



# A21-0012 FH21-0003

## 3700 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

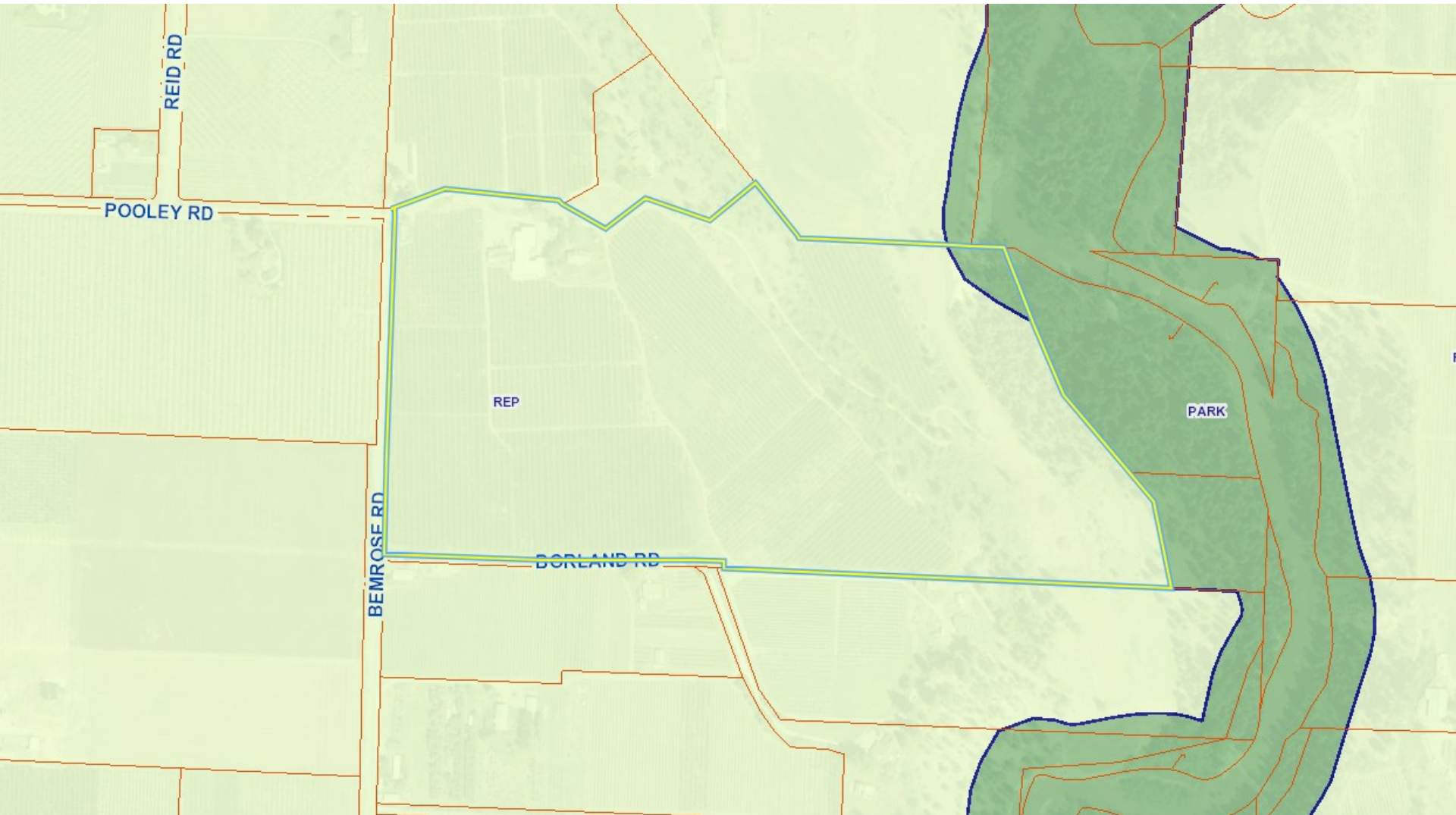


# Context Map

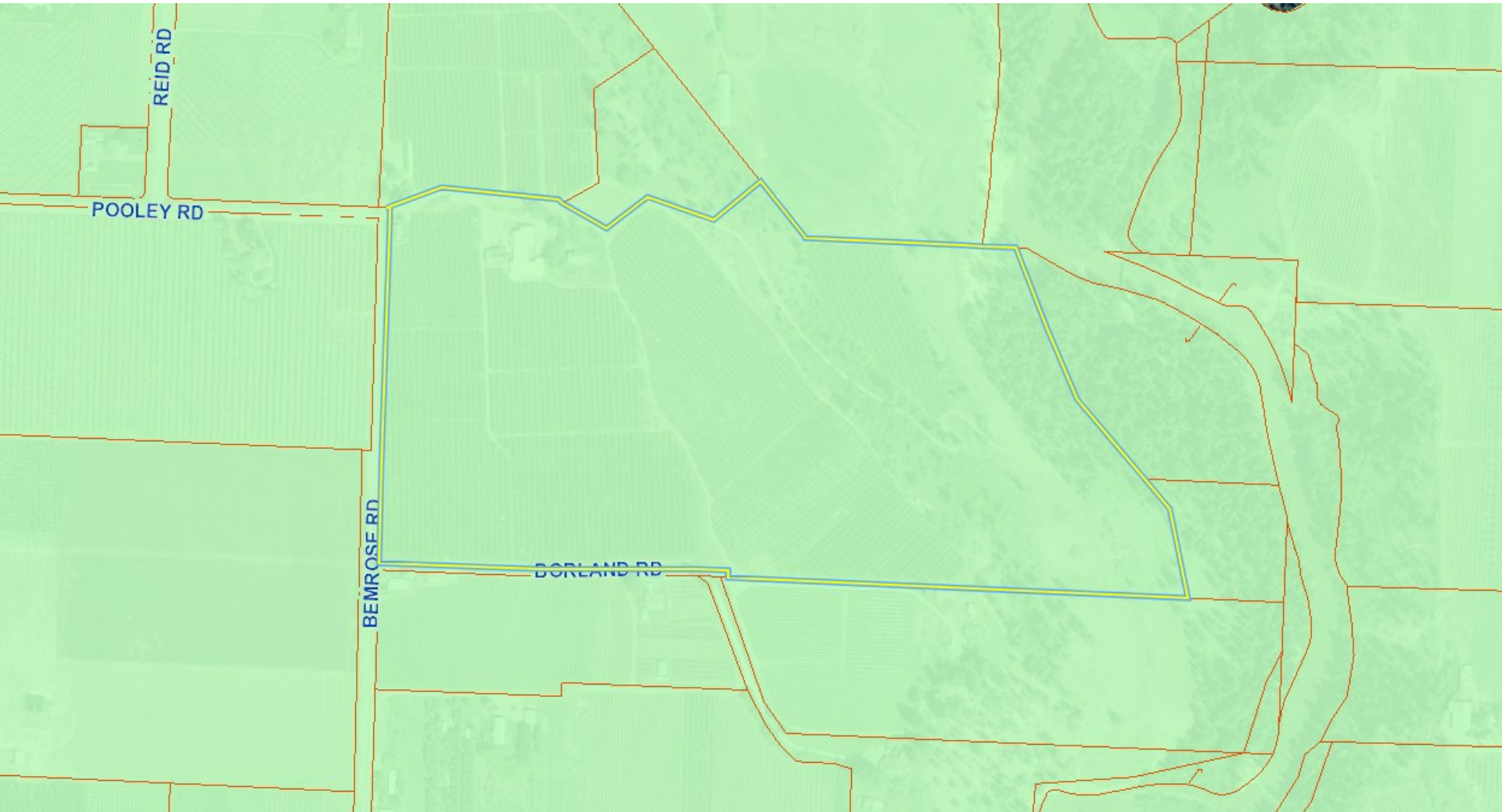


