



## 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**

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	forage production
<b>East</b>	Agricultural / Farm	treefruit production
<b>South</b>	Agricultural / Farm	treefruit production
<b>West</b>	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 (m<sup>2</sup>) 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 (m<sup>2</sup>) and a description of infrastructure necessary to support the additional residence.** None

**Describe the total floor area (m<sup>2</sup>),** 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

1448 LATTA RD X Q

Show search results for 1448 L...

Latta Rd

1440 A

B

25

1444

1448

3

1456

21

1

1

40m

353 Degree

