



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106521
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Sandher et al.
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 9 BLOCK 9 SECTION 13 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT
 PLAN 1380 EXCEPT PLAN 10873
Approx. Map Area 6.03ha
PID 011-610-875
Purchase Date Mar 31, 2021
Farm Classification Yes
Civic Address 1190 LEWIS RD KELOWNA V1P 1C7
Certificate Of Title Sandherdavesot.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 attached land ownership list

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). High density apple production.

Describe all agricultural improvements made to the parcel(s). The property is fenced and irrigated for apple production.

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

There is a single wide mobile home rented to existing tenants at time of purchase

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Transportation / Utilities	Lewis Road
East	Transportation / Utilities	Lewis Road
South	Agricultural / Farm	treefruit production.
West	Transportation / Utilities	Belgo Road

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? S. Sundher Orchards produces, picks and packs high quality apples and cherries for domestic and export sale. We need this housing to house workers necessary to keep our farm running.

Is your proposal necessary for farm use? If so, please explain Our temporary workers plant, prune, pick and pack our fruit. We could not survive without them.

what the temporary foreign workers will be doing on the farm.

How many temporary foreign workers will be housed by the proposal? 60

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? 400-500 ha.

Will the proposed residence(s) be clustered with existing residential structures? Please explain. Yes, we hope to place the trailers behind the existing single wide trailer.

Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain. No, they will be proximate to Lewis Road.

Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location? Yes, this location is central to our farming operations and is serviced by sewer. It is perfect for easy access and drop off of our workers.

Describe any infrastructure required to support the proposed residence(s) and the approximate area (m²) required for that infrastructure Legal access to Lewis Road and hook up to City of Kelowna sewer services.

Proposal Map / Site Plan Sandherdavesite.pdf

Detailed Building Plans Sandherdavesite.pdf

Existing Residence	Total Floor Area	Description
#1	67m ²	Single wide trailer

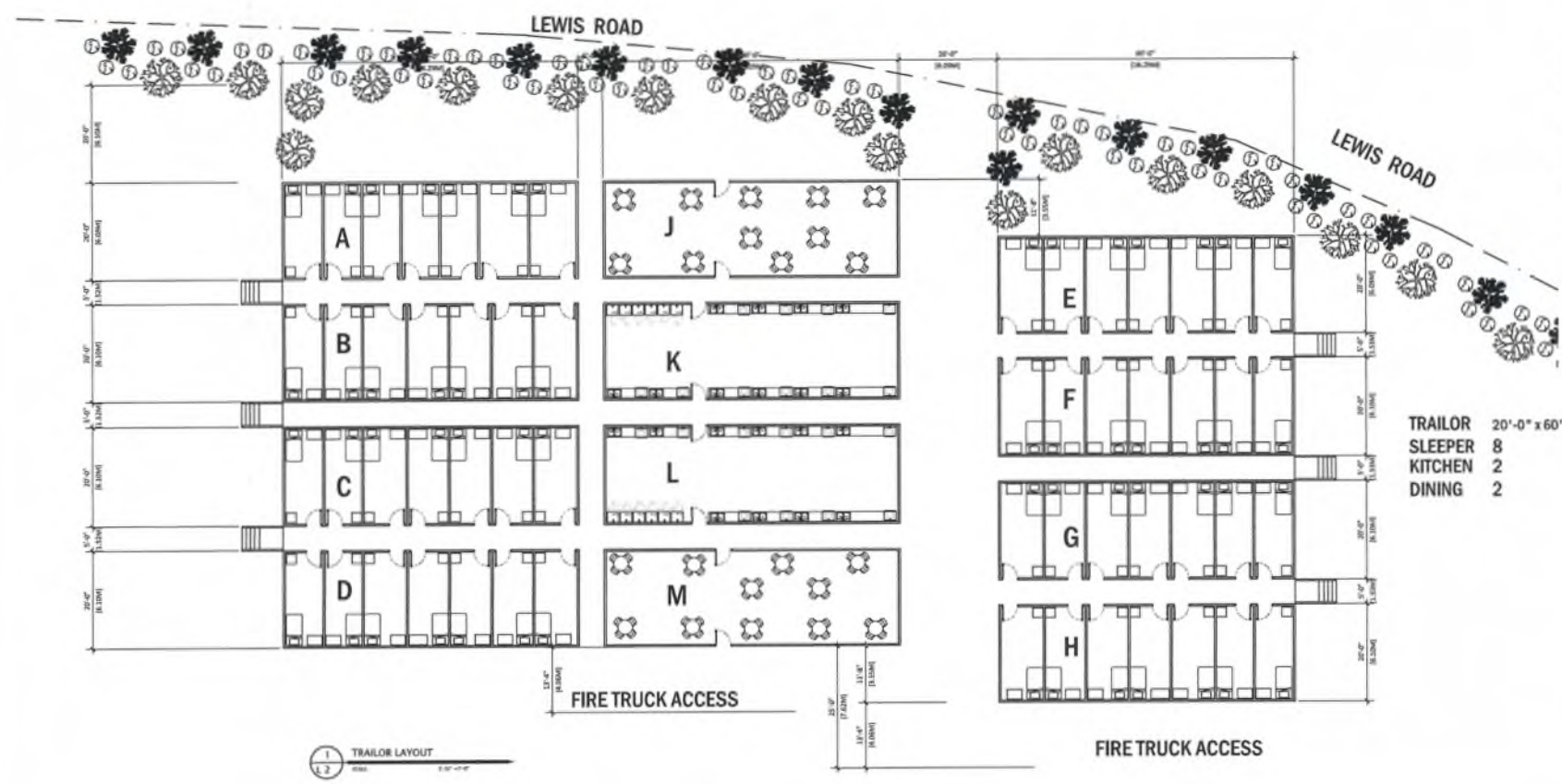
Proposed Residence	Total Floor Area	Description
#1	1200m ²	TFWH

7. Optional Documents

Type	Description	File Name
Other files that are related	SAWP approval	sandherdavesawp1.pdf
Other files that are related	SAWP approval	sandherdavesawp.pdf
Other files that are related	S. Sunder land holdings	sandherdaveland.pdf
Other files that are related	Incorporation documents	sandherdavecet.pdf

1190 Lewis Road
 Kelowna, B. C.
 V1P-1C7

Lot 9 / Block 9
 KAP KAP 1380
 KID 180202
 PID 011-610-875
 Lot Size 14.68 Acres



TRAILOR 20'-0" x 60'-0"

SLEEPER	8
KITCHEN	2
DINING	2

1 TRAILOR LAYOUT
 1:50

DATE	BY	SCALE
<p>This drawing is an instrument of service for the purposes of the Land Use Act and the Land Use Regulation Act. It is not to be used for any other purpose without the written consent of the drafter. The drafter shall not be responsible for any errors or omissions in this drawing or any consequences thereof. The drafter shall not be responsible for any consequences of any use of this drawing for any purpose other than that for which it was prepared. The drafter shall not be responsible for any consequences of any use of this drawing for any purpose other than that for which it was prepared.</p>		
<p>HOLDEN'S DRAUGHTING & DESIGN 80 BAYVIEW AVENUE WILLOWDALE, ONTARIO H3J 1K6 TEL: (416) 491-1111 FAX: (416) 491-1112 WWW.HOLDENS.COM</p>		
<p>PROJECT 56 PICKERS ACCOMMODATIONS 1190 LEWIS ROAD KELOWNA, B.C., V1P-1C7</p>		
DATE	BY	SCALE
<p>L2</p>		
<p>Rev. 0</p>		

