



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 64746

Application Status: N/A

Applicant: PRT Growing Services Ltd

Agent: PRT Growing Services Ltd

Local Government: Columbia Shuswap Regional District

Local Government Date of Receipt: 03/08/2022

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: PRT is requesting the approval of Temporary Farm Worker accommodation for up to 18 workers to help the company meet its production and harvesting requirements.

PRT Skimikin grows 20 million seedlings annually for the forest industry. The proposed 18 man work camp would be situated within the boundary of the nursery compound and will not impact productive agricultural lands. Modular workforce units will not be placed on a solid foundation but will be blocked and leveled on an earthen/aggregate pad, the units will be transportable.

Agent Information

Agent: PRT Growing Services Ltd

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 025-503-090

Legal Description: BLOCK H OF SECTIONS 13 AND 14 TOWNSHIP 21 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Area: 44.4 ha

Civic Address: 935 Platt Road, Tappen, BC

Date of Purchase: 09/14/2017

Farm Classification: Yes

Owners

1. **Name:** PRT Growing Services Ltd

Address:

935 Platt Road

Tappen, BC

V0E 2X3

Canada

Phone: (250) 546-6713

Cell: [REDACTED]

Email: carli.lawn@prt.com

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

PRT Growing Services currently manages 36 greenhouses and a 9 bay gutter connected greenhouse along with two outdoor compounds which allows us to grow approximately 20 million forestry seedlings annually.

PRT accommodates a 5000 tree Christmas tree operation

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Expansion of our outdoor compounds, adding an additional 30,000 blocks of irrigated land to increase our annual production by 3 million seedlings to meet industry demand.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

There are no non agricultural operations

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity: Private homes

East

Land Use Type: Agricultural/Farm

Specify Activity: Forested land

South

Land Use Type: Agricultural/Farm

Specify Activity: Forested Land

West

Land Use Type: Agricultural/Farm

Specify Activity: seed orchards

Proposal

1. What is the purpose of the proposal?

PRT is requesting the approval of Temporary Farm Worker accommodation for up to 18 workers to help the company meet its production and harvesting requirements.

PRT Skimikin grows 20 million seedlings annually for the forest industry. The proposed 18 man work camp would be situated within the boundary of the nursery compound and will not impact productive agricultural lands. Modular workforce units will not be placed on a solid foundation but will be blocked and leveled on an earthen/aggregate pad, the units will be transportable.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

Having farm workers live in on-site accommodation would allow flexibility in our work schedule as we manage the seasonal requirements of growing 20 million seedlings as well as maintaining 45 greenhouses.

Our Tappen location is in a very rural area, we have not been successful in recruiting sufficient labour to

fill our production needs in the past few years. The closest community with hotels is a minimum of 20kms away, TFW workers would be challenged to commute to our location on a regular basis as they often do not hold an international drivers License and there is no public transit available.

Rental housing within a 20 km radius of the site is extremely limited, if there is accommodation it is very expensive.

PRT Growing Services is a leader in the reforestation industry in North America, Ministry and industry clients as well as reforestation companies rely on PRT to consistently produce tree seedlings to fulfill their reforestation obligations.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

There is currently a two bedroom trailer measuring 15' x 70' on site which accommodates a PRT employee who works as our main Grower as well as site security.

4. What is the total floor area of the proposed additional residence in square metres?

266 m²

5. Describe the rationale for the proposed location of the additional residence.

The worker housing will be located to the rear of our compound, away from the main traffic areas to allow for safety and comfort. The housing units will be within the existing nursery compound, no productive agricultural land will be impacted.