City of Kelowna

# OCP Future Land Use / Zoning



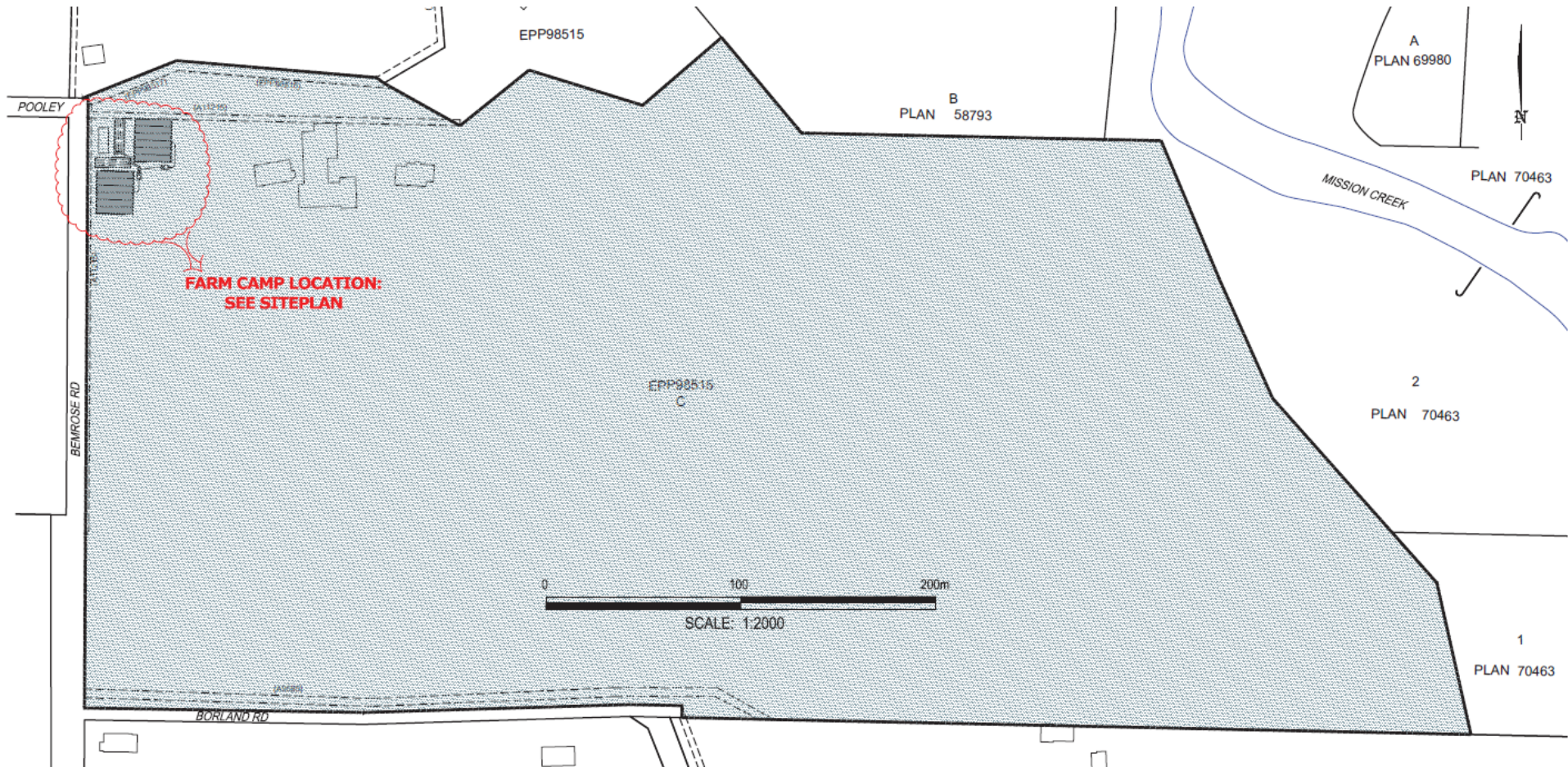
# Agricultural Land Reserve



# Project Details

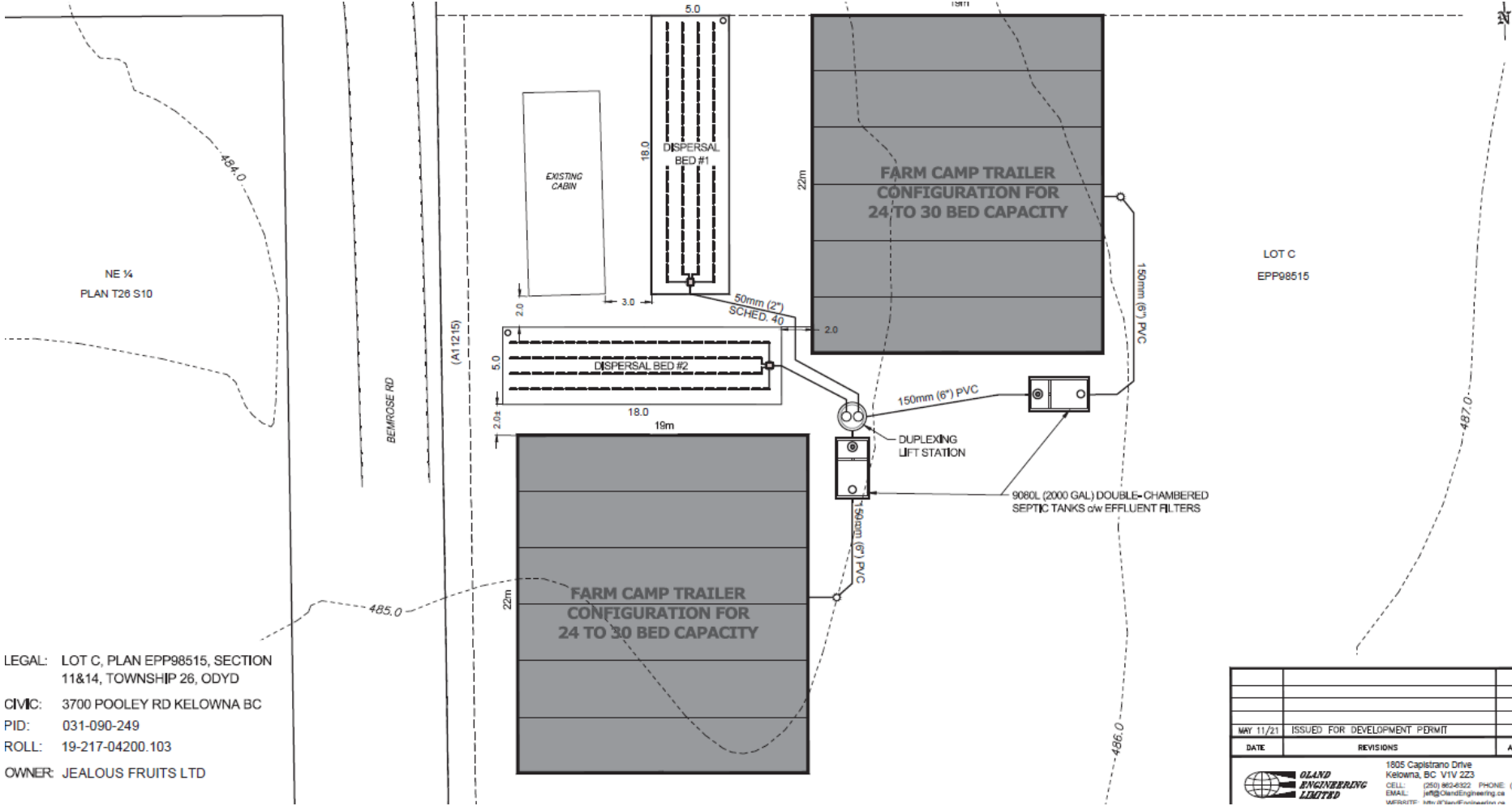
- ▶ The applicant is seeking approvals to allow for 48 seasonal workers on the subject property.
- ▶ The workers will be housed in two drill style dormitories.
  - ▶ 6 trailers each (12 in total)
  - ▶ The footprint of the structures will be roughly 836m<sup>2</sup> in size.
  - ▶ 19m x 22m in size.
- ▶ The footprint of the land will be in 0.25ha (including landscape buffer, recreational area and septic fields).

