



# A20-0004 FH20-0004 3201 Pooley Road

ALR Application for Non-Adhering Residential Use Permit &  
Temporary Farm Work 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



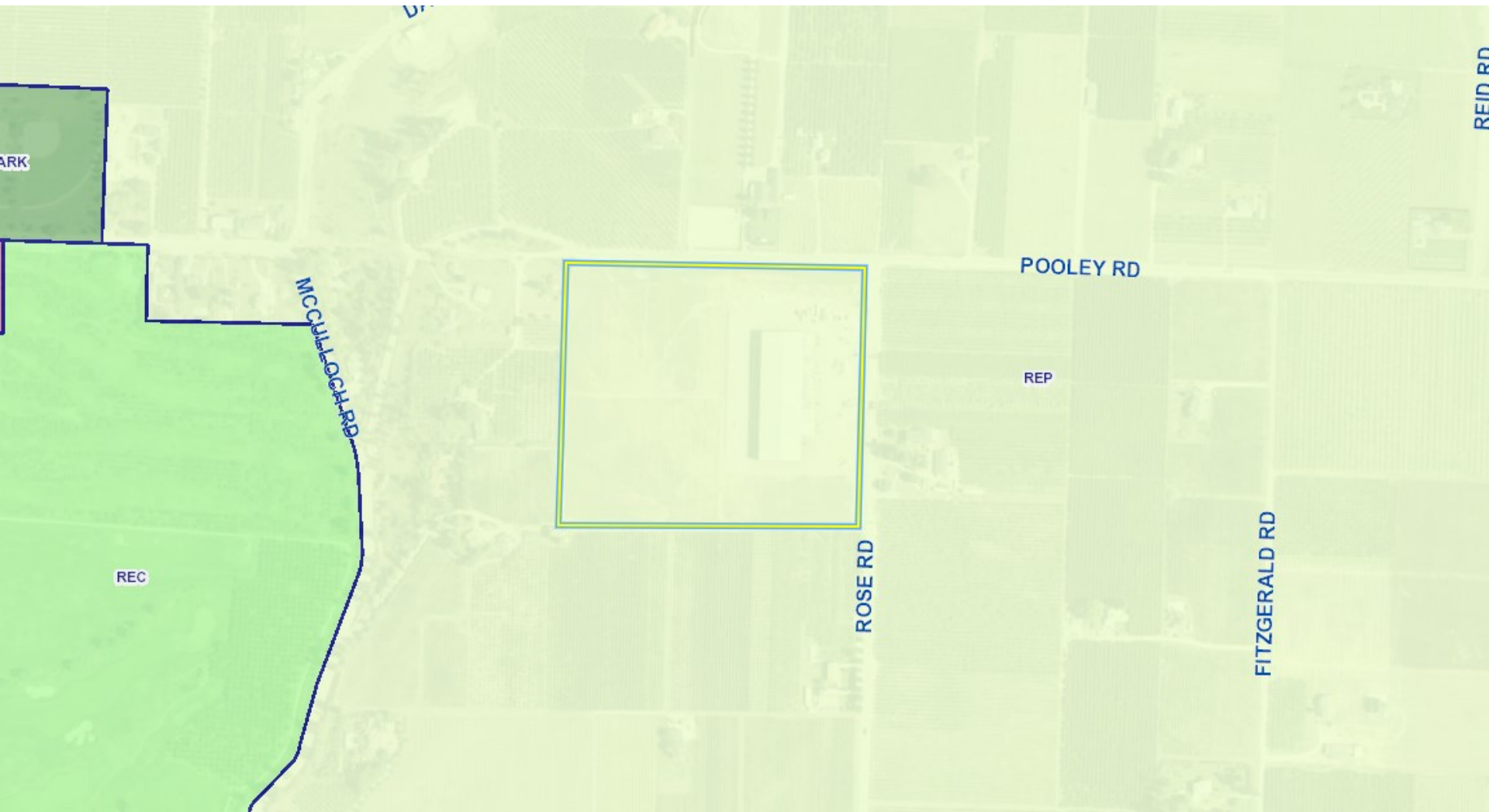


