

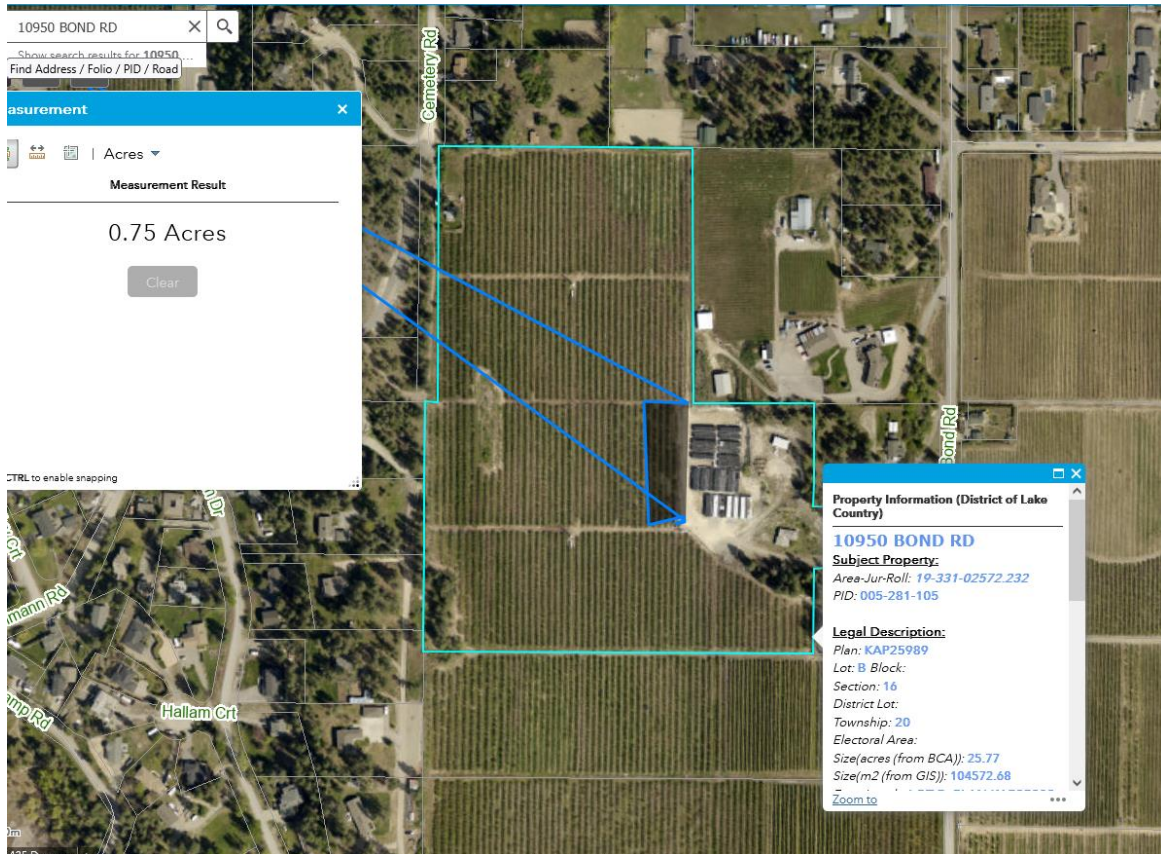
Agrologist's Report
Prepared for the District of Lake Country (DLC)
March 25, 2025

This report is prepared at the request of DLC staff following a DLC Agricultural Advisory Committee (AAC) meeting held March 10, 2025 where AAC members wished confirmation that the site selection for Temporary Farm Worker Housing (TFWH) proposed at 12192 Oceola Road in Lake Country was rational and resonable. In order to do this the agent for the Khela family was asked to compare the pro's and con's of a number of Northern Cherry (Khela Family) owned properties in Lake Country.

In order to provide some context to the size and scope of Northern Cherries operations this family run, vertically integrated farm unit is the second largest cherry producer and packer in the valley and in Canada. At this time the farm unit is comprised of 26 farmed properties producing cherries from Kelowna to Tappen with centralized packing and shipping in the northern end of Kelowna City jurisdiction (Glenmore Road). Being at the north end of Kelowna's jurisdiction allows Northern Cherries to harvest, pack and ship from Kelowna properties (15 parcels) and DLC properties (8 parcels) and have direct access to Kelowna airport for shipment to markets domestically and abroad.

