



# A19-0019 & FH19-0007 3455 Rose Road:

ALR Non-Adhering Residential Use Permit & Temporary Farm  
Worker Housing Applications



# Proposal

- ▶ To support an application to the Agricultural Land Commission for a non-adhering residential use permit application for Temporary Farm Worker Housing.

# Development Process

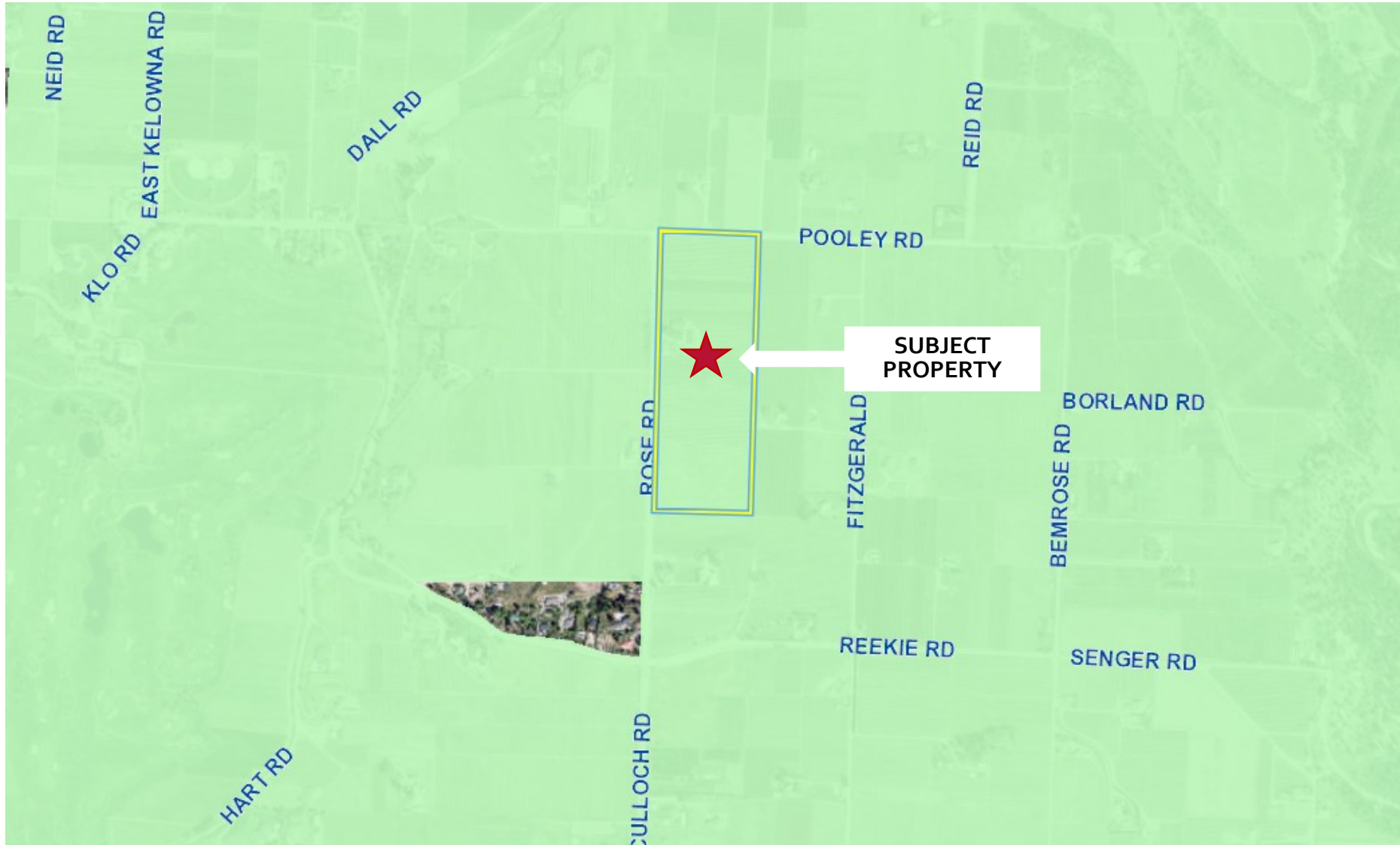




# Context Map



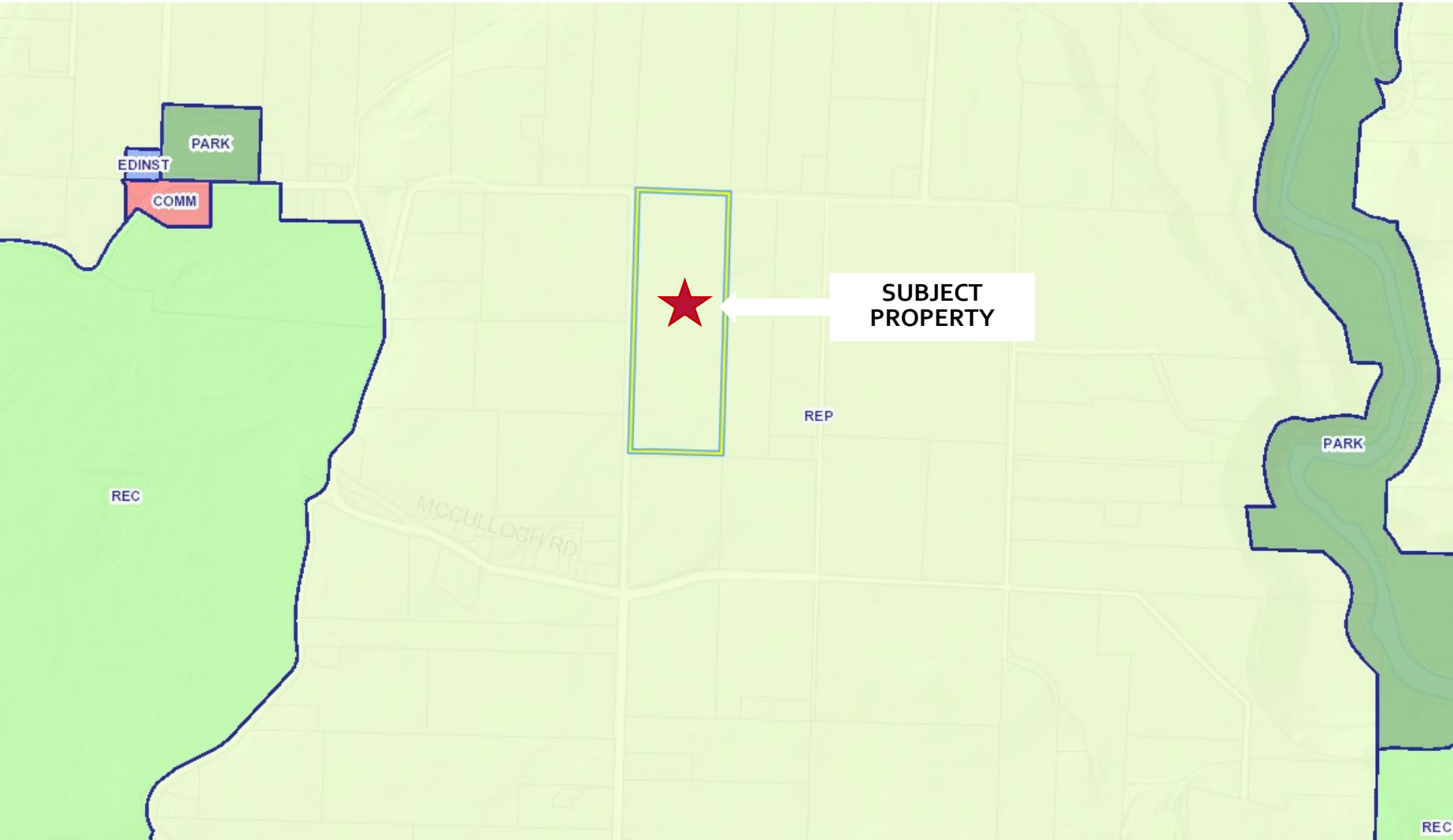
# Agricultural Land Reserve



City of Kelowna



# OCP – Future Land Use



# Subject Property Map



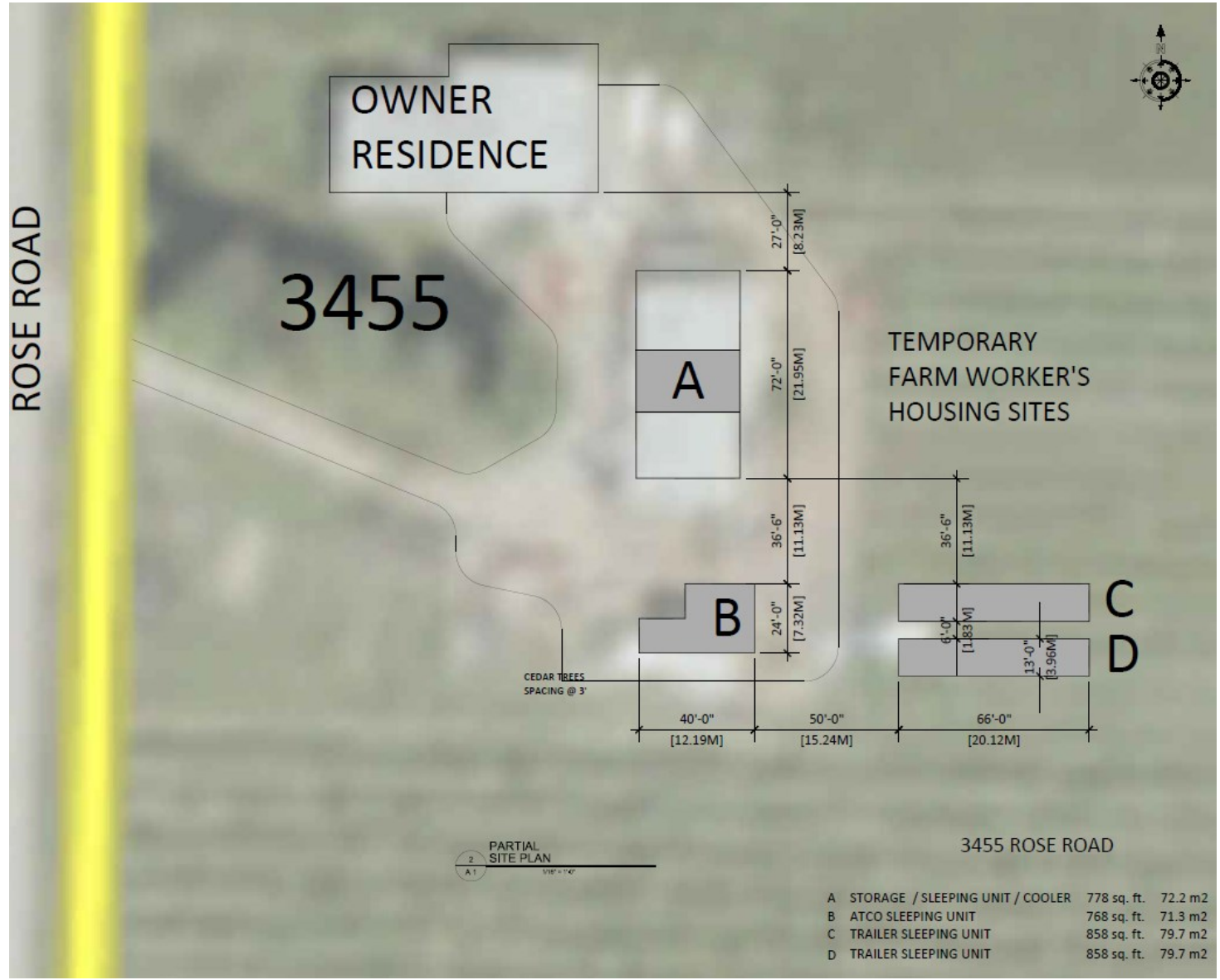
City of Kelowna

# Project Details

- ▶ The proposal is to bring three existing Temporary Farm Worker Housing dwellings into conformance:
  - ▶ One ATCO trailer
  - ▶ One mobile home
  - ▶ One suite that is attached to a storage building.
- ▶ And to bring an additional mobile home on site.
- ▶ These four dwellings will house a total of 24 temporary workers.



# Site Plan



# Development Policy: Zoning Bylaw

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

# Development Policy: OCP Policies & Permit Guidelines

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	<input checked="" type="checkbox"/>
Scale of farm operation is large enough that permanent help is deemed necessary	<input checked="" type="checkbox"/>
TFWH on non-permanent foundations where the need for farm worker housing is justified	<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 for screening to adjacent property lines and between TFWH and active farming	<input checked="" type="checkbox"/>



# Public Notification Policy #367

- ▶ The applicant completed the required Neighbourhood Consultation on January 29<sup>th</sup>, 2020 to all homes and tenants within a 300m radius of the subject property.

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Adhering Residential Use & Temporary Farm Worker Housing applications.
  - ▶ Property is being actively farmed by applicant.
  - ▶ Applicant is seeking proper approvals and permits for the TFWH housing.
- ▶ Recommend the Bylaw be forwarded to ALC for consideration



## *Conclusion of Staff Remarks*







# Reclaimed Land