# Context Map

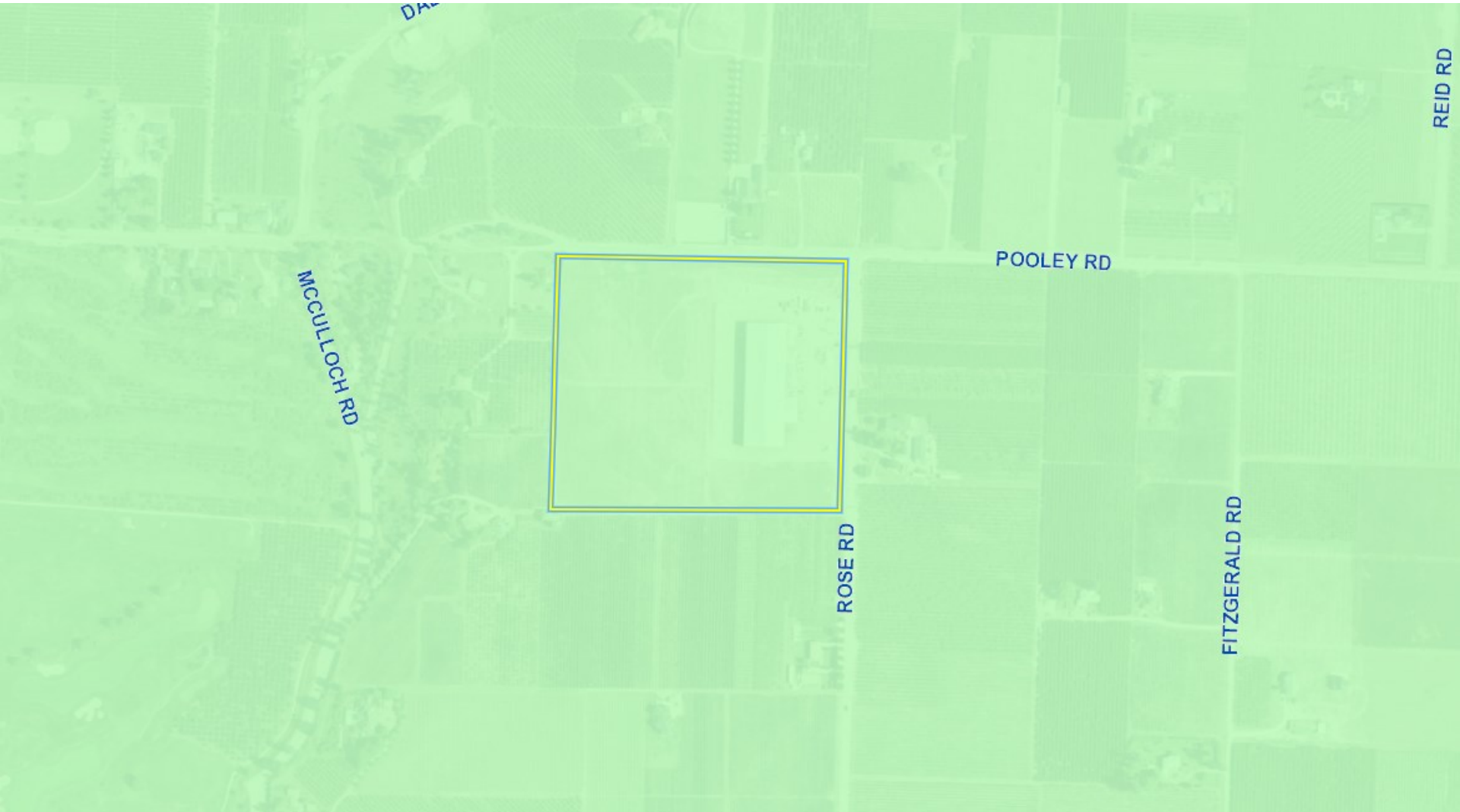


City of Kelowna

# OCP Future Land Use / Zoning



# Agricultural Land Reserve

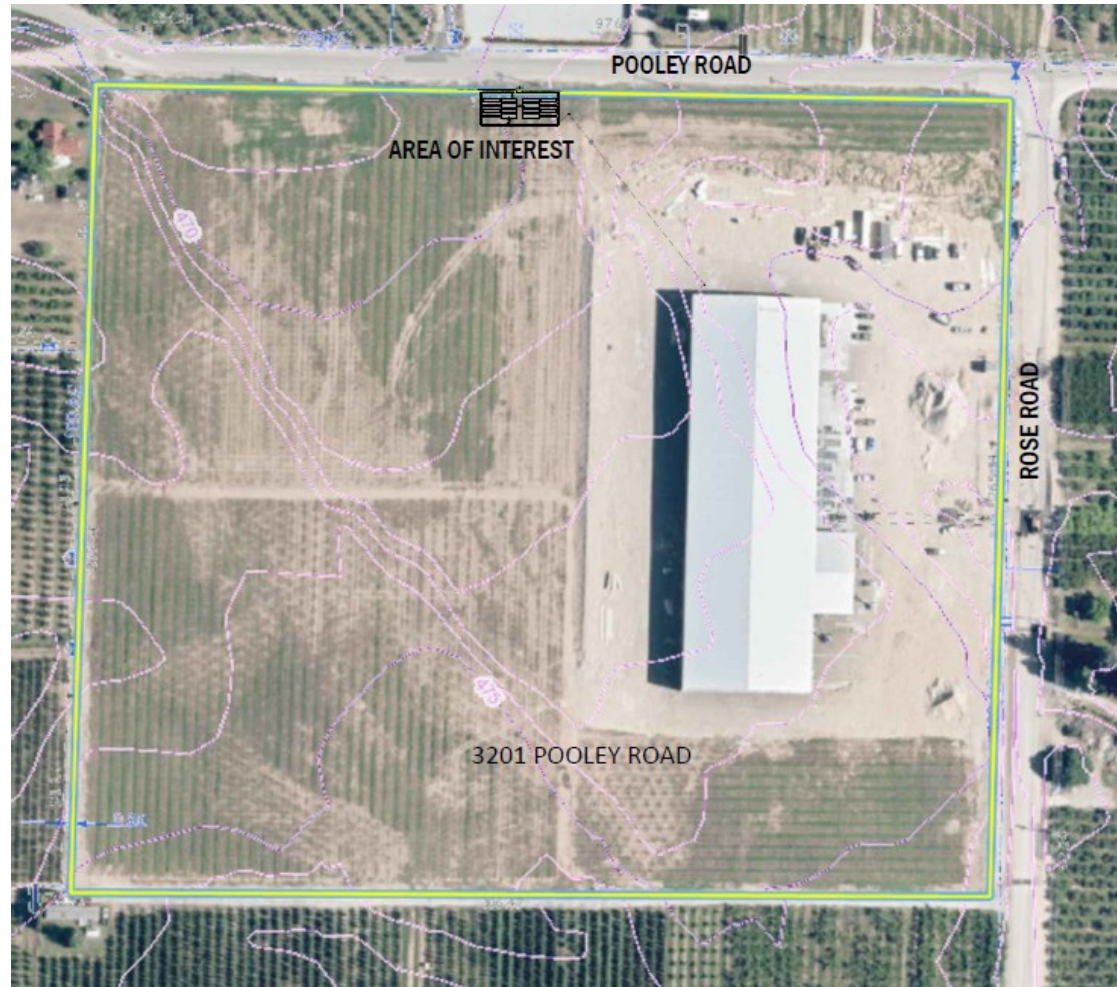