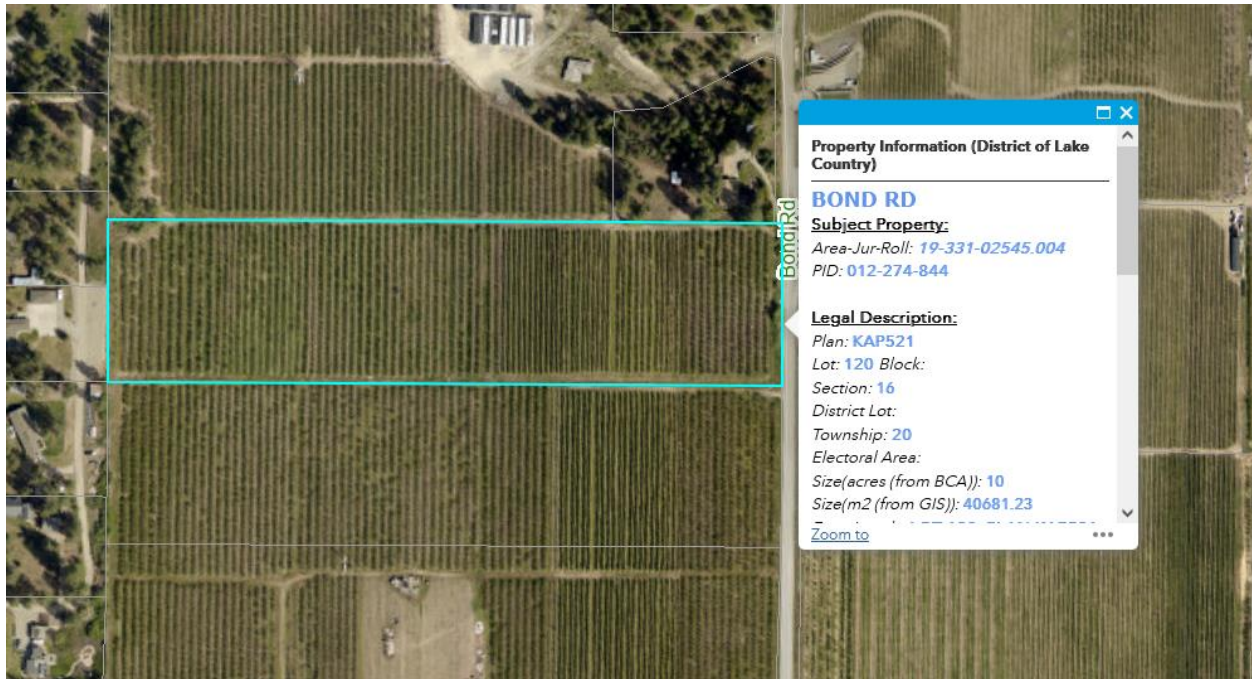
In the DLC the Minister's Standard for bylaw development has not been brought to force, but is used as a guiding document and is used in the development of TFWH applications and approvals. Important in this application is that this farming entity meets the requirements for farm classification, is a "farm unit" either alone or by the total parcels owned and farmed, meets the space requirements/worker and takes advantage of the social and environmental amenties provided by DLC.

As requested, a parcel by parcel review of the eight properties owned, or leased by Northern Cherry was completed to confirm the benefits of the proposed location at 12192 Oceola Road. To complete this review an estimated TFWH 'footrpint' was taken from the site plan drawings and then applied to each potential parcel. This 'footprint' was estimated at 0.73 acres and using a cherry tree density of 375 trees/acre comes to 274 trees potentially removed. Using this calculation, as well as other considerations (land ownership,sewer access, recreational access, road access and social amenties) as parcel by parcel review was completed. The following comments apply to each parcel.



