



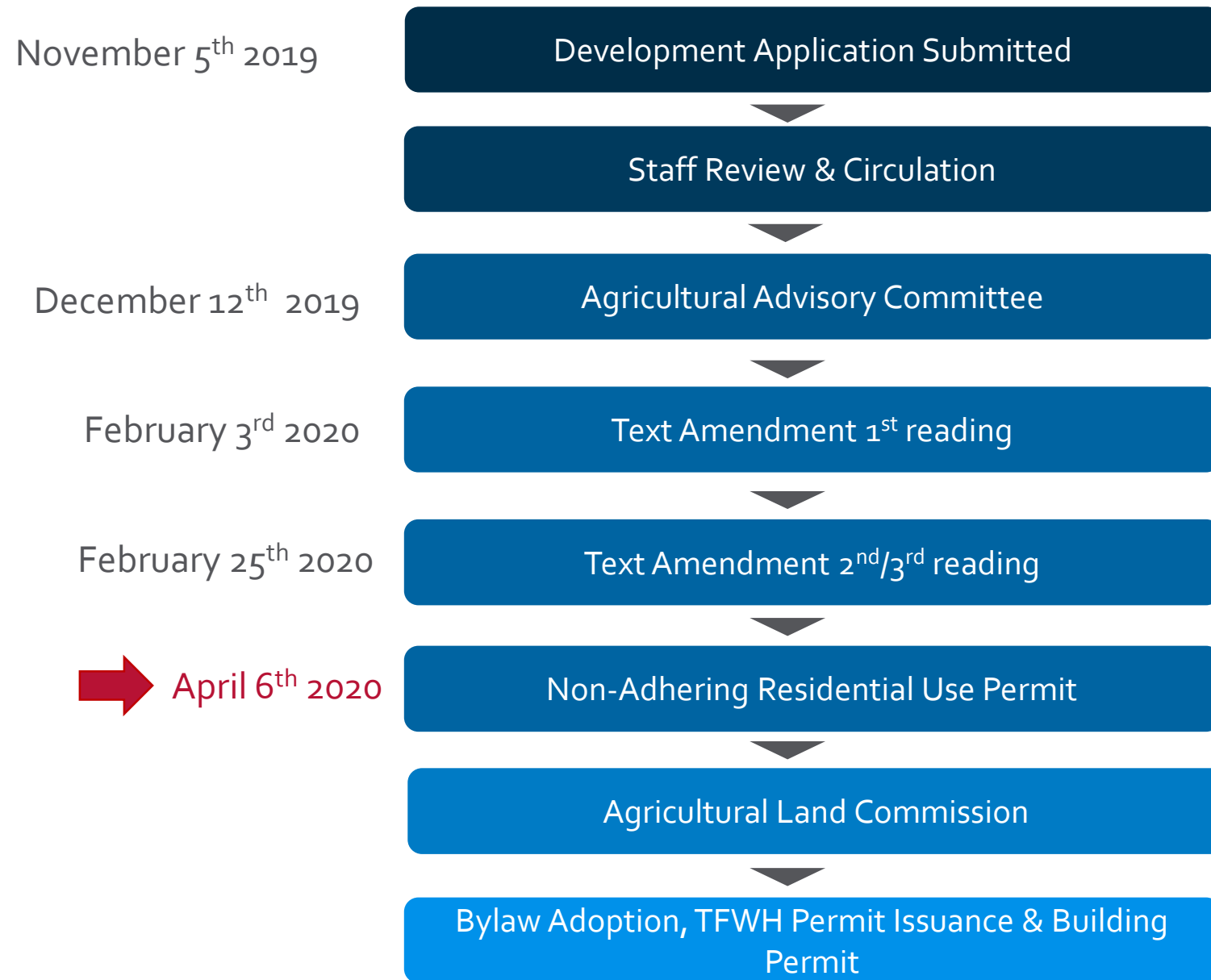
A19-0017 2975 Gallagher Road

ALC Non-Adhering Residential Use Permit

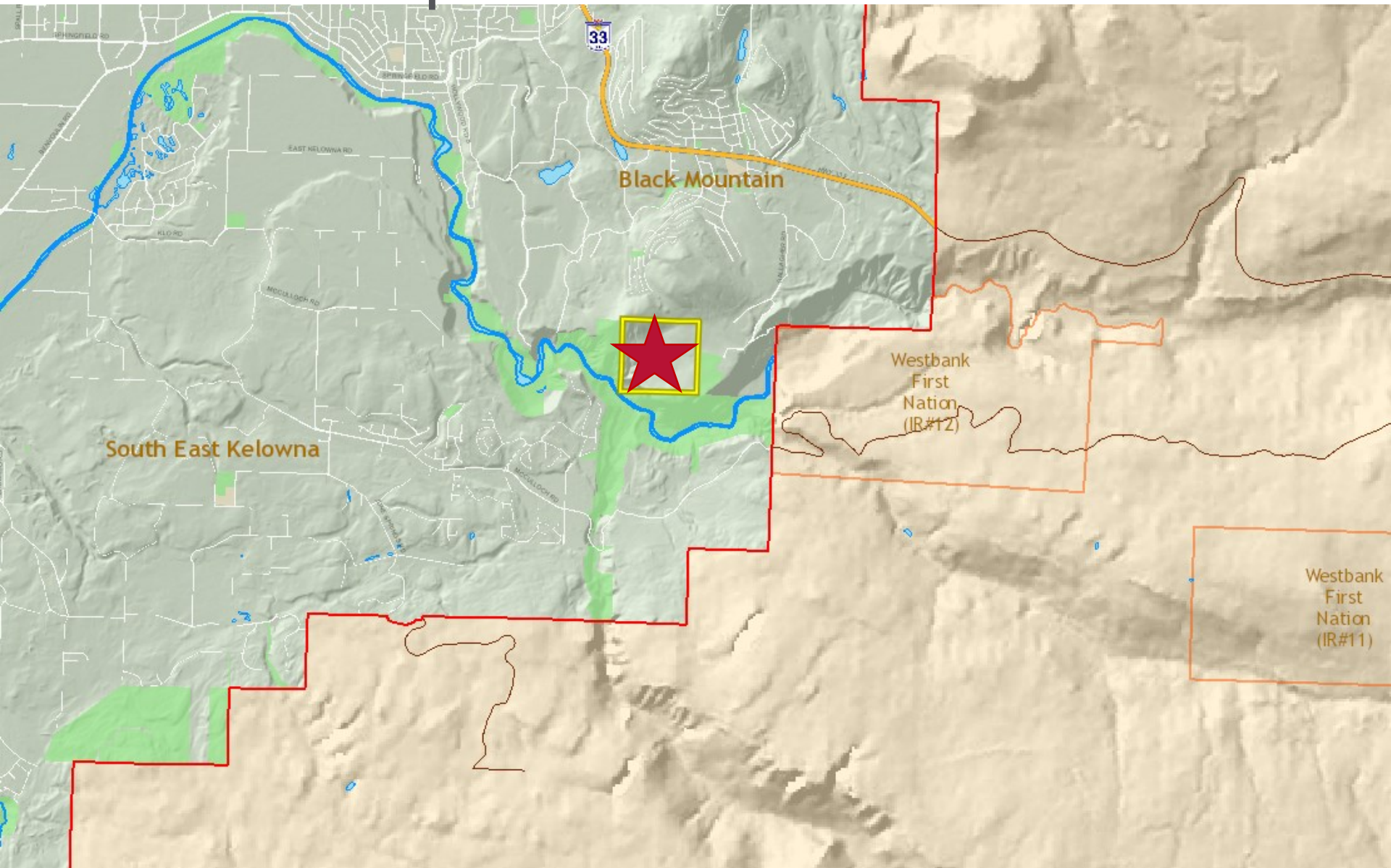
Proposal

- ▶ 70 Units of Temporary Farm Worker Housing
- ▶ Will increase amount of temporary farm worker accommodation on the subject site from 60 to 130