6. What is the total area of infrastructure necessary to support the additional residence?

3 cement pads each measuring 10' x 40' to allow for covered decking

3 cement pads each measuring 10' x 15' to hold storage units for workers

3 housing units each measuring 14' x 68' blocked and leveled on aggregate pads

Total infrastructure area needed is 845 sq meters

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

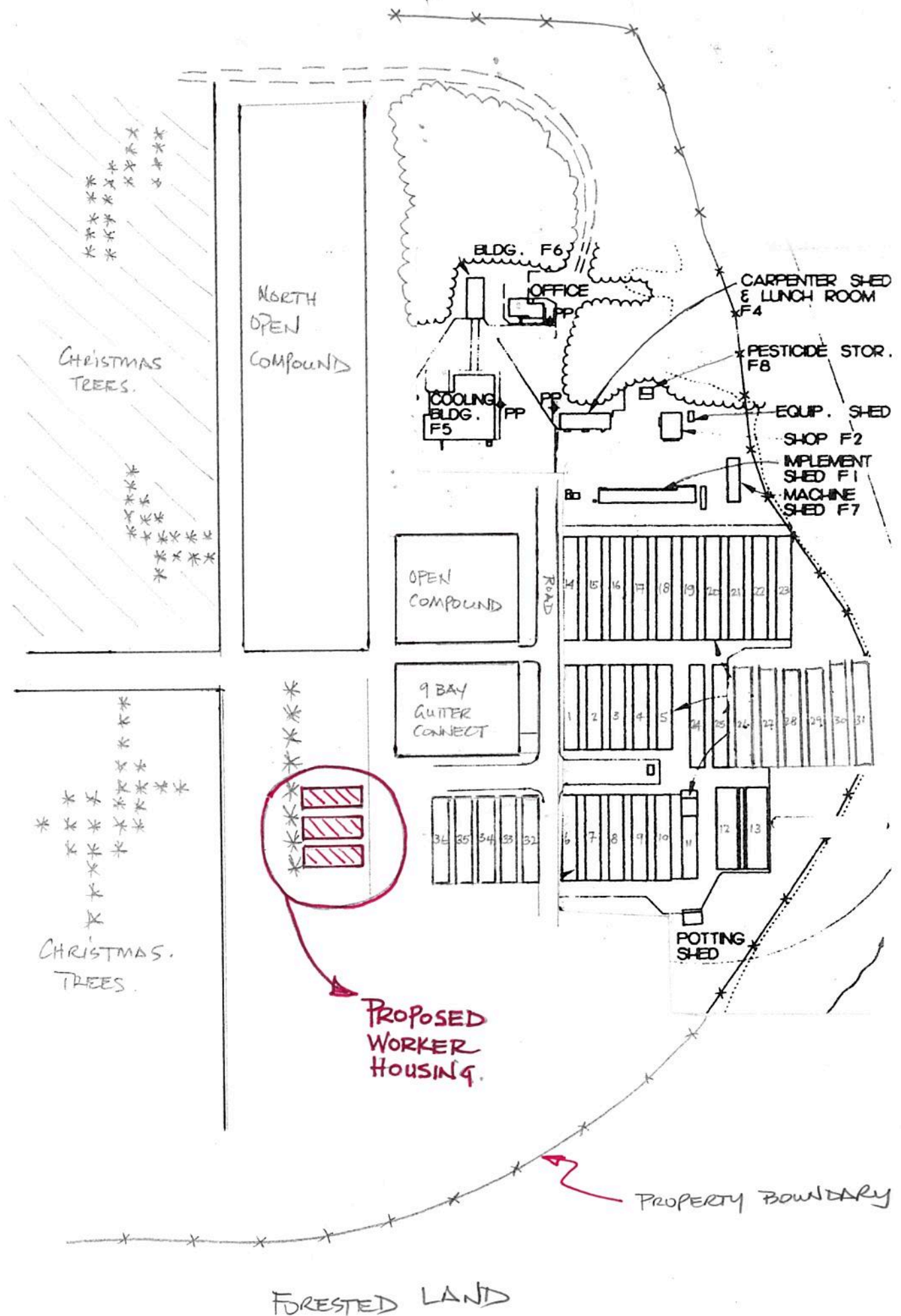
- Agent Agreement-PRT Growing Services Ltd
- Proposal Sketch-64746
- Site Photo-Google Map
- Other correspondence or file information-Building drawings
- Certificate of Title-025-503-090