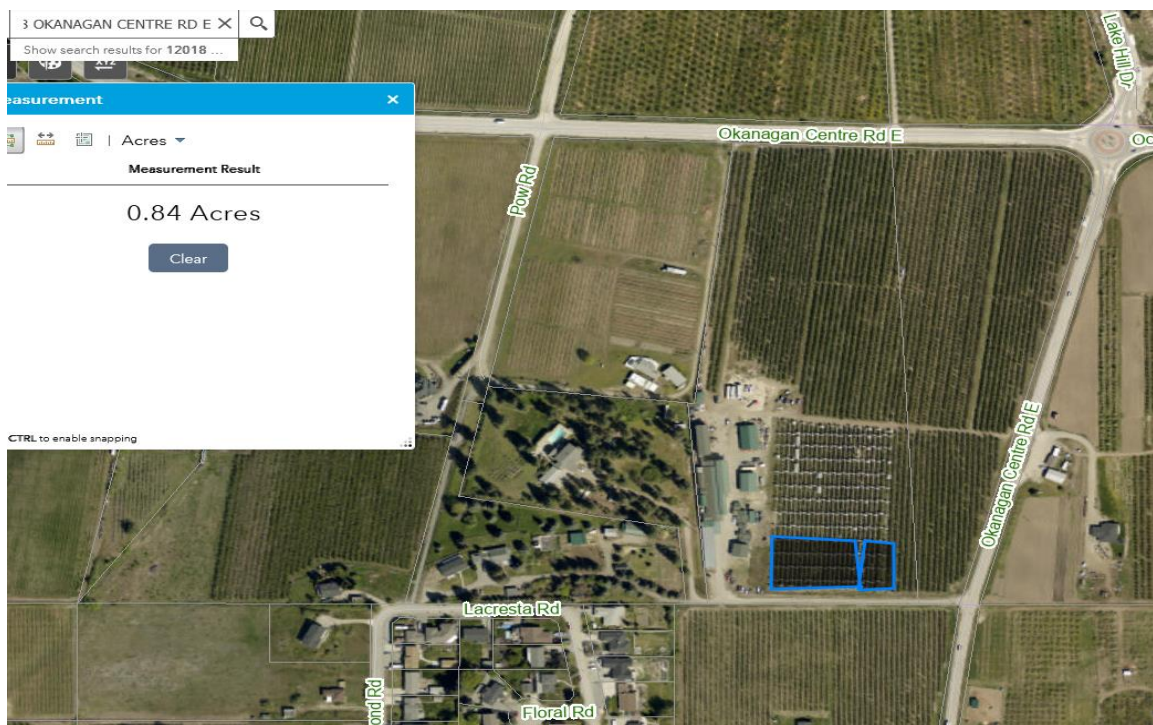
10950 Bond Road

This site would require complete removal of trees to clean the required space losing 275 trees. Added, it is not serviced by municipal sewer and does not allow easy access to recreation and social amenities to workers.



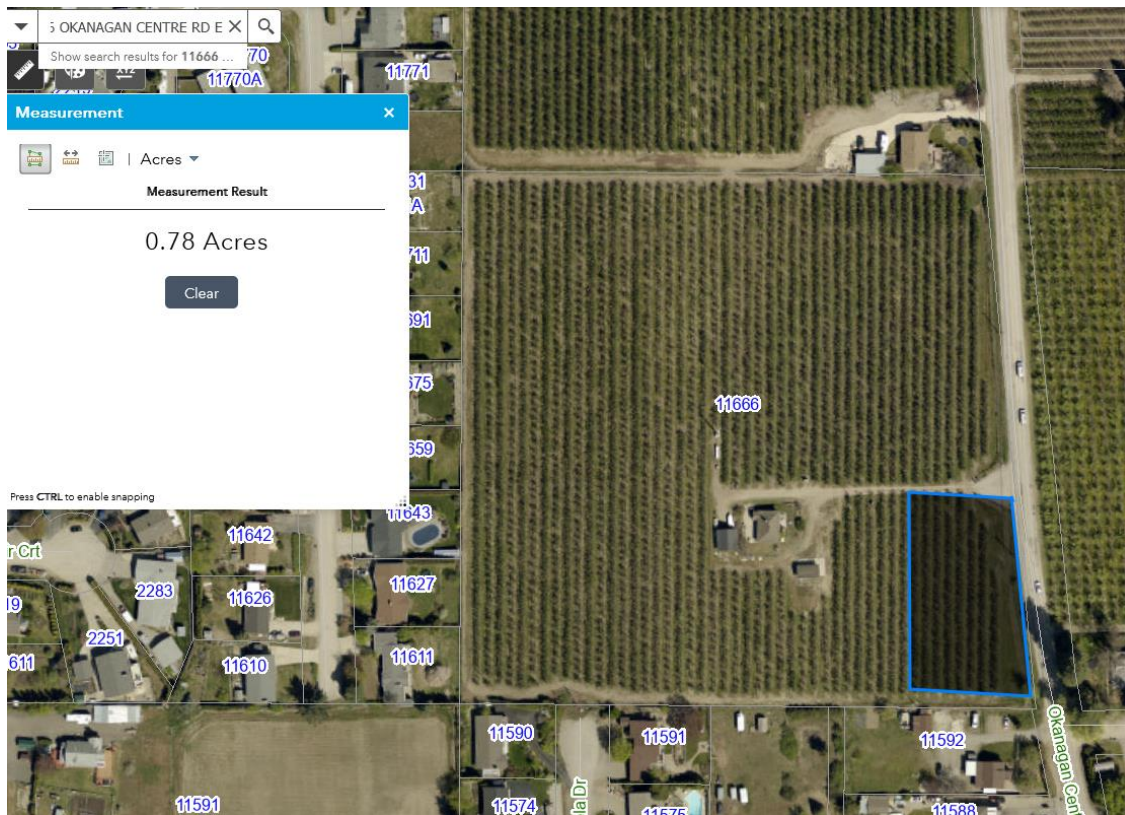
Unaddressed Bond Road property

This site would require significant tree removal (greater than 275), is not serviced and is not near social amenities.



