



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 103573
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Khela et al.
Local/First Nation Government: District of Lake Country

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 22 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 4291
Approx. Map Area 7.88 ha
PID 010-562-605
Purchase Date Apr 29, 2019
Farm Classification Yes
Civic Address 12192 OCEOLA RD LAKE COUNTRY V4V 1H1
Certificate Of Title khelaoceola.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Hardeep Khela	Not Applicable	6043156157	Khela@northerncherries.com	Not Applicable
Manjinder Khela	Not Applicable	6043156157	Khela@northerncherries.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.	Refer to attached land owner statement for Northern Cherries in uploaded attachments.

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:	District of Lake Country
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5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	High quality cherry production.
Describe all agricultural improvements made to the parcel(s).	The property is in full cherry production and fenced to deter deer damage. there is a small machine shed on the eastern edge of the property.

Describe all other uses that currently take place on the parcel(s). None

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Transportation / Utilities	Oceola Road
East	Transportation / Utilities	Oceola Road
South	Agricultural / Farm	orchard
West	Agricultural / Farm	orchard/ground crops

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 are a vertically integrated, high quality cherry production, packing and shipping family that continues to purchase land parcels, bring them into production and produce great cherries. We now bring in 400-500 SAWP workers annually and have built several TFWH camps in Kelowna. To reduce travel time for our workers and reduce fuel costs in transport we wish to build a camp in Lake Country to accommodate our continued need

for seasonal workers.

Is your proposal necessary for farm use? If so, please explain what the temporary foreign workers will be doing on the farm.

We could not pick, pack and ship cherries without these workers. They are the reason we are able to continue on with our business.

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

79 per DLC guidance document.

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?

290

Will the proposed residence(s) be clustered with existing residential structures? Please explain.

There is no residence on this property.

Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.

Yes

Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?

This location was chosen as it is directly against Oceola Road and only removes about 20 trees from production. Any other location the property requires road development, the removal of more trees and are upslope causing erosion concerns and worker safety risk.

Describe any infrastructure required to support the proposed residence(s) and the approximate area (m²) required for that infrastructure

Refer to site plan appended to this application for all proposed building/site development.

Proposal Map / Site Plan	Oceola Worker Camp Draft.pdf
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Detailed Building Plans	Oceola Worker Camp Draft.pdf
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Existing Residence	No Data
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Proposed Residence	Total Floor Area	Description
#1	1060m ²	17 trailers to feed, clean and sleep workers.

7. Optional Documents

Type	Description	File Name
Other files that are related	Northern Cherries land holdings	Northernlandholdings.xlsx
Other files that are related	SAWP approval letter	TFW Certificate - Expiring 9 Nov 2027.pdf