherries are sorted, hydrocooled, and packed.

The harvesting of cherries is further complicated and affected by the fact that the weather and other such factors plays a significant role in determining picking times and the processes involved. When it rains, we experience picking delays because we cannot pick our fruit in the rain and need to take measures such as using helicopters and tractor driven cherry blowers to dry the cherries to minimize the damage caused by the rain. Additionally, different varieties mature at different times and the climate can further affect the maturity of each cherry variety. Tests are done on the cherry fruit to determine the optimum harvest times, which can have an effect the length of the harvest period.

We can estimate our labour needs fairly accurately by drawing on our experience and the publications put out by the Ministry of Agriculture. The labour needs during the cherry harvest can be explained by a BC Ministry of Agriculture report called "Planning for Profit: Late Season Cherries – Okanagan Valley." The report looks at the various tasks that take place during harvest and provides a good understanding of the number of hours that it takes to complete tasks on a per acre basis. With the cherries planted on these properties, we would need to have 40-45 workers during harvest. These workers would be picking, collecting cherries from pickers, and preparing for delivery to the packing plant.

### **Cherry Processing**

The sorting, hydrocooling, and packing of cherries is process that consists of a number of steps. We begin packing our cherries soon after the picking has started and the first bins have arrived in from the field. Initially, there are two people that begin the packing process. First, an individual loads full bins and takes the empty bins away from the bin-tipping machine where the second person using the controls of the machine feeds the cherries through the stem separator. The stem separator singles cherries so that the cherries will be sized accurately at the sizer. Once the cherries have travelled through the stem separator, they go onto a sorting table where there are 10-12 sorters working to sort and examine the cherries for any defects and subsequently place them on the cull belt.

Next, the cherries travel in water to the sizer where they are sized by largest to smallest and then directed on to their respective quality control tables. The sizer sizes the cherries in five different sizes and once the cherries arrive at the quality control tables,

there are 10 people working, two at each quality control table, to inspect the quality of the cherries being sorted and to remove any soft and defective cherries that may have escaped notice from the initial sorting stage.

After passing through the quality control stage, the cherries drop into ice-cold water and travel through the hydrocooler. The hydrocooling step is one of the most important stages of the packaging process. In this stage, ice-cold water is rained on top of the cherries. This process extends the lifespan and freshness of the cherries by reducing the core temperature of the fruit. After the cherries have traveled through the hydrocooler, each size is designated to its own packing station where there is a worker at each packaging station packing the cherries into their specific boxes and weighing them so that the appropriate amount is allocated in each box. After the box is filled, it is taken to the closing area where there are two people working to fasten the cherry liner and close the lid on the box. The filled boxes are then sent in to the cooler where they are sorted by size and stacked onto pallets by three people who are working in the cooler area. Once a pallet has been filled, it is wrapped and transferred into the shipping cooler.

There are also five workers that are making the boxes, labeling the boxes, lining the boxes, and making the lids to ensure that there is a constant supply of packaging materials available for the cherries to be packaged in.

Finally, once an order has been received, the pallets are prepared for shipping and loaded into the transportation truck.

In addition to the labour that is used to run the plant, my family members are involved in many aspects of managing the packing plant.

In total, there are 35-40 people needed to operate the cherry processing facility. As stated above, the processing of cherries is comprehensive and requires a number of individuals at each step of the process for operating the facility.

### **Labour Requirements**

For the reasons stated above, the labour requirements for our farming operation are significant and justifiable. Ultimately, we require labour for our vegetable production, cherry growing, cherry harvesting, and cherry processing. In summary, during the months of April to June, we require 10-15 workers for our vegetable and cherry growing. For the months of July and August, our peak season, 70-80 people are needed for vegetable harvesting, cherry harvesting, and cherry processing. From September to November, our crew would be much smaller, consisting of 5-6 workers for pruning the fruit trees and other such tasks, and 7-10 workers will be needed in working in the vegetable fields continuing with the harvesting, sorting, and packing of vegetables as well as preparing for next season.

