



A21-0004

355-357 Valley Road

ALR Application for a Non-Adhering Residential Use Permit

Proposal

- ▶ To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit to convert an existing accessory building into a living space for the owners, a space for the farm manager and space for four temporary farm workers.

Development Process

Mar 25th, 2021

Development Application Submitted



Staff Review & Circulation



Sept 2nd, 2021

Agricultural Advisory Committee



Sept 27th, 2021

Council Consideration

Council
Approvals



Agricultural Land Commission Consideration

If proposal is
supported by
Council & the
ALC

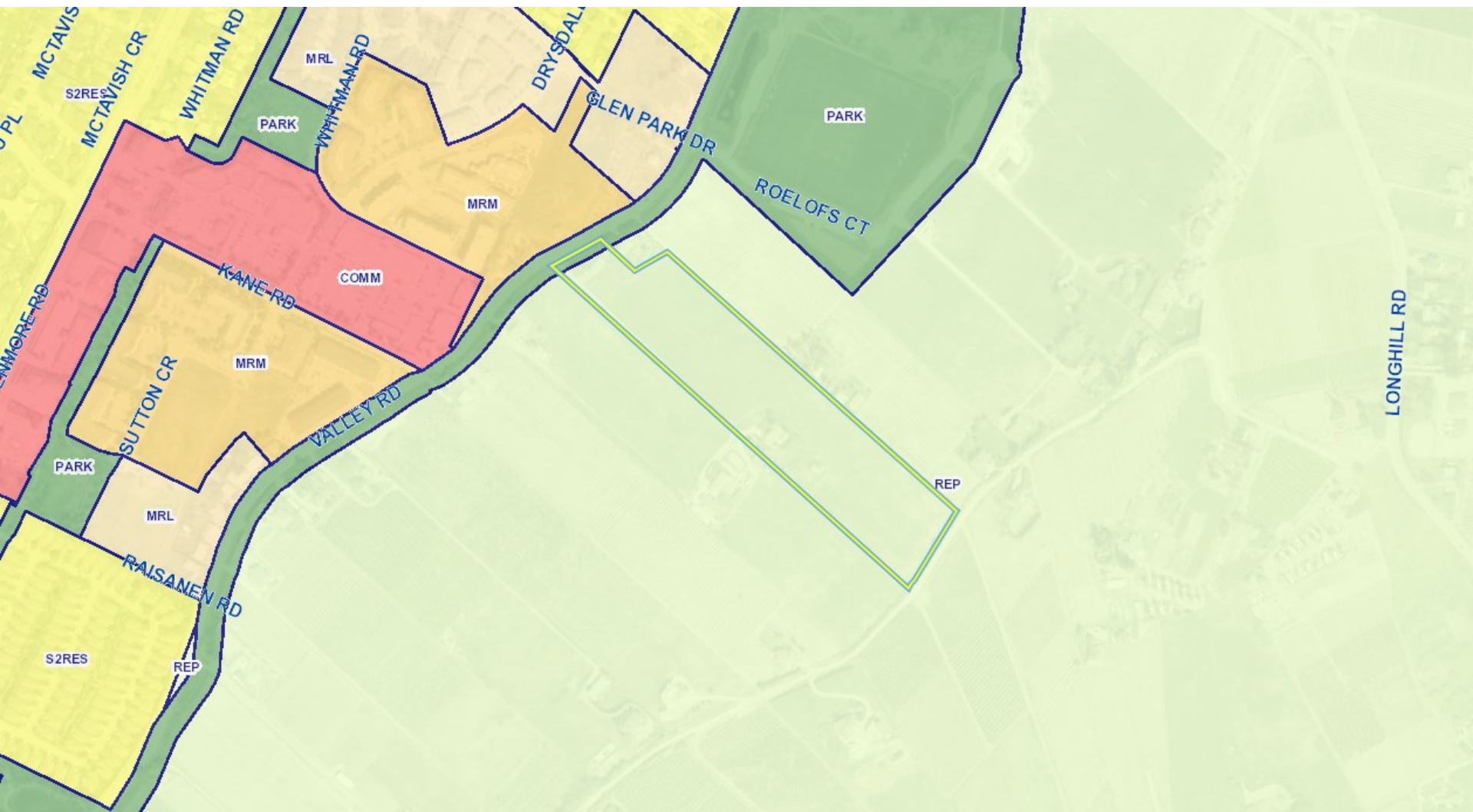


TFWH Permit Issuance and Building Permit

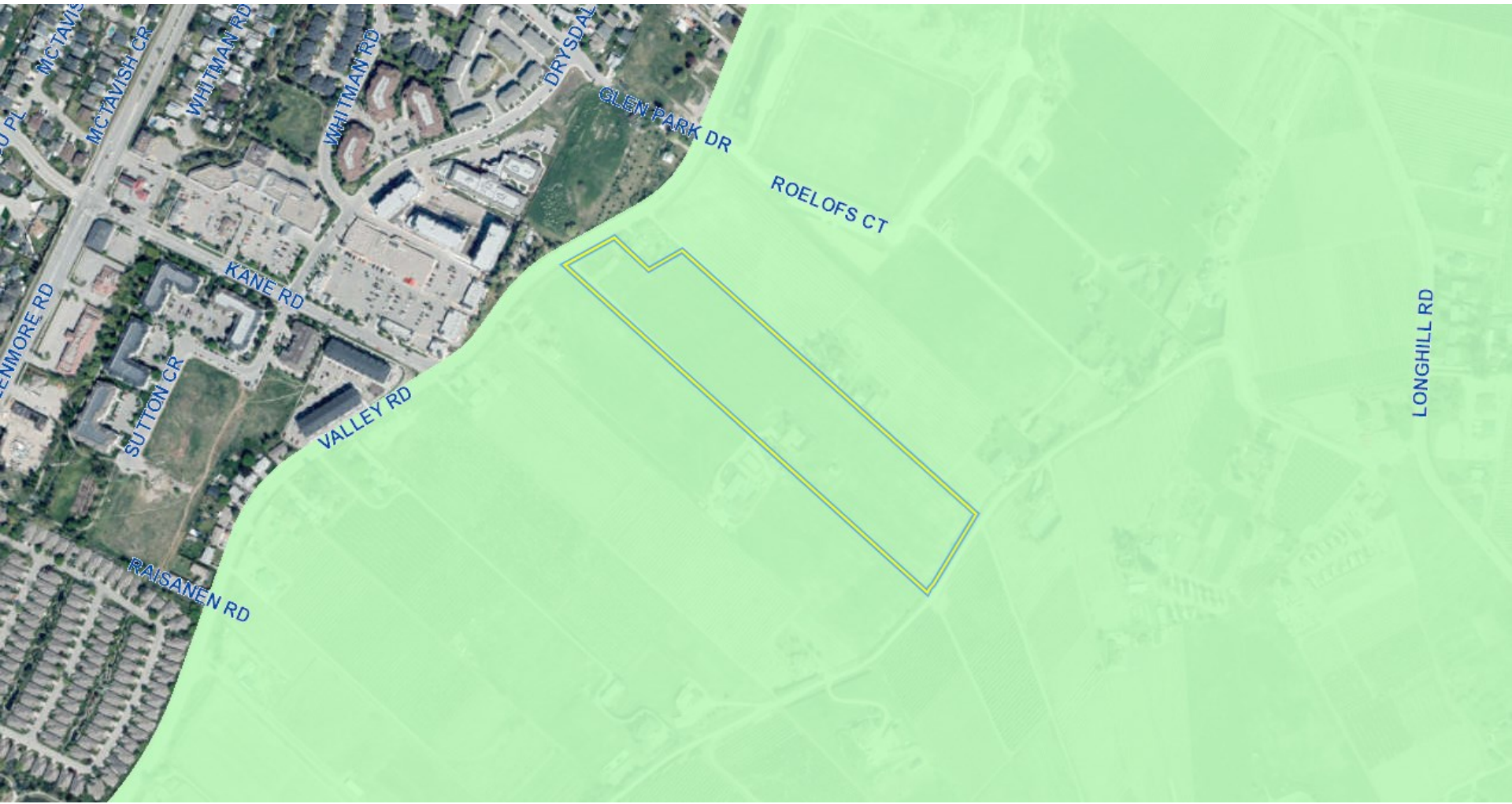
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



Background

- ▶ The property has one existing single-family home and an accessory building.
- ▶ The previous owners had an ALR application in 2013 to allow for a fourplex within the accessory building due to a Bylaw Investigation.
- ▶ That application was denied by Council.
- ▶ The application before us today is to allow the conversion of the same building.