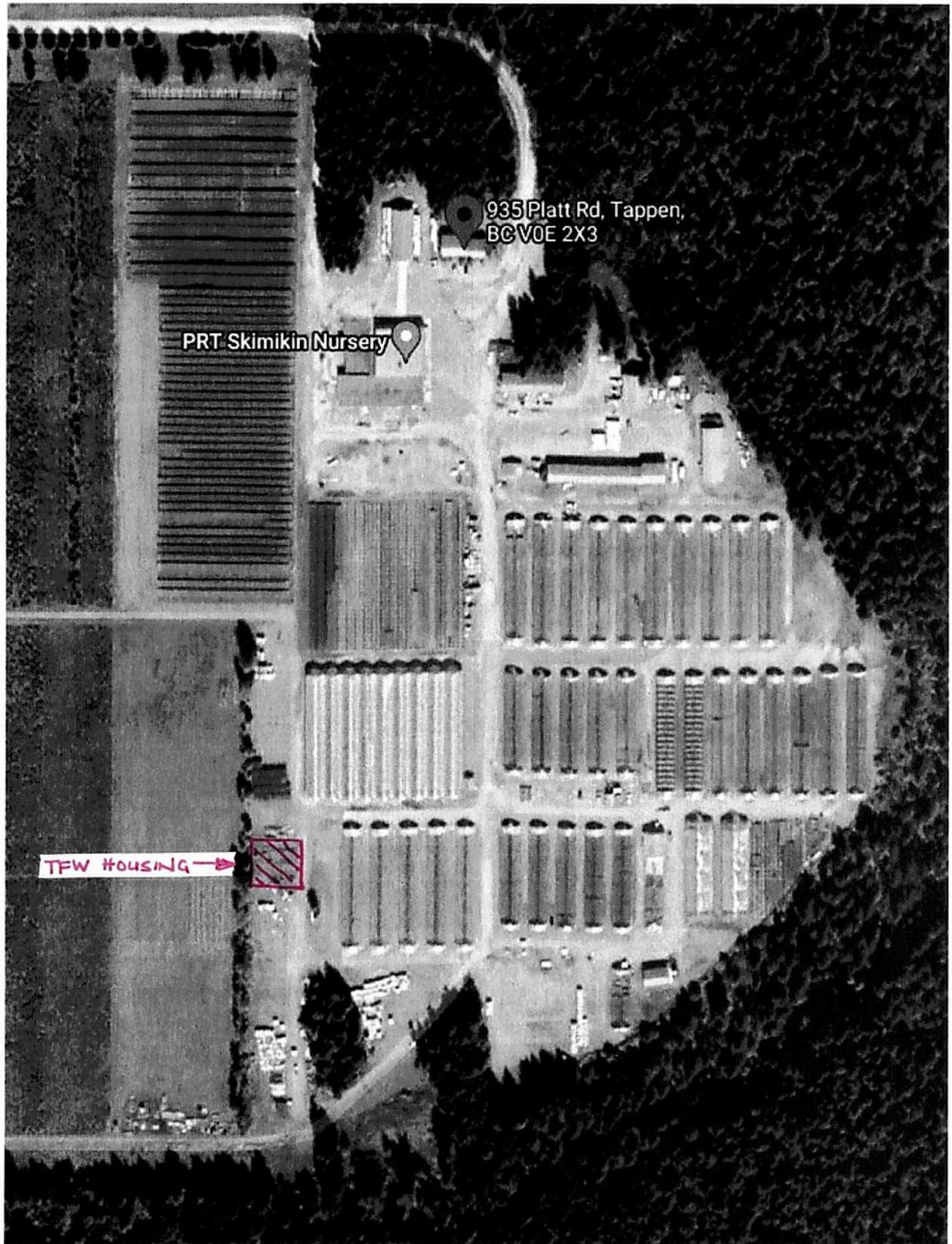
ALC Attachments

None.

Decisions

None.





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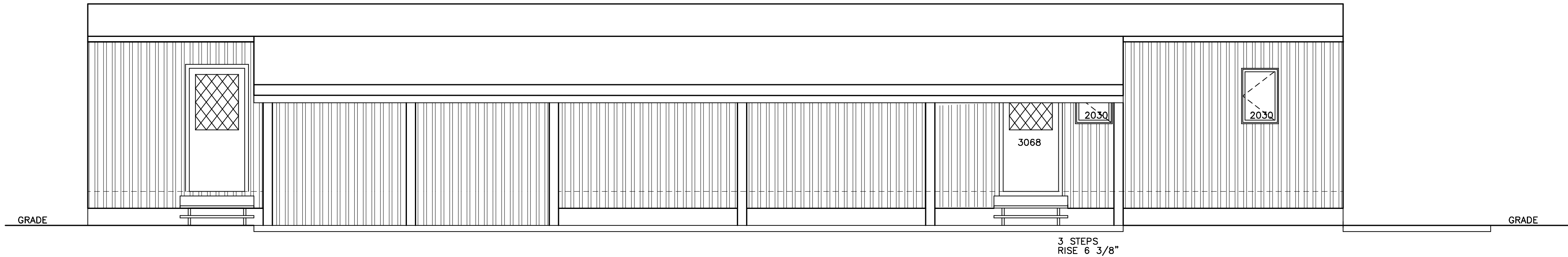
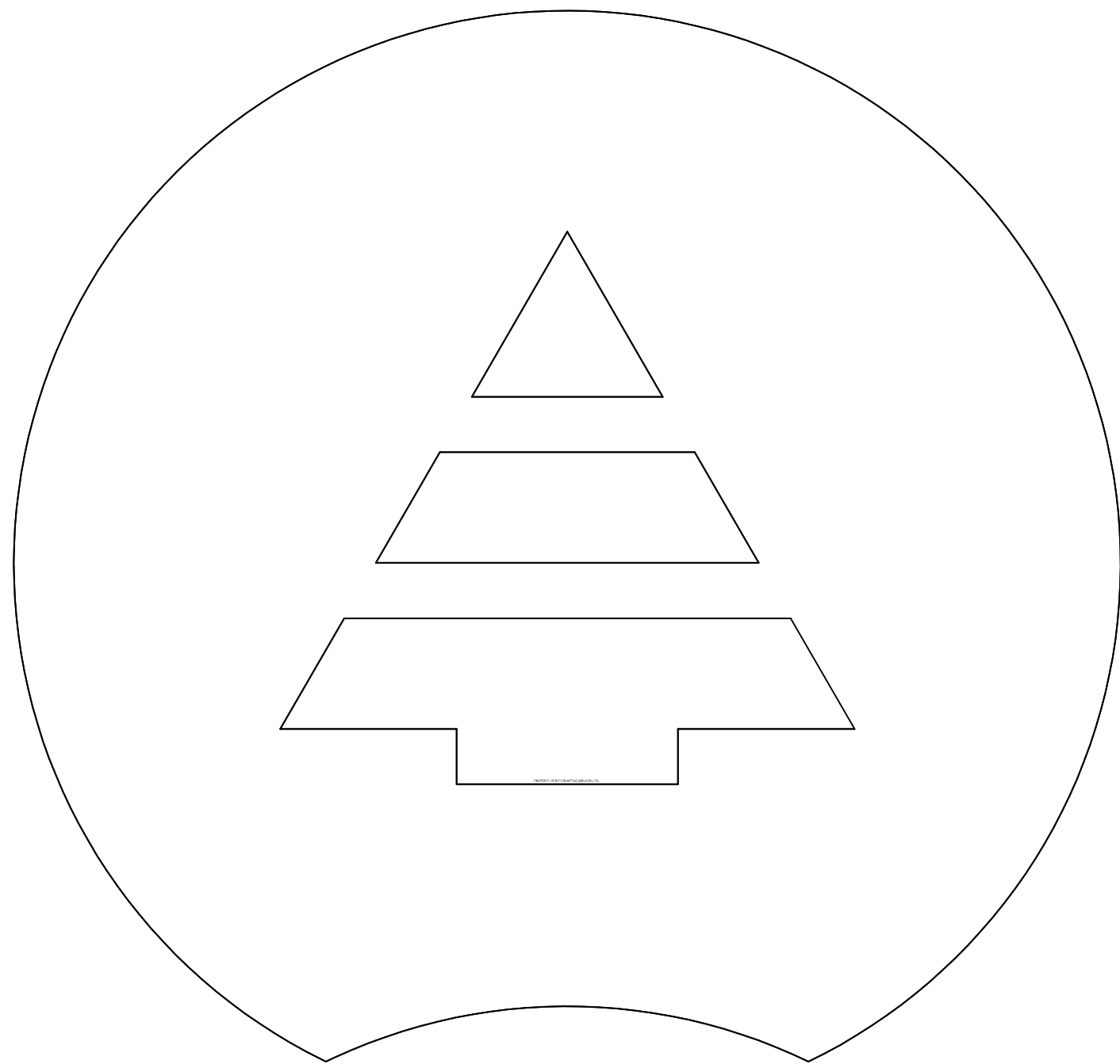
PRT Skimikin Nursery