On our property, as more acreage is planted and more crop is coming into production, there will be an increased need of workers. In order to manage our farm labour requirements and to keep our costs down, we have and are continuing to plant varieties that will be harvested at different times, which will make our cherry harvesting season longer. With small numbers of workers added as production increases, we will be better able to manage our crops efficiently.

## Labour Requirements Late Season Cherries Central Axe 581 trees/acre

Person Labour (hrs/acre)	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Machine Labour (hours/acre)
Land clear/prep	60							Land clear/prep.
Irrigation install	20							
Survey, stake, plant ,paint	48							
Pruning	5	15	29	29	29	29	29	...stump removal
Training	20	20						
Mow, spray, fertilize	10.75	11.75	12.25	12.75	12.75	12.75	12.75	...ground ripping
Harvest								
...picking	0	0	50	150	250	300	350	
...yarding (bins in/out)	0	0	1	3	5	6	7	Irrigation Install
Trucking (bin hauling)	0	0	1	3	5	6	7	(trenching)

Hired labour is required for land clearing and preparation, irrigation installation, planting, pruning, hand thinning, and harvesting. Land clearing and preparation assumes: 5 hr of machine time at \$80/hr for stump removal; 3 hrs of machine time at \$125.00/hr for ground ripping; 60 hrs of labour at \$10/hr for tree cutting, wood bucking & removal, debris removal & burning, and cultivation. Planting assumes: 4 hrs of labour for surveying and staking site and 4.5 min/tree at \$10/hr for planting and painting trunks. Irrigation installation assumes 1 hr at \$75/hr for trenching and 20 hrs at \$10/hr for system installation. Labour costs for pruning are based on \$10/hr and 0.5 min/tree, 1.5 min/tree and 3 min/tree for yr 1, yr 2. And yr 3 to 7, respectively. Costs for harvesting assume: \$0.25/lb for picking; 2000 lb/hr x \$10/hr for yarding bins in and out. Trucking (shipping) costs are estimated at 2000 lb/hr x \$10/hr. WCB and benefits are detailed separately and total 14.3% (2.85% WCB; 7.45% CPP&EI; 4% vacation pay).

### Alternative Production Practices

- Planting at lower densities will prolong the time to attain full production by two or more years.
- The use of dwarfing rootstocks to limit tree size and maintain a small tree in higher density plantings is currently recommended for trial plantings only.
- Growers may consider growing a greater diversity of crops to help reduce overall farm risk.

### Buildings and Machinery

#### Replacement Cost (20 acres)

Buildings (does not include cabins)	\$40,000
Tractors	50,000
Girette	10,000
Implements	
...mower, tiller, ripper, blade	11,500
...sprayers	17,500
...loader & attachments	7,000
...fertilizer spreader	2,300
Small Tools & Equipment	18,500
Irrigation system	45,000
Supplies (bins, barrels)	1,000
Farm vehicles	25,000
<b>Total</b>	<b>227,800</b>

