



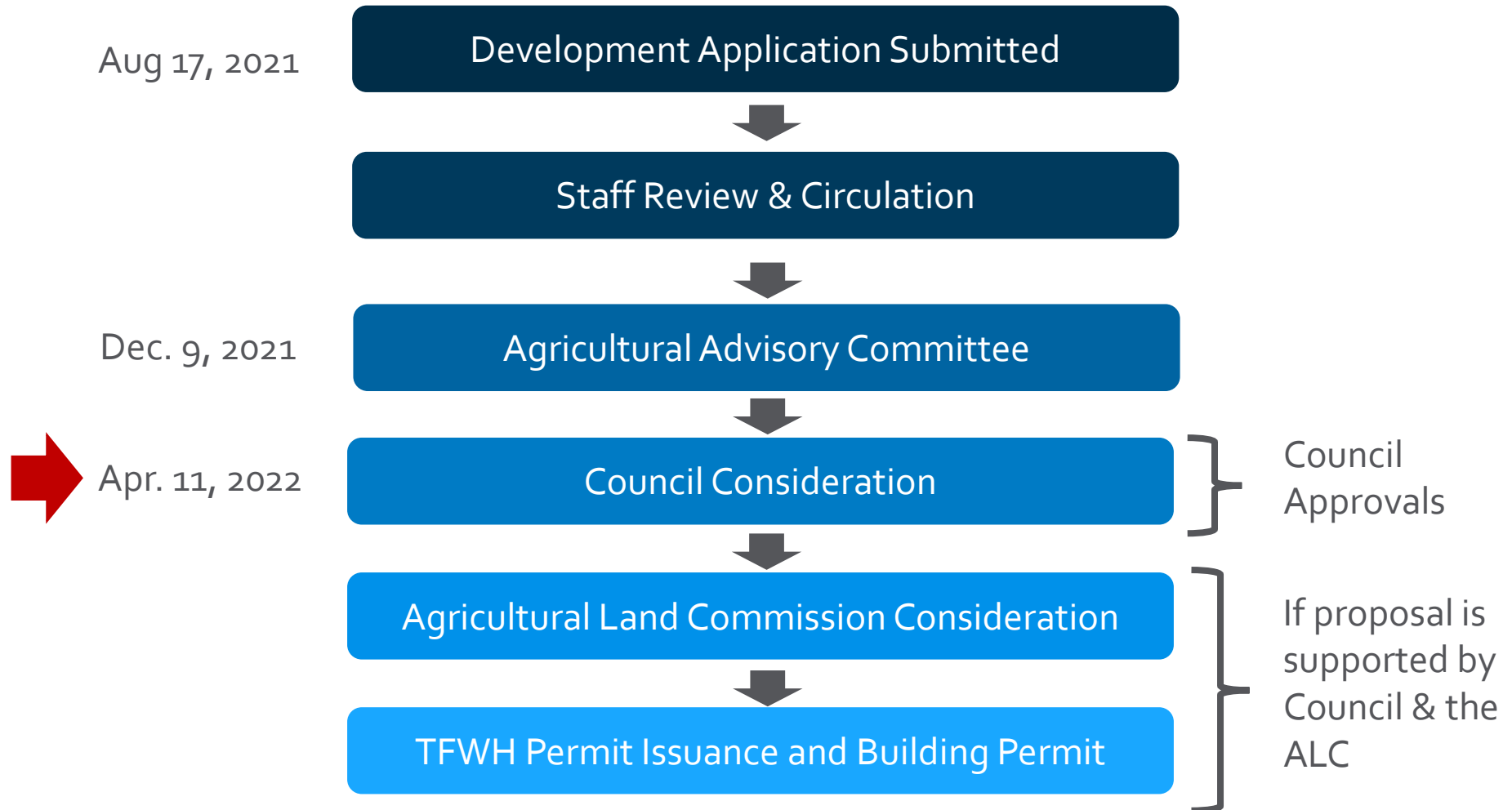
FH21-0004 3223-3257 Reid Road

ALR Application for Non-Adhering Residential Use Permit

Proposal

- ▶ To consider an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit application to allow Temporary Farm Worker Housing to accommodate 18 seasonal workers on the subject property