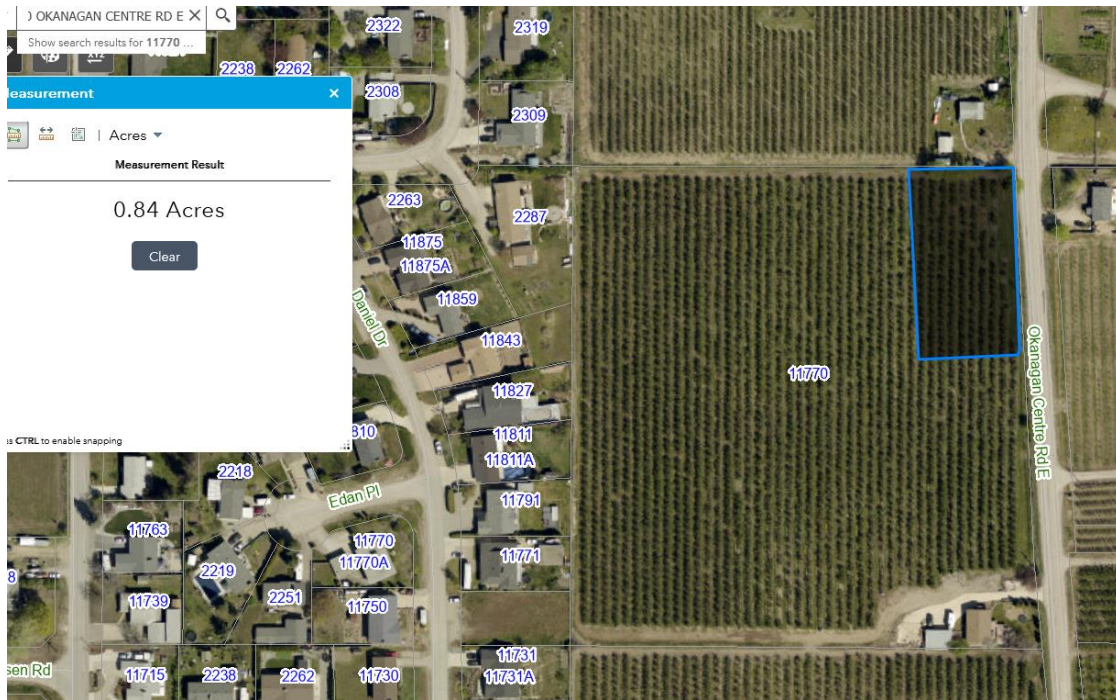
12018 Okanagan Center Road

This site would require full tree removal of 275 trees as well as improved (further tree removal) access to allow bus access. Municipal sewer is not to site and it is distanced from social and recreational amenities. Northern cherry also leases the property to the east and it is not considered suitable as it is leased.