### For More Information

#### References:

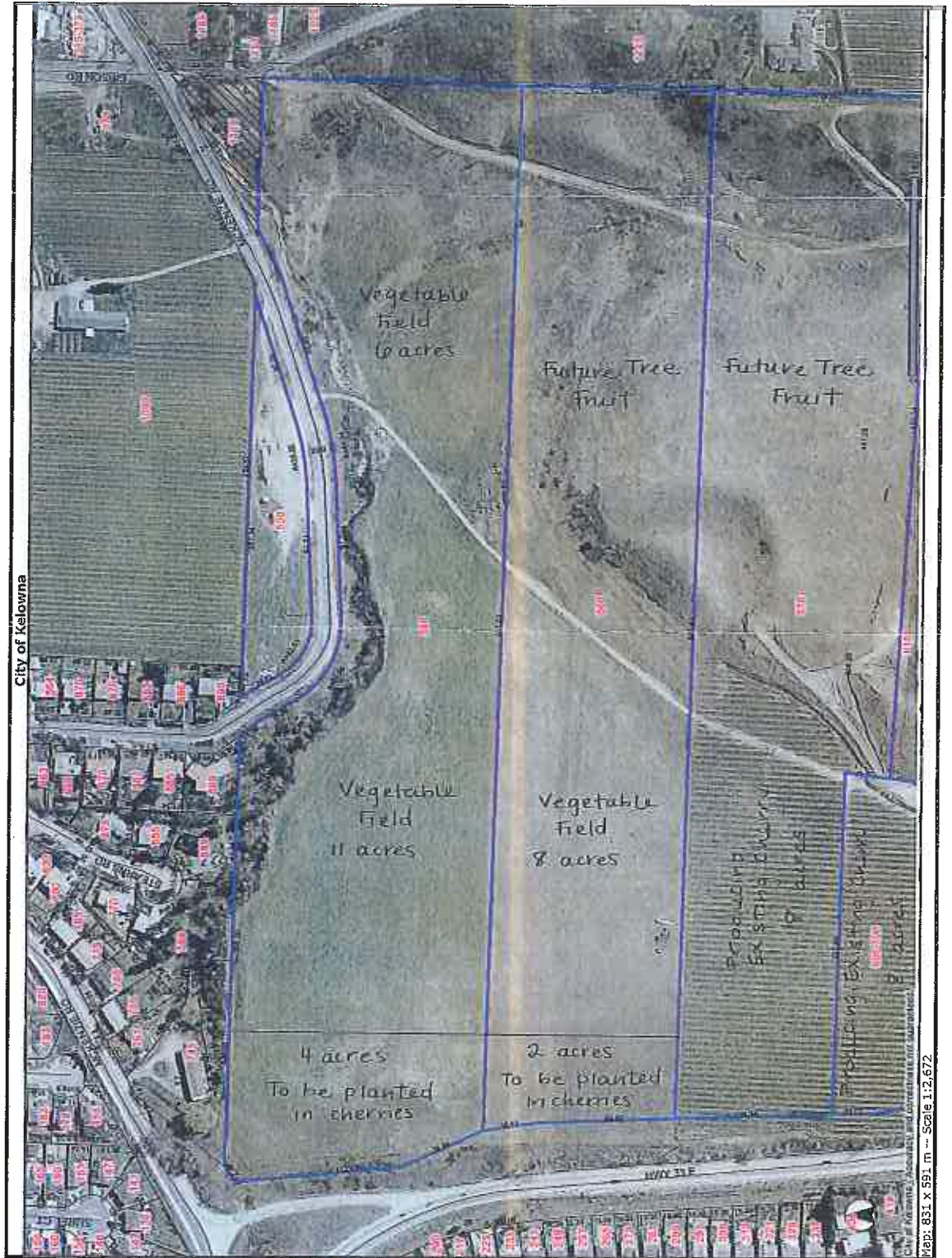
- Tree Fruit Production Guide, BCMAFF
- Sweet Cherries: 311 trees/acre – Okanagan Valley. Spring 1999. Planning for Profit. BCMAFF
- FBMInet-BC- Farm business management web site. <http://fbminet.ca/bc>
- BCMAFF web site. <http://www.agf.gov.bc.ca/>
- BCMAFF Infobasket <http://infobasket.gov.bc.ca>

#### Contacts/Contributors

The following people and organizations contributed to the preparation of this factsheet:

- Helmut Arndt, P.Ag. Horticultural Agrologist, BCMAFF Kelowna, (250) 861-7211
- Irene Bevandick, P.Ag. Contractor, Kelowna.
- Jim Campbell, P.Ag. Tree Fruit & Grape Industry specialist, BCMAFF Oliver, (250) 498-5250
- George Geldart, P.Ag. Business Management Specialist, BCMAFF Vernon, (250) 260-3000.





This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITS	11/11/11	[Name]
2			
3			
4			
5			

PROJECT NO.	55002
CLIENT	BC TEL
DATE	11/11/11
SCALE	1/8" = 1'-0"
DRAWN BY: [Name]	
CHECKED BY: [Name]	



ISSUED FOR PERMITS ONLY  
This drawing is not to be used for construction until the required permits have been obtained from the relevant authorities.