# Project Details

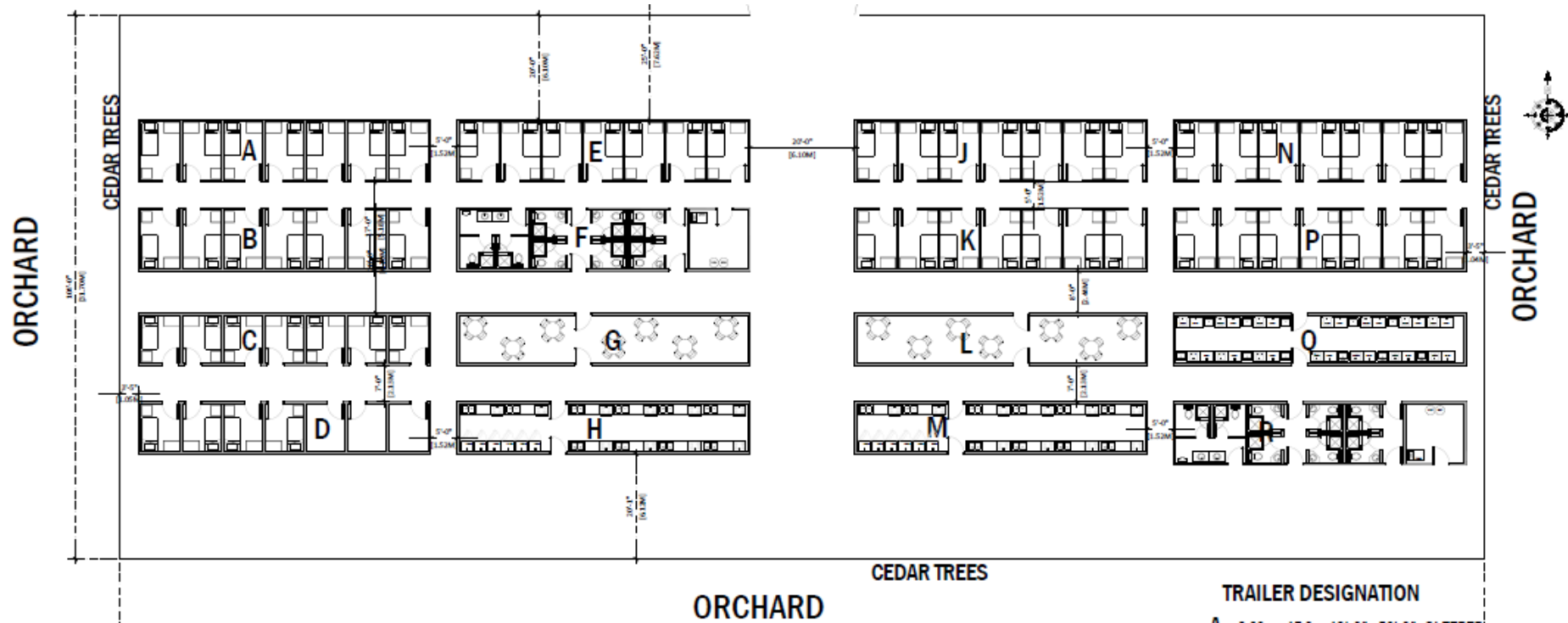
- ▶ The applicant is seeking approvals to allow for 60 seasonal workers on the property.
- ▶ They will be house in 16 total units
  - ▶ 9 sleeper units
  - ▶ 2 washroom facilities
  - ▶ 2 kitchens
  - ▶ 1 laundry
- ▶ The infrastructure will be roughly 2,700m<sup>2</sup> in size.
  - ▶ Will not exceed allowable 0.3ha (3,000m<sup>2</sup>) area