TFW HOUSING →

PROPOSED FOREIGN WORKER HOUSING

PRT GROWING SERVICES LTD.

A0 = GENERAL
A1 = FLOOR PLANS
A2 = ELEVATIONS
A3 = SECTIONS
A4 = LARGE SCALE DETAILS
A5 = DETAILS
A6 = SCHEDULES
A7 = WALL SECTIONS
A9 = 3D DRAWINGS
E0 = ELECTRICAL



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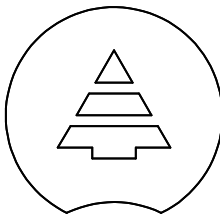
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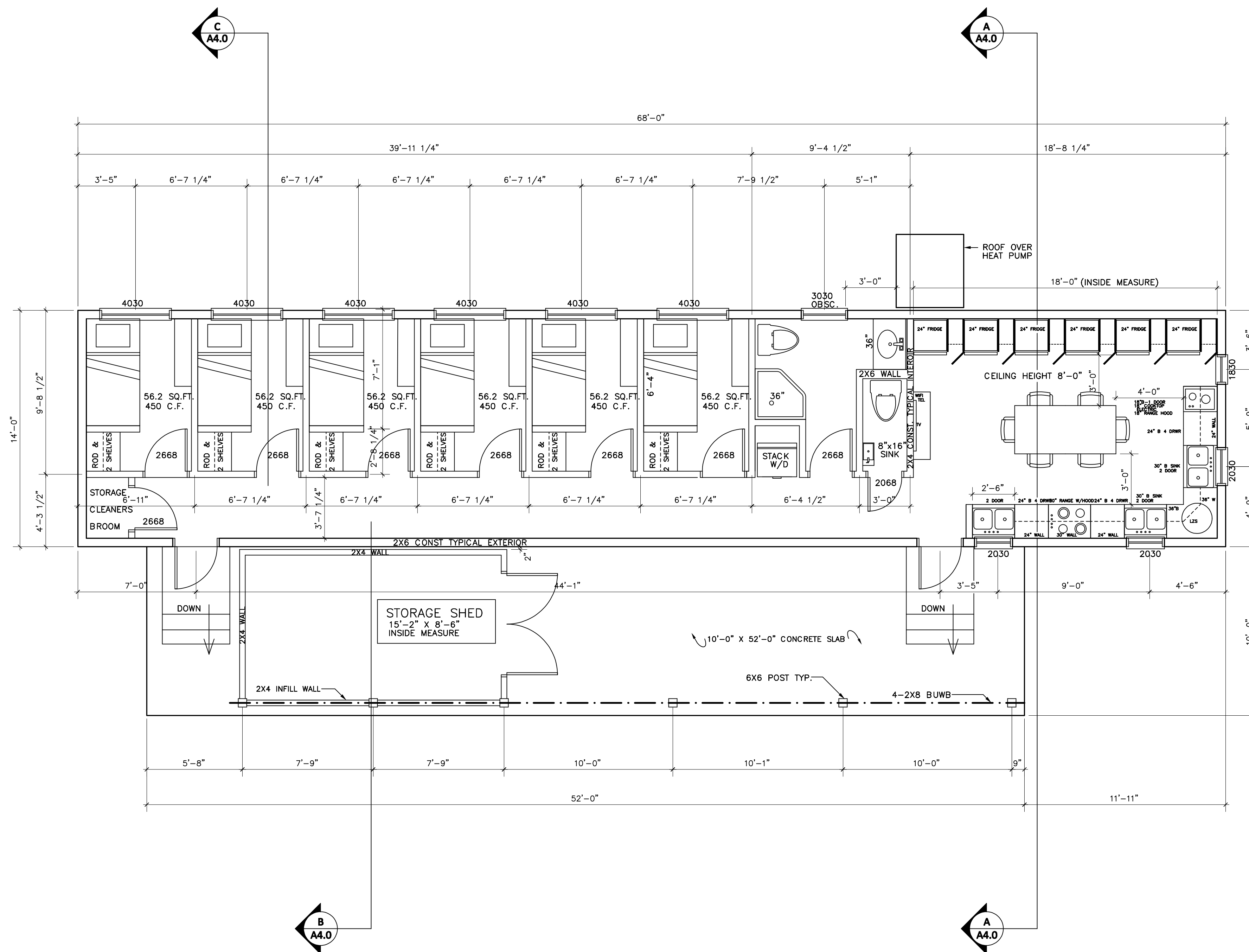
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A0.0