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY
	TESSE (MAYO TRALEY PINE)	TESSE	10
	PRINCE EDWARD ISLAND PINE	PRINCE EDWARD ISLAND PINE	10
	YUKON PRINCE	YUKON PRINCE	20
	RED TWIG DOGWOOD	RED TWIG DOGWOOD	20
	PRAIRIE BLUEGRASS	PRAIRIE BLUEGRASS	21
	RYEGRASS	RYEGRASS	21
*PLANT QUALITY SPECIFICATIONS & POSITIONS TO BE DETERMINED BY SITE SURVEYOR			

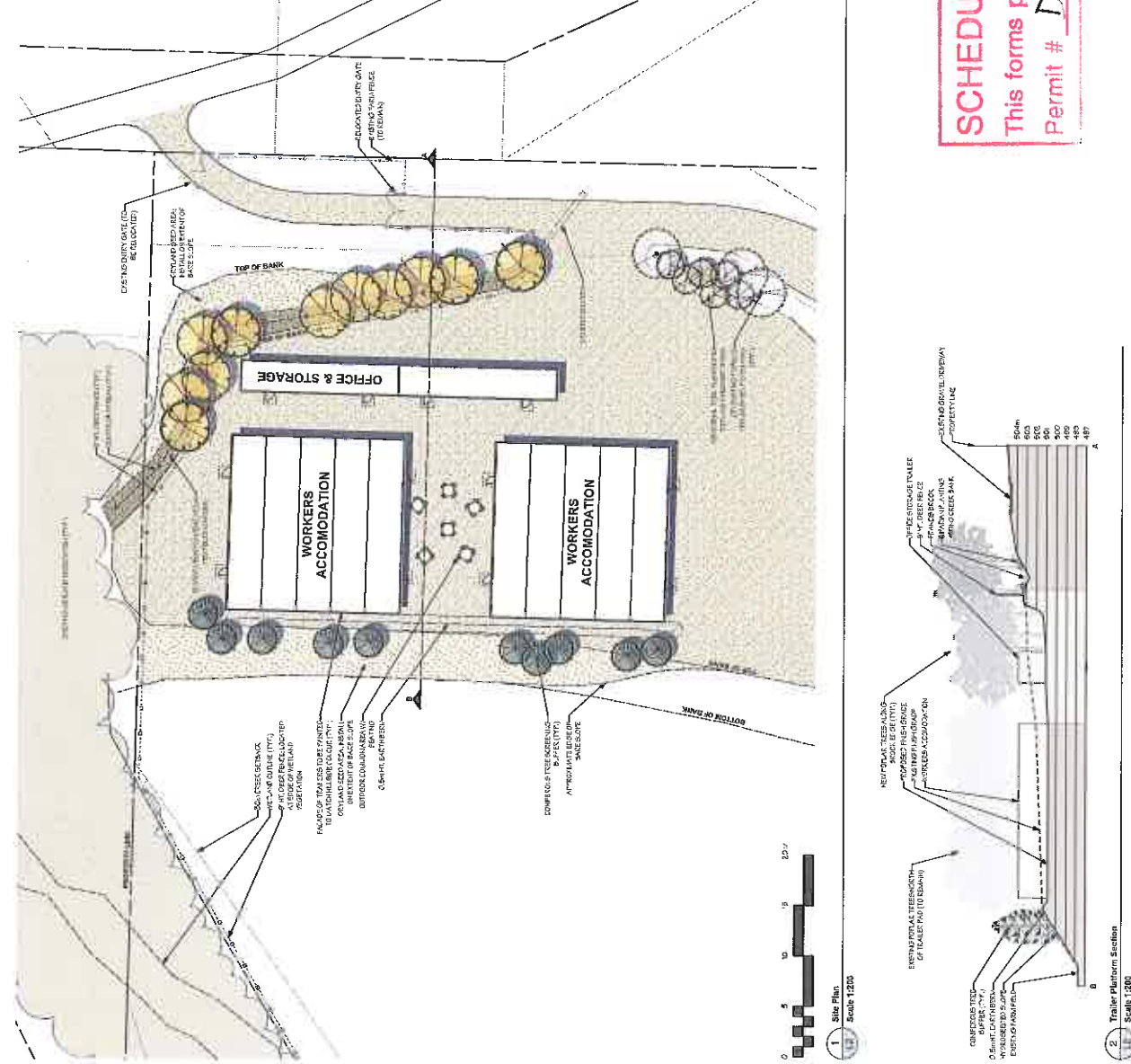
**DRAWING NOTES**

- REVISIONS: ALL CHANGES TO THIS DRAWING WILL BE INDICATED BY A CIRCLED NUMBER AND THE DATE OF THE REVISION.
- PLANTING: PLANTING SHALL BE ACCORDING TO THE SPECIFICATIONS LISTED IN THE PLANT LIST. PLANTS SHALL BE SOURCED FROM A REPUTABLE NURSERY AND DELIVERED TO THE SITE WITH A HEALTHY ROOT BALL.
- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE INSTALLED AS PER THE SPECIFICATIONS AND DRAWINGS. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO THE PLANTS DURING THE FIRST YEAR OF PLANTING.
- MATERIALS: ALL MATERIALS TO BE USED IN THIS PROJECT SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE DRAWINGS AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.
- CONSTRUCTION: CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**HYDROSEEDING PRESCRIPTION**

HYDROSEEDING MIXTURE	1500 lbs
TURF TILES	1000 sq ft
SEEDS	100 lbs
FERTILIZER	50 lbs
MULCH	1000 sq ft
EROSION CONTROL MAT	1000 sq ft
WATER	1000 gal