Project Details

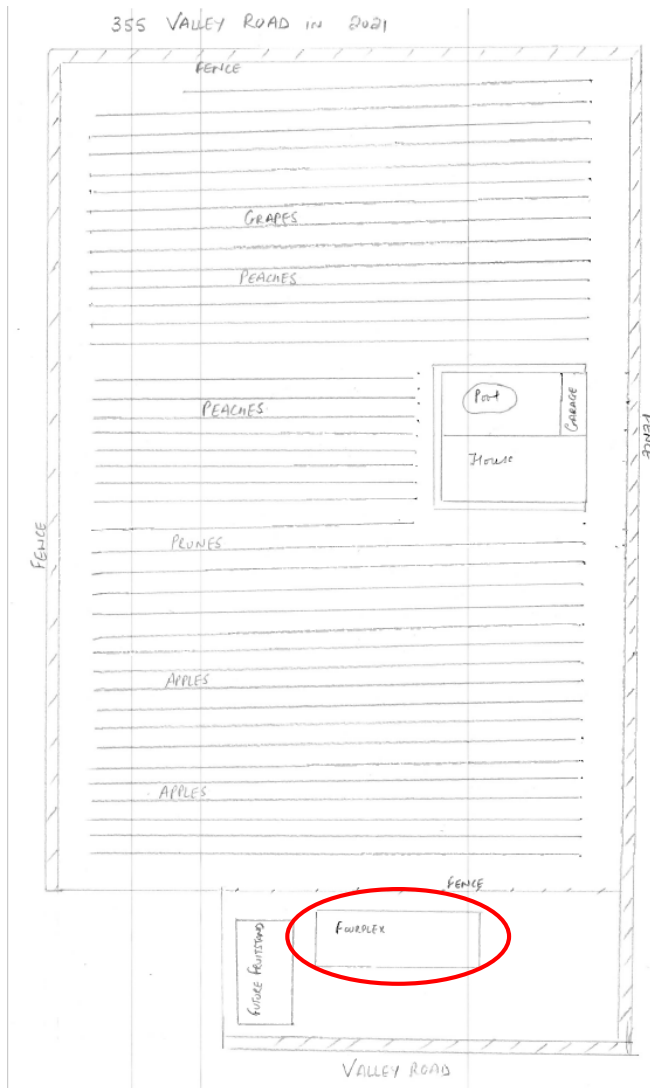
- ▶ The applicant is seeking approvals allow for the conversion of the accessory building into four areas:
 - ▶ A unit for the owners of the farm
 - ▶ A unit for the manager of the farm
 - ▶ Two units for four seasonal agricultural workers.
- ▶ Each unit will have two bedrooms, one bathroom, laundry, a kitchen and a living room.
- ▶ Applicant has submitted an Agrologist Report that offers a positive recommendation that the agricultural on-site requires additional workers.

Site Map



City of Kelowna

Site Plan



Ortho Photo



Site Photos



Site Photos



Site Photos



Development Policy

- ▶ Agriculture Plan, OCP and Zoning Bylaw support the conversion of existing dwellings into Temporary Farm Worker Housing (TFWH) if:
 - ▶ Agriculture is principal use
 - ▶ Owner demonstrates the need for farm employees.

AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on September 9th.
 - ▶ AAC Recommended that Council support the application.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Adhering Residential Use.
 - ▶ Applicant has demonstrated the need for temporary workers and agriculture is the principal use of the property.
 - ▶ Using existing building to limit impact to farmable land.
 - ▶ Conversion of existing structure is supported by Zoning Bylaw, OCP and Agricultural Plan;
- ▶ Recommend the application be forwarded to ALC for consideration.



Conclusion of Staff Remarks