# Site Plan

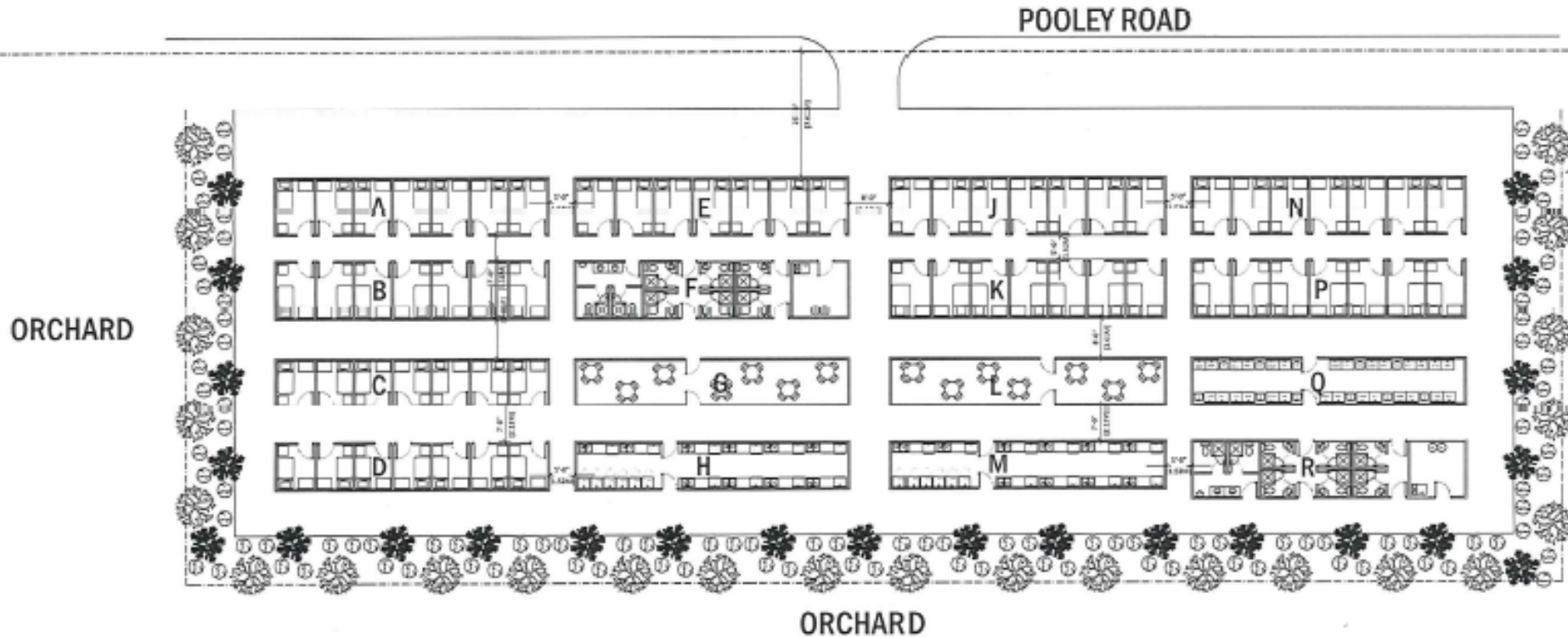




# Floor Plan



# Landscape 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"/>

# AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on March 11<sup>th</sup>, 2021
  - ▶ AAC Recommended that Council support the application.

# Public Notification Policy #367

- ▶ The applicant completed the required Neighbourhood Consultation on March 24<sup>th</sup>, 2021 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.
  - ▶ Applicant has 883 acres of farming throughout the Okanagan;
  - ▶ Meets intent of Zoning Bylaw, OCP and Agricultural Plan;
  - ▶ Applicant is seeking proper approvals and permits for the TFWH housing.
- ▶ Recommend the application be forwarded to ALC for consideration



## *Conclusion of Staff Remarks*