**SCHEDULE "A"**  
This forms part of development  
Permit # DP12-0090



2 Trailer Platform Section  
Scale: 1/4" = 1'-0"

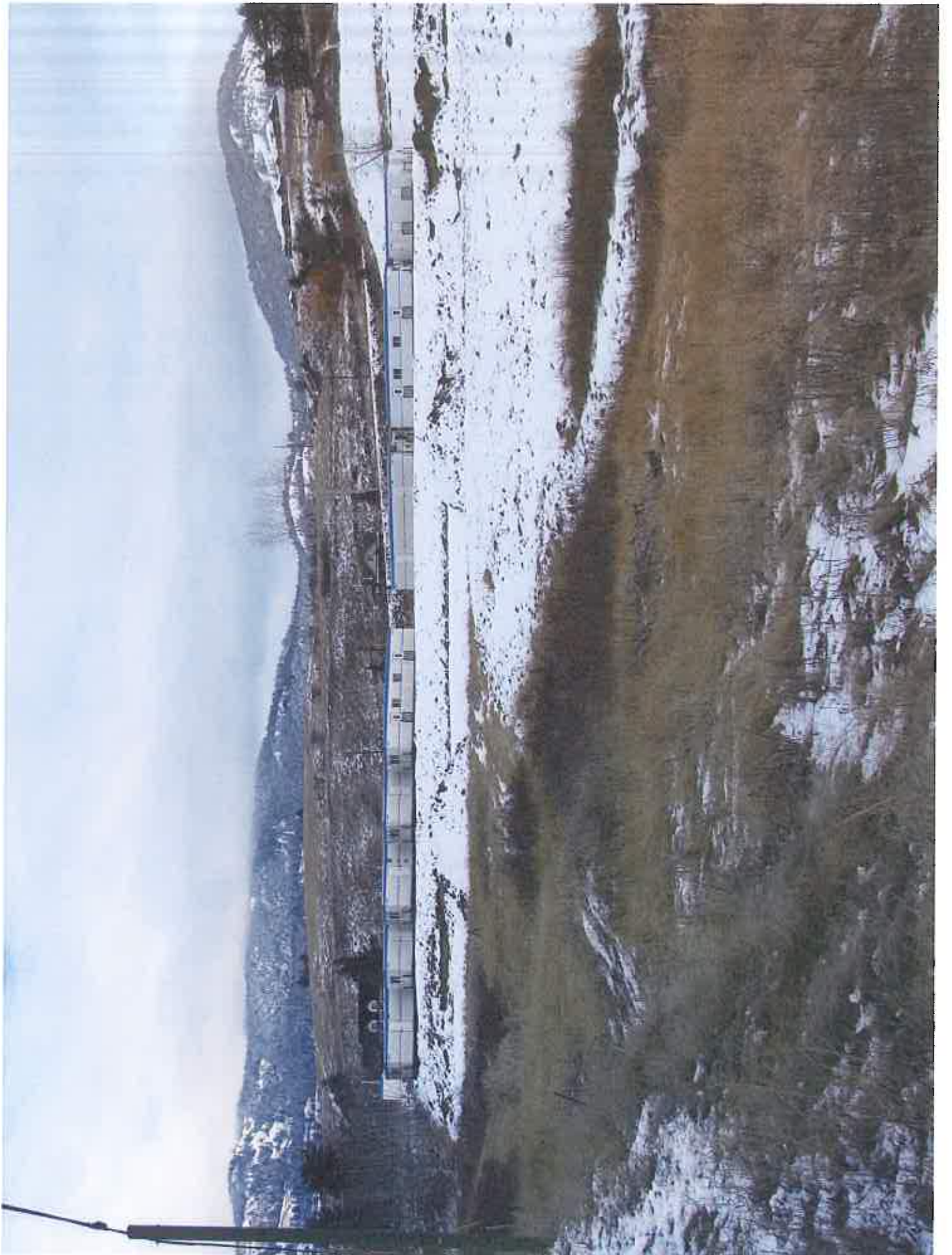




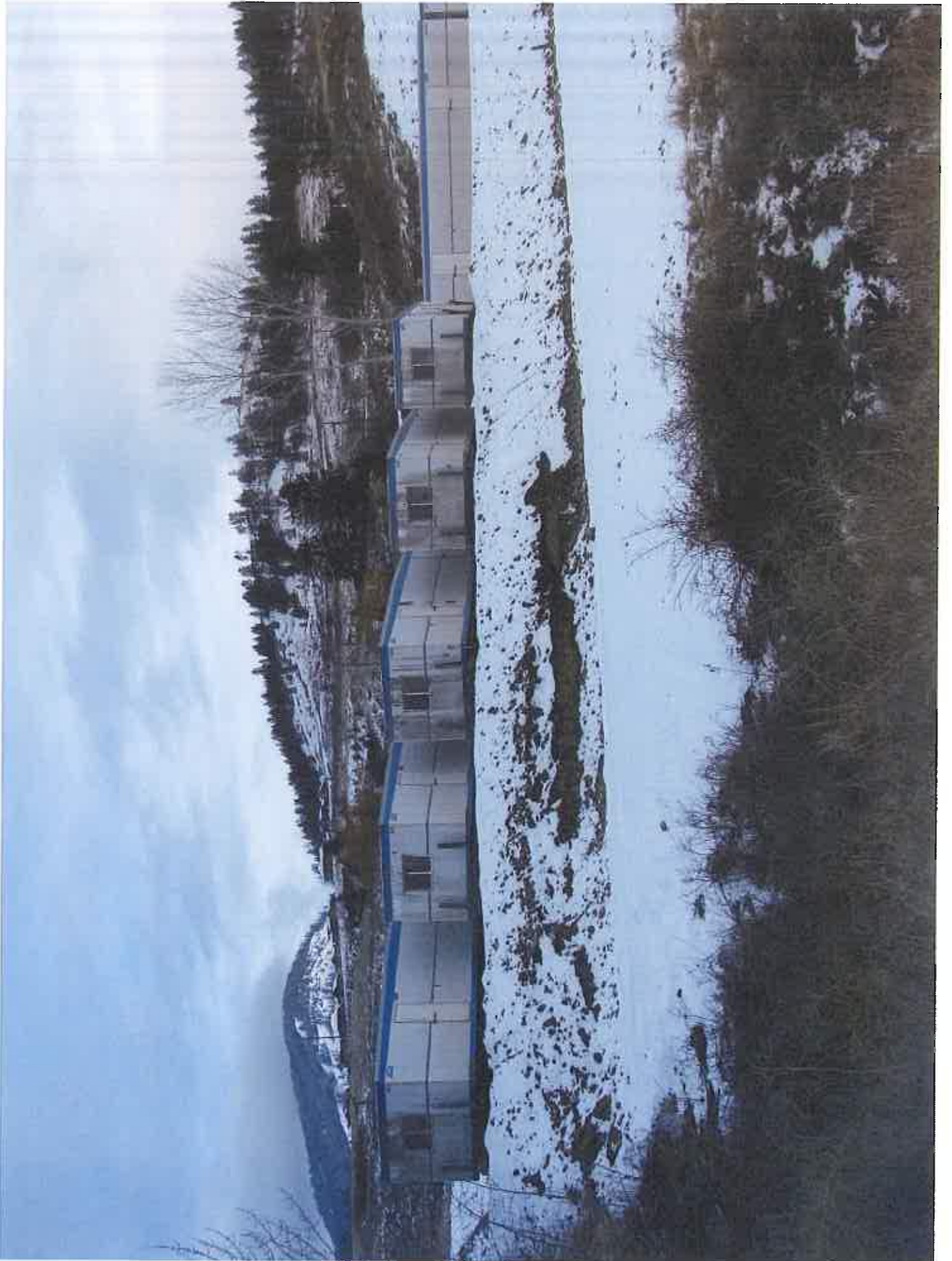
SCHEDULE "B"  
This forms part of development  
Permit # DP12-0090