Development Process

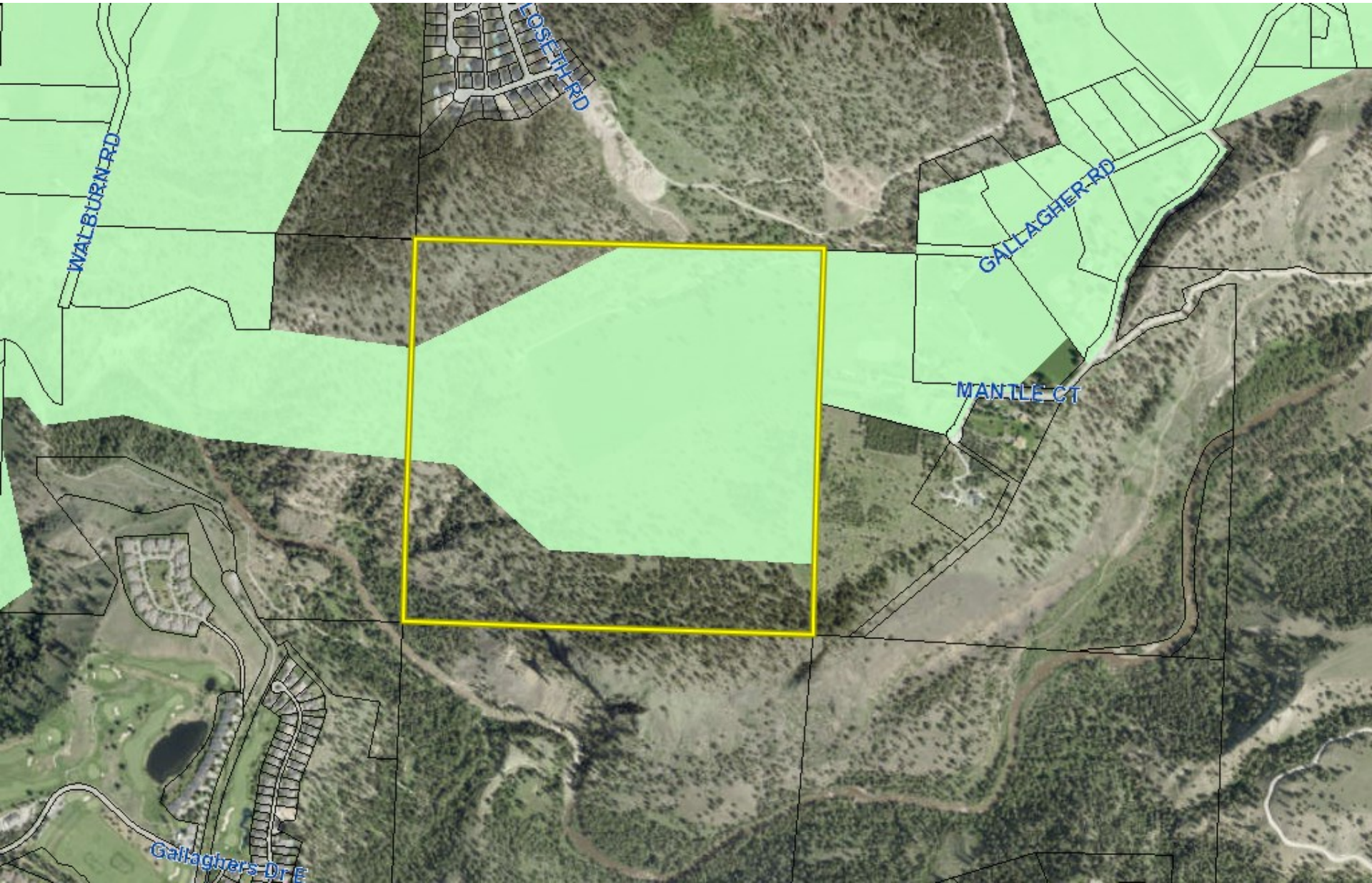


Context Map

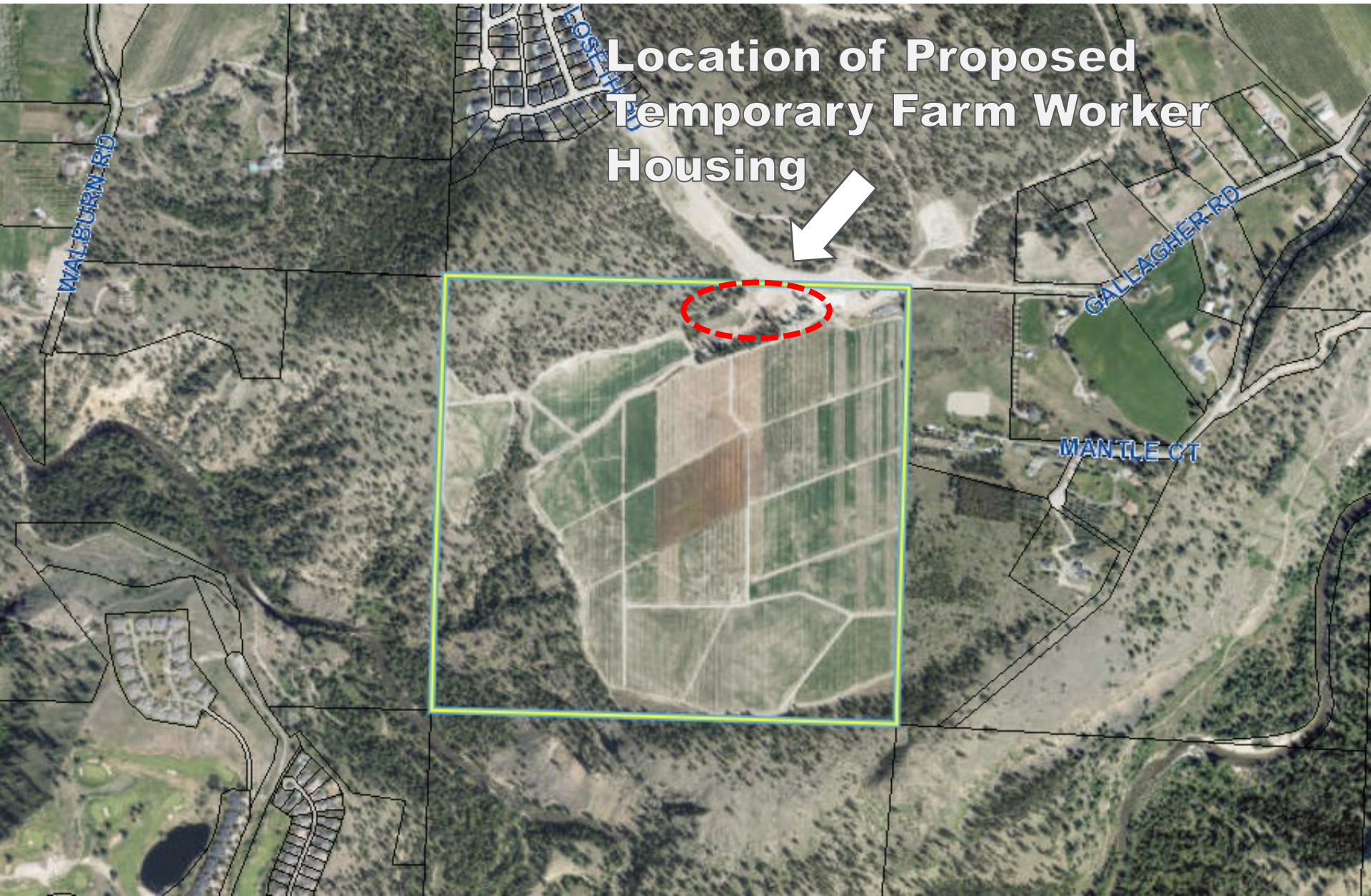


City of Kelowna

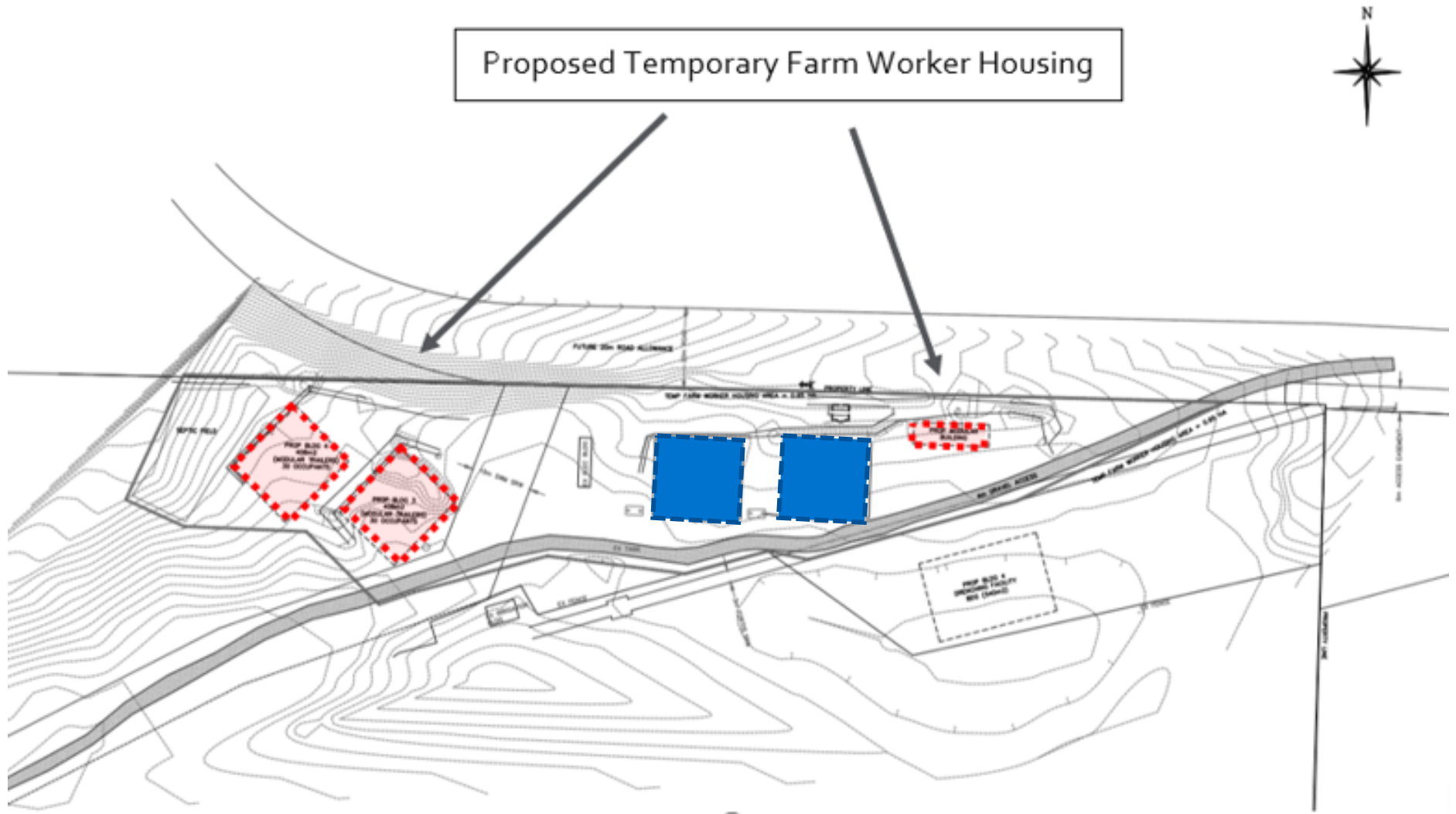
ALR Map



Proposed Housing



Site Plan



Proposed Temporary Farm Worker Housing
--

Development Policy: Zoning Bylaw

Regulation	Meets
Minimum farm unit size: 3.8 ha	✓
New TFWH structures must include a communal kitchen	✓
Only occupied during growing, harvesting and pruning periods	✓
Occupied no more than 10 months of a calendar year	✓
Maximum TFWH footprint: 0.30 ha for maximum of 60 workers	✗
Maximum temporary farm workers per city sector: 60	✗

Development Policy: OCP Policies & Permit Guidelines

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	<input checked="" type="checkbox"/>
Permanent help is deemed necessary	<input checked="" type="checkbox"/>
TFWH is on non-permanent foundations	<input checked="" type="checkbox"/>
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	<input checked="" type="checkbox"/>
Minimum 3 m wide vegetated buffer	<input checked="" type="checkbox"/>

Staff Recommendation

- ▶ Staff recommend **support**:
 - ▶ The proposed application substantially complies with City of Kelowna OCP policies on TFWH requirements.
 - ▶ The proposed housing is on non-permanent foundations which is the preferred solution where the need for farm worker housing is justified.
 - ▶ The housing is located in an area of the property that minimizes the residential impact to agriculture.



Conclusion of Staff Remarks