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NOTES:
ALL EXTERIOR DOORS TO BE SCREENED
ALL WINDOWS TO BE SCREENED
TYPICAL BEDROOM INSIDE DIMS 6'-2 3/4" X 9'-0 1/4"
MINIMUM SLIDING WINDOW TO QUALIFY AS EGRESS IS 4'-0" X 3'-0"
TYPICAL PANTRY DIMS 12" W X 24"
NOT ALL 24" FRIDGES ARE CREATED EQUAL WIDTH. CHECK THAT
FRIDGES WILL FIT IN A 24" SPACE.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

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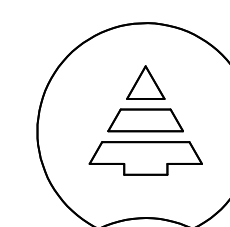
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MAIN FLOOR PLAN



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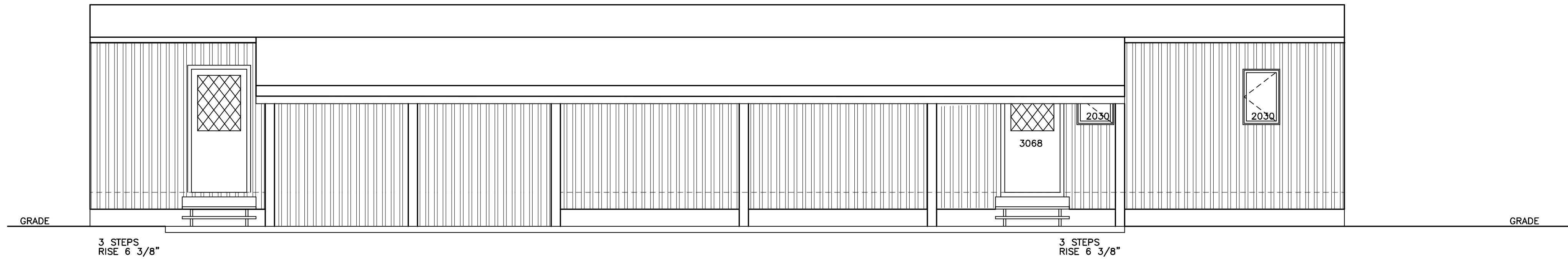
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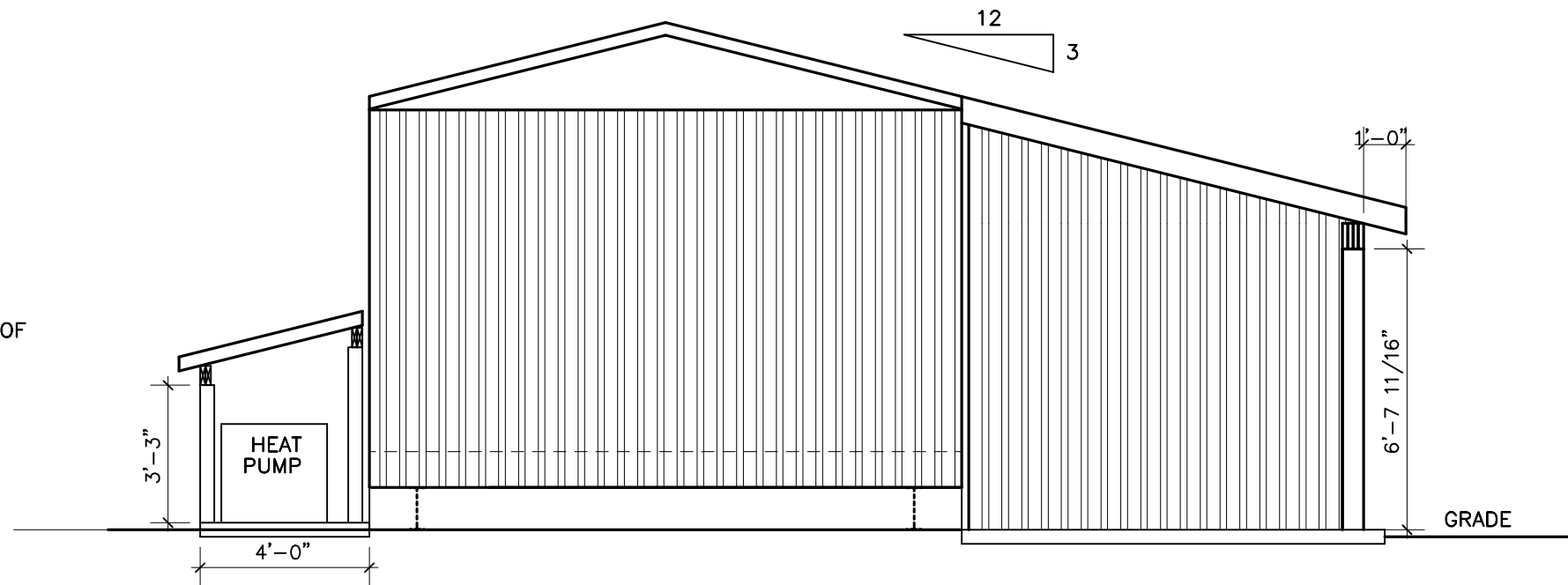
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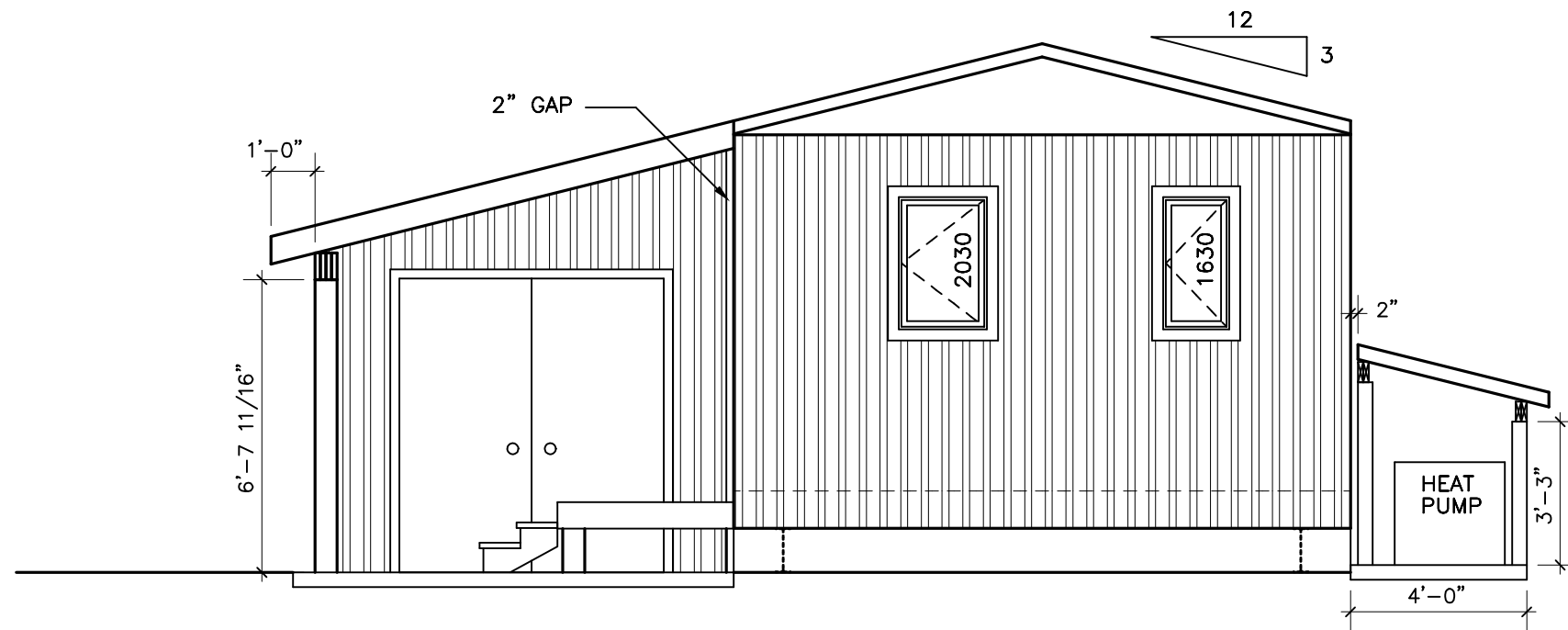
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
GUARDS, HANDRAILS NOT REQUIRED FOR EXTERIOR STAIRS WITH
NOT MORE THAN 3 RISERS OR FOR DECKS LESS THAN 23 5/8" HIGH.