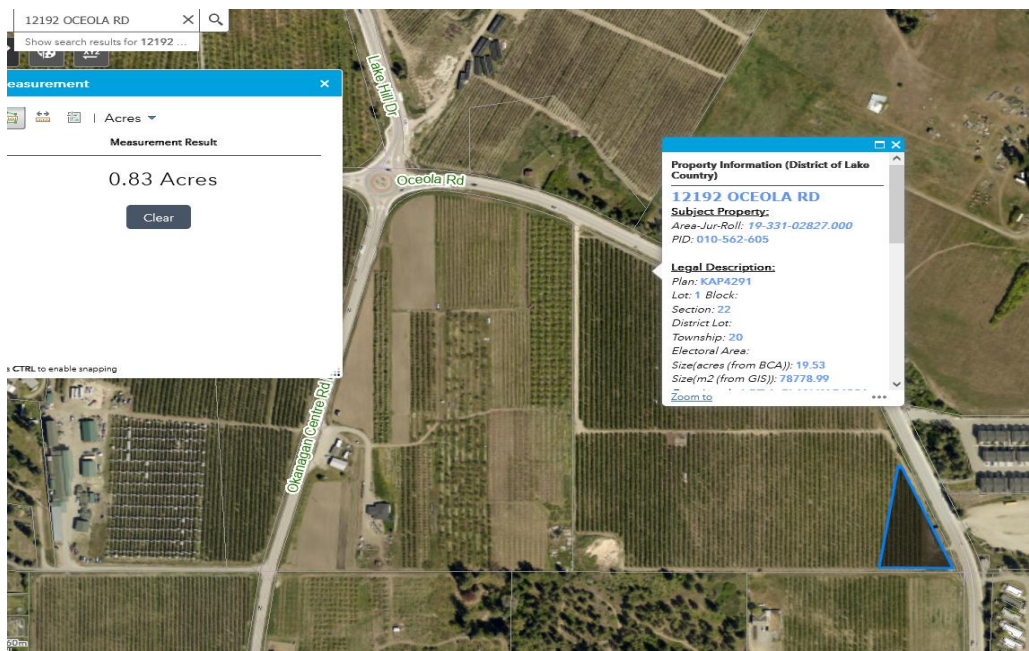
11666 Okanagan Center East Road

This site would require full tree removal of 275 trees and is not serviced by municipal sewer. It is not proximate to recreational and social amenities.



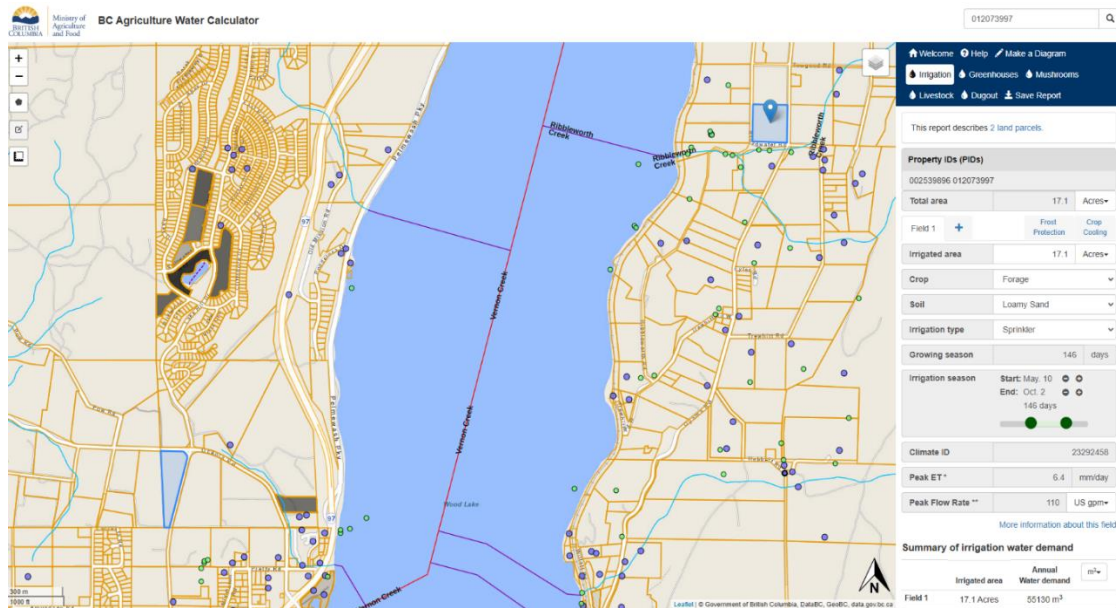
11770 Okanagan Center Road East

This site requires full tree removal of 275 trees and it not serviced by municipal sewer.



12192 Oceola Road

This site requires the least number of trees removed 181 (.66X275) and is serviced by municipal sewer and proximate to amenities like beaches, parks and services (banking, food and restaurants) Added, this site has already been disturbed and allows for off street access with engineering permitting in place.



Lot 18, Broadwater Road

Properties owned by Norther Cherry in the Oyama area were not considered suitable as no sewer is available and workers would be isolated from the social amenities thus requiring further, and more frequent transport.

After thoroughly reviewing all of Khela's land holdings and assessing Northern Cherry's business operations and recent expansion, it is evident that there is an ongoing need to import, accommodate, and provide care for workers responsible for planting, pruning, and harvesting cherries. This farm unit (Northern Cherry) meets the requirements set out in the inister's bylaw standard and has proposed a site (12192 Oceola Road) that takes advantage of the social and environmental amenities of DLC. This site also requires the least amount of production loss (trees) and where trees are lost, they are weaker and less productive.

For these reasons, I am very supportive of the proposed TFWH location at 12192 Oceola Road in the District of Lake Country.

Respectfully submitted,

Carl Withler P.Ag. (#695)