

COMMITTEE REPORT



Date: June 10, 2021

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Development Planning Department

Application: A21-0006 **Owner:** Lark Farms Inc.

Address: 4380 Takla Road **Applicant:** Lark Farms Inc., Andrea McFadden

Subject: Application to the ALC for Non-Adhering Residential Use Permit

Existing OCP Designation: REP – Resource Protection

Existing Zone: A1 – Agriculture 1

Agricultural Land Reserve: Yes

1.0 Purpose

To consider a non-adhering residential use permit for the conversion of an existing accessory building into a secondary dwelling for farm help.

2.0 Proposal

2.1 Project Description

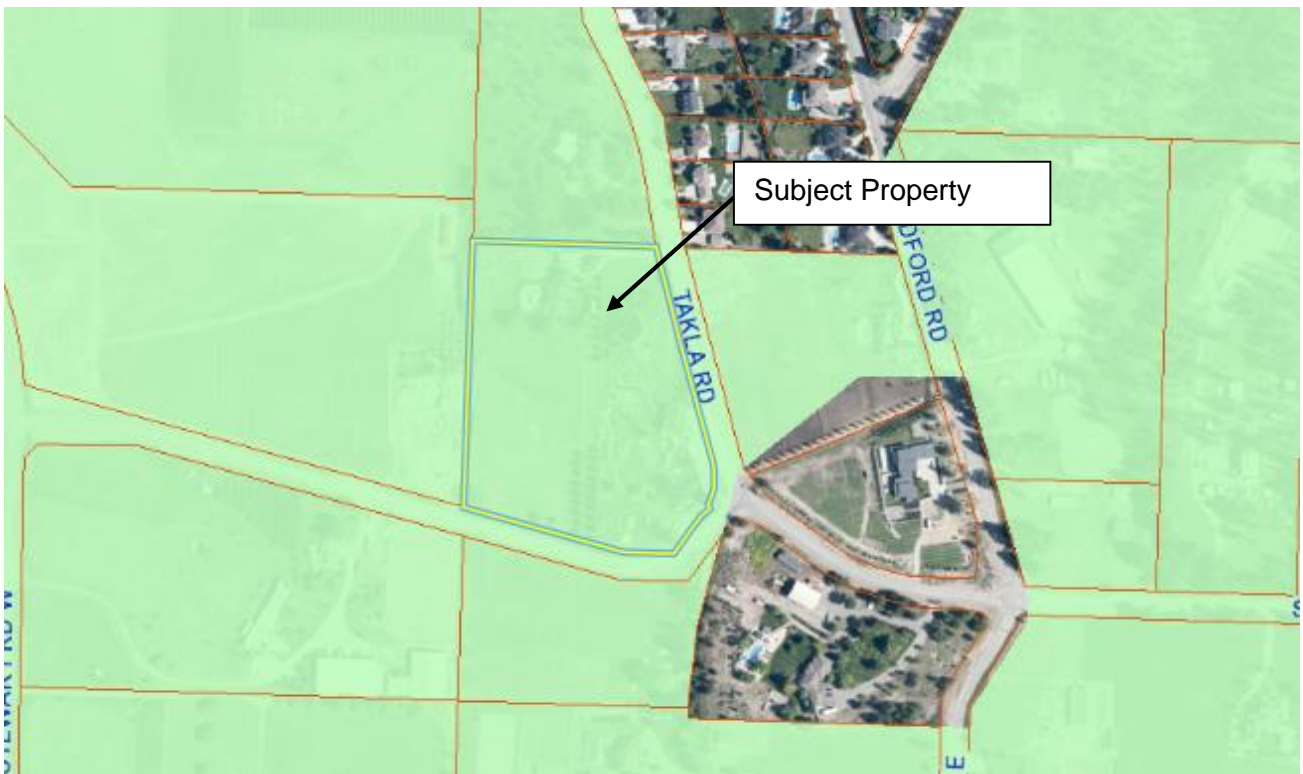
The subject property is 3.35 ha in size, is located on Takla Road, near the intersection Saucier Road and in the Southeast Kelowna City Sector. The property is currently being used for the growing and processing of culinary herbs, medicinal and aromatic plants. The current farm building has two floors with the lower level containing the drying room, staff kitchen, office space and storage. Prior to Covid the farm operated an on-site retail store, tours, and workshops. Due the changing circumstances they operation has switched primarily to online commerce and does not require the use of the upper level.

The McFadden family has owned and farmed the property since the 1950's. The proposal is to convert the upper floor of the existing building to a second dwelling to allow the extended family to continue to farm the property, while maintaining the operational use to the bottom floor.