FREE STANDING ROOF OVER HEAT PUMP:
SIMILAR ROOFING AND SLOPE AS MAIN ROOF
2X4 RAFTERS @ 2'-0" O.C.
DOUBLE 2X6 HEADERS
4X4 POSTS ON CONCRETE SLAB
USE POST BRACKETS EMBEDDED IN SLAB

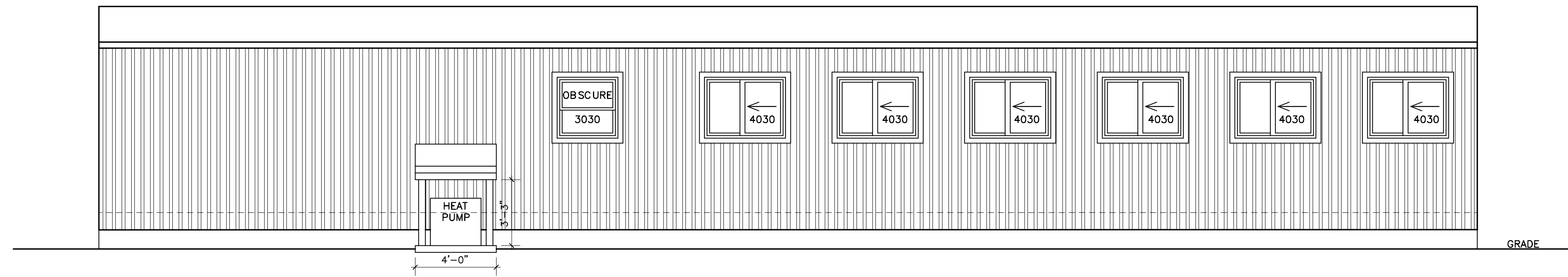


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

FREE STANDING ROOF OVER HEAT PUMP:
SIMILAR ROOFING AND SLOPE AS MAIN ROOF
2X4 RAFTERS @ 2'-0" O.C.
DOUBLE 2X6 HEADERS
4X4 POSTS ON CONCRETE SLAB
USE POST BRACKETS EMBEDDED IN SLAB