# Site Plan






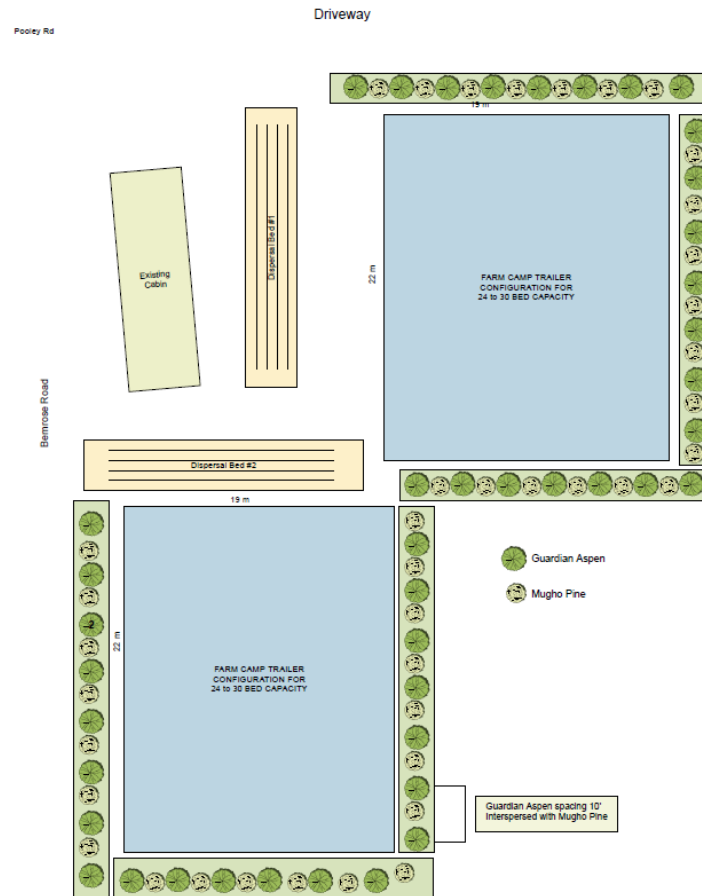
# Floor Plan



LEGAL: LOT C, PLAN EPP98515, SECTION 11&14, TOWNSHIP 26, ODYD  
 CIVIC: 3700 POOLEY RD KELOWNA BC  
 PID: 031-090-249  
 ROLL: 19-217-04200.103  
 OWNER: JEALOUS FRUITS LTD

DATE	REVISIONS	APPROVED
MAY 11/21	ISSUED FOR DEVELOPMENT PERMIT	CJO
 1805 Capistrano Drive Kelowna, BC V1V 2Z3 CELL: (250) 862-8522 PHONE: (778) 755-85- EMAIL: info@olandengineering.ca WEBSITE: info@olandengineering.ca		

# 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 October 14<sup>th</sup>, 2021
  - ▶ AAC Recommended that Council support the application.

# Public Notification Policy #367

- ▶ The applicant completed the required Neighbourhood Consultation on December 22<sup>nd</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.
  - ▶ 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*