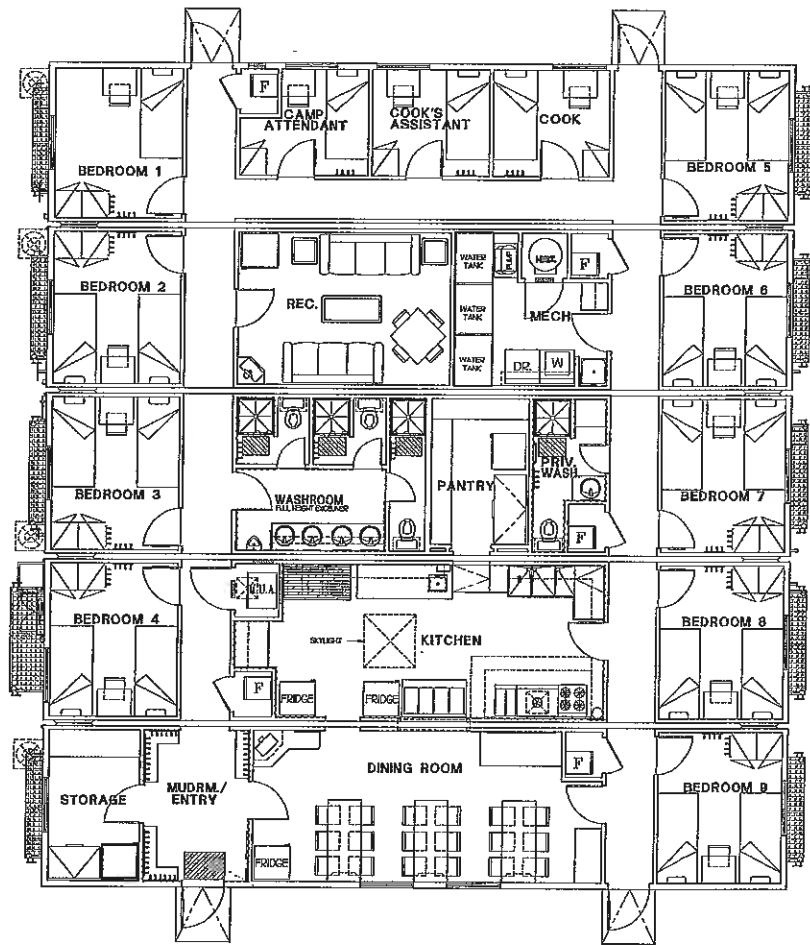




## 5-Unit Side-by-Side Complex

### Available Features

- ❖ 21-24 beds with double occupancy
- ❖ Lockable storage
- ❖ Workstation in each room
- ❖ Personal temperature control in each room
- ❖ Walls engineered to reduce noise transfer
- ❖ Satellite TV in recreation area, dining room and prewired to each guest room
- ❖ Private and semi-private washrooms
- ❖ Laundry facilities
- ❖ Diner seats 18 comfortably per sitting
- ❖ Walk-in food storage.
- ❖ Boot room at main entrance
- ❖ Engineered for extreme climates
- ❖ Ability to complex together with other equipment and arctic corridors to accommodate up to 2,000 people
- ❖ Ability to customize units to meet unique client needs



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April 17, 2012

City of Kelowna  
Planning Department  
1435 Water Street, Kelowna, B.C.

Attn: Greg Sauer

As you requested on behalf of the City of Kelowna and its administrative body please accept this letter regarding the application for Temporary Farm Worker Housing (TFWH) request by Mr. Chanchal Bal in the vicinity of McKenzie road.

As you are aware I met, on site, with Mr. Bal on Thursday April 5<sup>th</sup>, 2012 to review his proposal, the site generally and some of his farming efforts and plans. I have subsequently met with members of the McKenzie bench residents association and understand their concerns regarding this application for TFWH. After consideration of the above information and in consideration of the Ministry of Agriculture's Discussion Paper and Standards for Temporary Farm Worker Housing I offer the following to the City.

The Ministry supports TFWH efforts by the farming community as it is a requirement of the Federally administered Seasonal Agriculture Worker Program (SAWP) which imports Mexican and Caribbean agricultural workers to work on agri-businesses across the province and country. As proposed, Mr. Bal's TFWH structures are not outside the current industry norms or trend. Similar examples include David Geen's cherry orchard TFWH for up to 200 employees in Lake Country, Covert Farms TFWH for up to 140 employees in Oliver and Dave Sander's TFWH in Keremeos. The proposed location also makes access for transport vehicles, supply vehicles and other support vehicles simple and keeps the TFWH visible from the road and farmed area to deter "out of sight, out of mind" land and resource management.

