



May 25, 2022

File: 0280-30

Local Government File: C2022.007-TUP

Shannon Duong
Planner I
Regional District of Okanagan-Similkameen
Via Email: planning@rdos.bc.ca

Dear Shannon:

Re: C2022.007-TUP – Temporary Use Permit application for industrial worker accommodation on 211 Road 18, Osoyoos (PID: 007-523-025) – The Subject Property

Thank you for providing the opportunity for the Ministry of Agriculture and Food (ministry) staff to comment on this Temporary Use Permit application to retain an existing 72 m² industrial worker accommodation unit for up to four farm workers on the 3.6 ha Subject Property. From an agricultural perspective, ministry staff offer the following comments:

- Ministry staff note that the applicant has a large farm operation producing tree fruit, melons, and onions on 45 acres across 4 other parcels. Information was not provided in the application about the labour requirements for these enterprises; however, it is likely that additional labour is required. The applicant wishes to hire two workers through the federal Seasonal Agricultural Worker Program which requires that the employer provide suitable, safe, clean housing. A Labour Market Impact Assessment was completed for these two farm workers and concluded that the workers are required to support the farm operation.
- The soil classification for the site of the proposed worker accommodation is a loam-dominated Kinney soil which is suitable for agriculture production but has limitations of a high-water table in spring and during flood season.
- The temporary nature of the dwelling and small footprint on a previously disturbed and currently non-actively farmed portion of the parcel poses minimal risk to future production on the Subject Property.

- Where suitable, it is preferred to see existing housing such as temporary or mobile accommodation such as this application used for temporary farm worker housing.
- It is noted that there is also an existing house on one of the applicant's other parcels that is currently being used as rental housing. If the applicant requires further worker housing in future, Ministry staff recommend that this rental housing be converted to farm worker housing prior to any new structures being built or placed on any of the parcels.

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,

Philip Gyug

Philip Gyug, P.Ag
Regional Agrologist
BC Ministry of Agriculture and Food
Email: Philip.Gyug@gov.bc.ca
Phone: 250-378-0573

Alison Fox

Alison Fox, P.Ag
Land Use Agrologist
BC Ministry of Agriculture and Food
Email: Alison.Fox@gov.bc.ca
Phone: 778 666-0566

Email copy: Agriculture Land Commission ALC.Referrals@gov.bc.ca

Lauri Feindell

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: May 25, 2022 12:33 PM
To: Shannon Duong; ALC Referrals ALC:EX
Subject: RE: Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

Hi Shannon,

Given that it is the only residence on the Property, it would be considered the principal residence under the ALCA. If the landowner wanted to add any other farm worker housing (e.g. ATCO style or otherwise), or a new principal residence where the proposed residence would be considered an additional, then an application for an additional residence to the ALC would be required.

Regards,

Liz

Liz Sarioglu MRM, MCIP RPP, P.Ag (she/her)
A/Director of Policy & Planning | Agricultural Land Commission
201- 4940 Canada Way, Burnaby BC
(236) 468-3260 | Liz.Sarioglu@gov.bc.ca

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From: Shannon Duong <sduong@rdos.bc.ca>
Sent: May 24, 2022 9:12 AM
To: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Subject: RE: Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

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Hi Liz,

If possible, we are hoping to have referral responses received by 4:30 p.m. on May 26th as the TUP application is going to the Regional District Board's June 2nd meeting.

I hope you've had a great long weekend.

Cheers,

Lauri Feindell

Subject: FW: [External Email] - Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

From: Referrals <Referrals@fortisbc.com>
Sent: April 27, 2022 8:34 AM
To: Planning <planning@rdos.bc.ca>
Subject: RE: [External Email] - Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

Property Referral #2022-615

Hi,

Fortis has no gas lines in that area. There is no concern on our end.

Thanks,

Josh Harder
Property Services Assistant
Lands
FortisBC Energy
16705 Fraser Highway | Surrey BC V4N 0E8
P: 778.578.8038 xt.58038 | joshua.harder@fortisbc.com



From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Friday, April 22, 2022 4:04 PM
To: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>; christina.forbes@gov.bc.ca; HBE <HBE@interiorhealth.ca>; oliverfireddept@telus.net; Referrals <Referrals@fortisbc.com>
Subject: [External Email] - Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

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RE: Temporary Use Permit Application No. C2022.007-TUP

Application Webpage: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-c/c2022-007-tup/>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a temporary use permit application involving the property at 211 Road 18.

Lauri Feindell

From: HBE <HBE@interiorhealth.ca>
Sent: April 26, 2022 3:18 PM
To: Planning
Subject: RE: Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

Afternoon Shannon and Regional District of Okanagan-Similkameen Planning,
The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

Please note that this response does not automatically confer Interior Health support for onsite services (e.g. sewerage disposal) if applicable. I've provided a link to the page on our public website that speaks to [Sewerage, Subdivisions & Healthier Industries | IH \(interiorhealth.ca\)](#) for the applicants reference. Any sewerage disposal system serving the farm worker housing will need to in compliance with the [BC Sewerage System Regulation](#).

If you have any questions, please feel free to email us back or call 1-855-744-6328 (Ext. 4).

Regards,

Mike Adams

Team Leader, Healthy Community Development
Interior Health
www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Friday, April 22, 2022 4:04 PM
To: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>; christina.forbes@gov.bc.ca; HBE <HBE@interiorhealth.ca>; oliverfiredpt@telus.net; referrals@fortisbc.com
Subject: Bylaw Referral - RDOS File No. C2022.007-TUP - 211 Road 18

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RE: Temporary Use Permit Application No. C2022.007-TUP

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The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a temporary use permit application involving the property at 211 Road 18.

Please find attached a referral for a Temporary Use Permit application and a link above to the draft permit and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **May 23, 2022**.

Regards,



Shannon Duong, MRM • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063
sduong@rdos.bc.ca • [RDOS](#)
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RECEIVED
Regional District

MAY - 2 2022

101 Martin Street
Penticton BC V2A 5J9



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: C2022.007-TUP

FROM: Name: Victoria Sarto
(please print)

Street Address: S

Date: April 28, 2022

RE: Temporary Use Permit (TUP) – Industrial Worker Housing for Farm Labour
211 Road 18

My comments / concerns are:

- I do support the proposed use at 211 Road 18.
- I do support the proposed use at 211 Road 18, subject to the comments listed below.
- I do not support the proposed use at 211 Road 18.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this application.

1. There are 10 cells within this large mobile home without windows, I can't imagine people living in there at this passing fire or health codes.

2. There will be 10 more people living together next to our horse ranch. This amount of people in one small building will create a great deal of noise. We are a horse ranch with boarders our business depends on the peace & quiet of our agricultural (A/LA) community not an @ small building full of people. How will this be policed?

3. I can't imagine there being toilet facilities inside each tiny unit or a proper kitchen. I can't see this being a humane way to put people up.

Feedback Forms must be completed and returned to the Regional District prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.