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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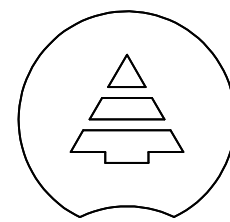
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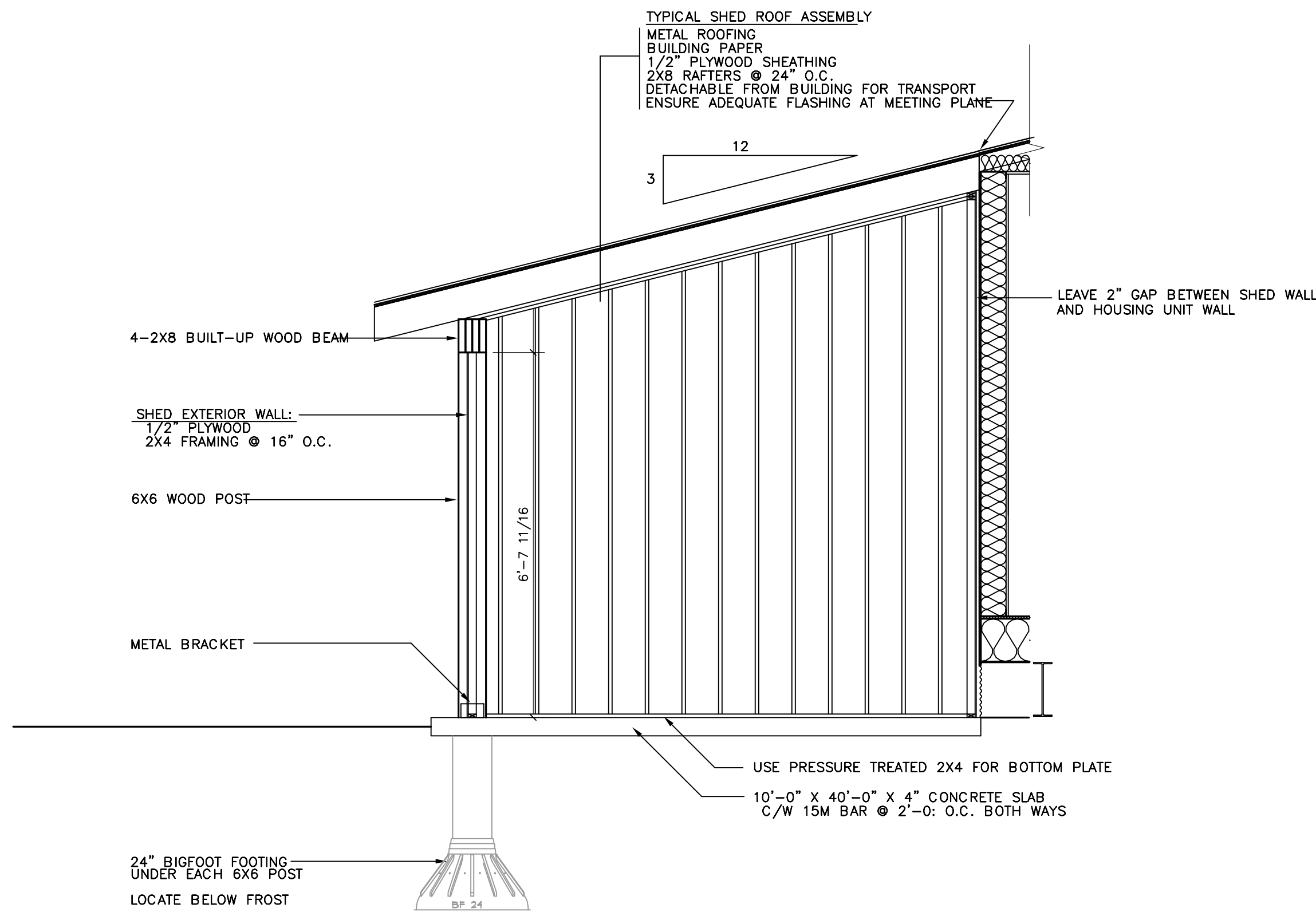
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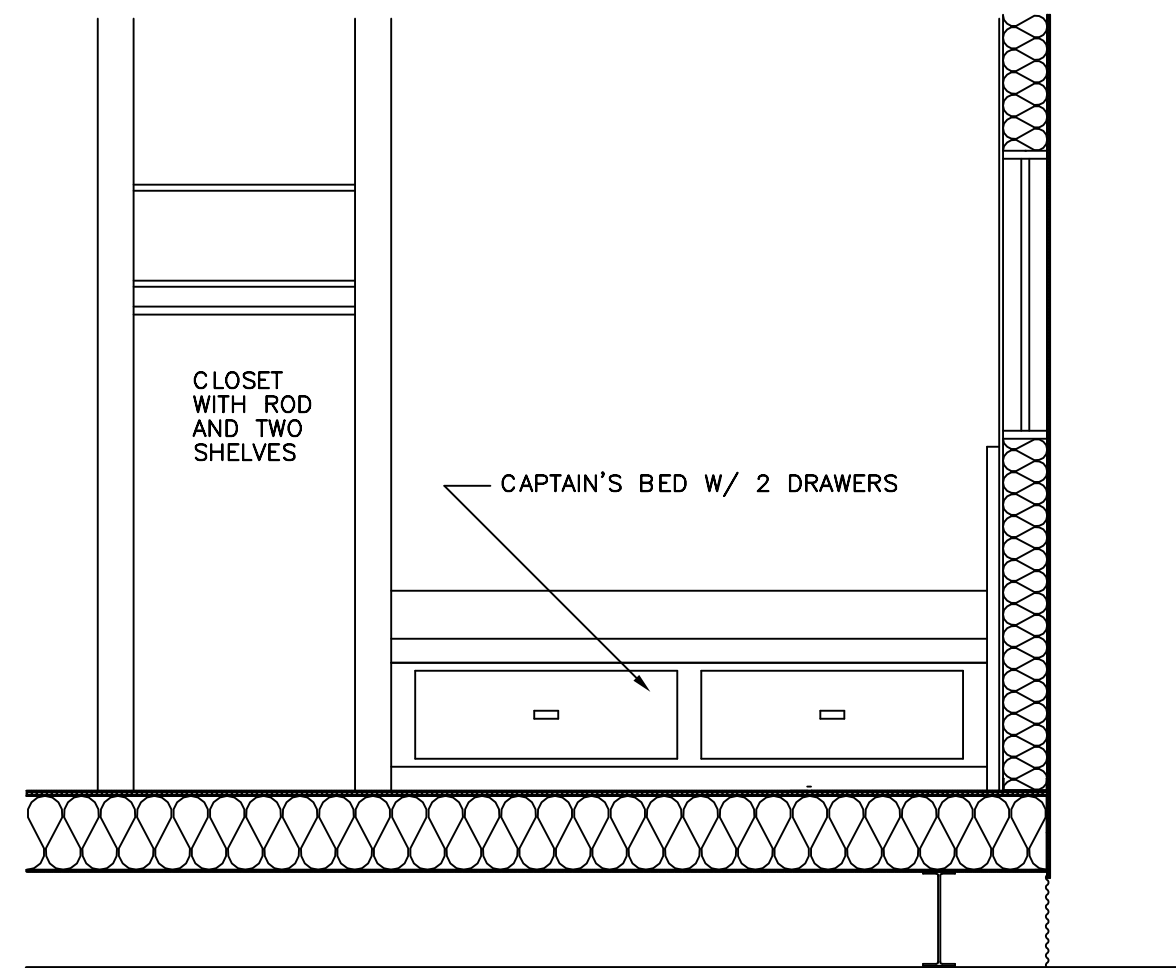