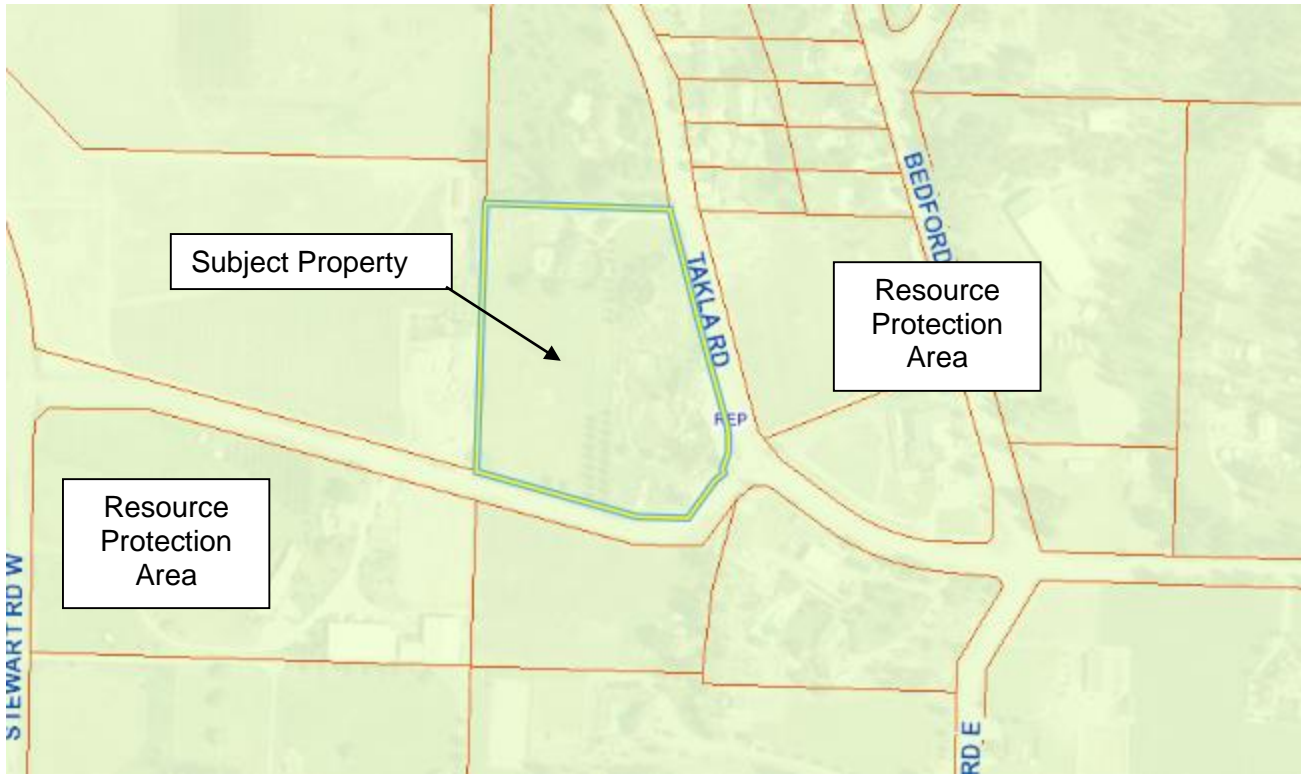
Map 1 - Neighbourhood



Map 2 - Agricultural Land Reserve



Map 3 – Future Land Use



2.2 Neighbourhood Context

The subject property lies within the Southeast Kelowna City Sector. The surrounding area is predominately agricultural and in the Agricultural Land Reserve with some rural residential properties.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Agriculture
South	A1 – Agriculture 1	Yes	Agriculture
East	A1 – Agriculture 1	Yes	Agriculture / Rural Residential
West	A1 – Agriculture 1	Yes	Agriculture

3.0 Community Planning

The City’s Agriculture Plan, the Official Community Plan and Zoning Bylaw support the conversion of existing dwellings into Temporary Farm Worker Housing if agriculture is the principal use and the owner demonstrates the need for farm employees. However, in this case the proposal is for an additional residence for farm use.

The City of Kelowna Official Community Plan (OCP) policy on Farm Help Housing states accommodation for farm help on the same agricultural parcel will be considered only where:

- Agriculture is the principal use on the parcel.
- The applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm.
- The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary; and,
- TFWH (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

Report prepared by: Wesley Miles, Planner Specialist

Reviewed by: Dean Strachan, Community Planning & Development Manager

Attachments:

Attachment A – Rationale Letter and ALC Non-Adhering Residential Use Application

Attachment B – Site Plan

Attachment C – Development Engineering Memo

Attachment D – Ministry of Agriculture