That said, with a farm that is made of multiple parcels, large in size and covering varying terrain there are some options, with associated pros and cons, for location of these TFWH units and should the City of Kelowna incorporate principles of Homeplating to agricultural properties then some consideration could be given to forcing these TFWH units onto the Homeplate as is done in jurisdictions like Abbotsford where by-laws regulating this activity exist. Despite this, the City does have the ability to direct the placement of additional dwellings through the Farm Protection Development Permit process.

As well, there are locations such as "in the gully" below the neighboring properties which have been proposed for these units, or across McKenzie Road closer to existing sewer connection for these.

Assuming that Council approves this application I think that in keeping with the intent of the TFWH Standards of the Ministry, the City may reasonably require conditions like:

- Confirmation of Farm Class assessment be provided annually
- Confirmation of participation in the SAWP program be provided.
- Some form of bonding/security be held to ensure landscaping proposed be completed "satisfactorily".
- A requirement for pet and people proof fencing be in place to deter persons not associated with the farm from entering the TFWH location.
- A declaration be provided upon annual completion of the SAWP program to deter permanent residential use.
- Security be held by the City to carry out removal should the applicant not participate in the SAWP program or similar labor program.

In closing, the Ministry appreciates the opportunity to assist the City in adjudicating this application for additional residences for farm use as permitted by the Agricultural Land Commission's legislation and associated policy(Policy #9). We further appreciate the City of Kelowna's diligent approach to date in considering these applications to the benefit of agriculture. The Ministry remains committed to working with City staff to develop and bring to force by-laws regarding TFWH and has appended referenced material to this letter.

Should you have questions or concerns regarding this information, the Ministry's interest in TFWH and commitment to by-law development please, call at me at your convenience at 250-861-7229.

Respectfully submitted,



Carl Withler, P. Ag.  
Resource Stewardship Agrologist  
Interior Region

Cc. Greg Tegart-Manager-Interior Region  
Attachments; TFWH Ministry Standards; ALC Policy #9