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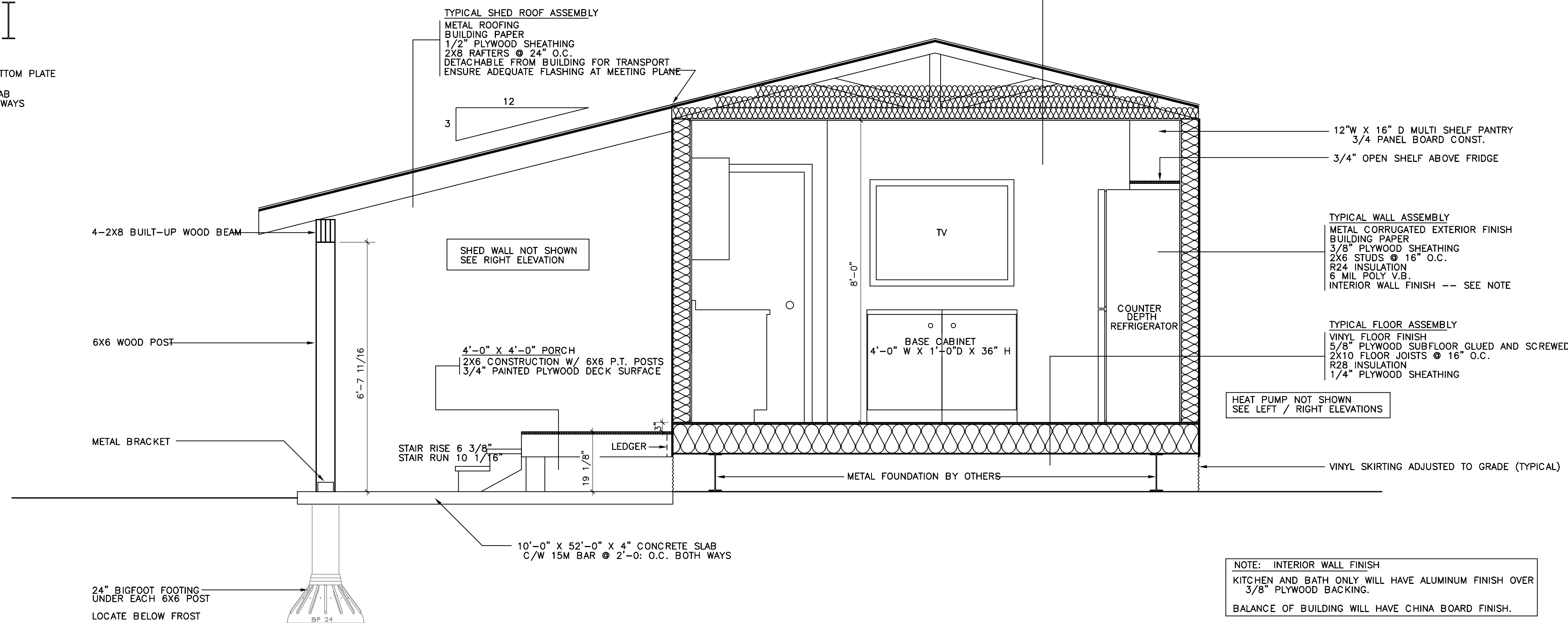
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SECTION B
SCALE: 1/2" = 1'-0"



SECTION C
SCALE: 1/2" = 1'-0"



SECTION A-A
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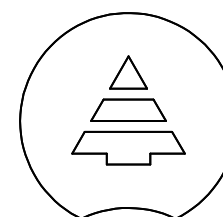
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