Development Process

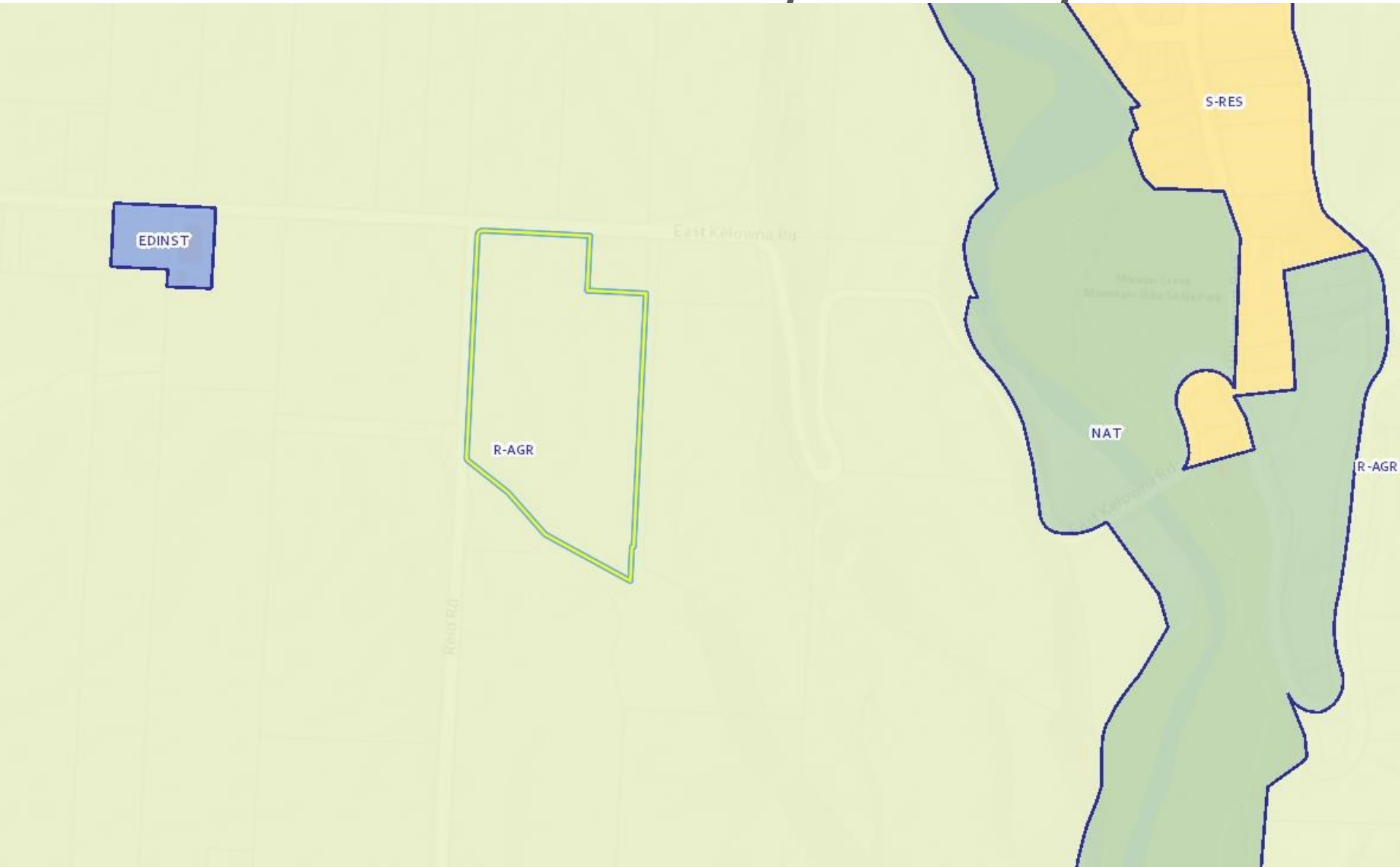


Context Map



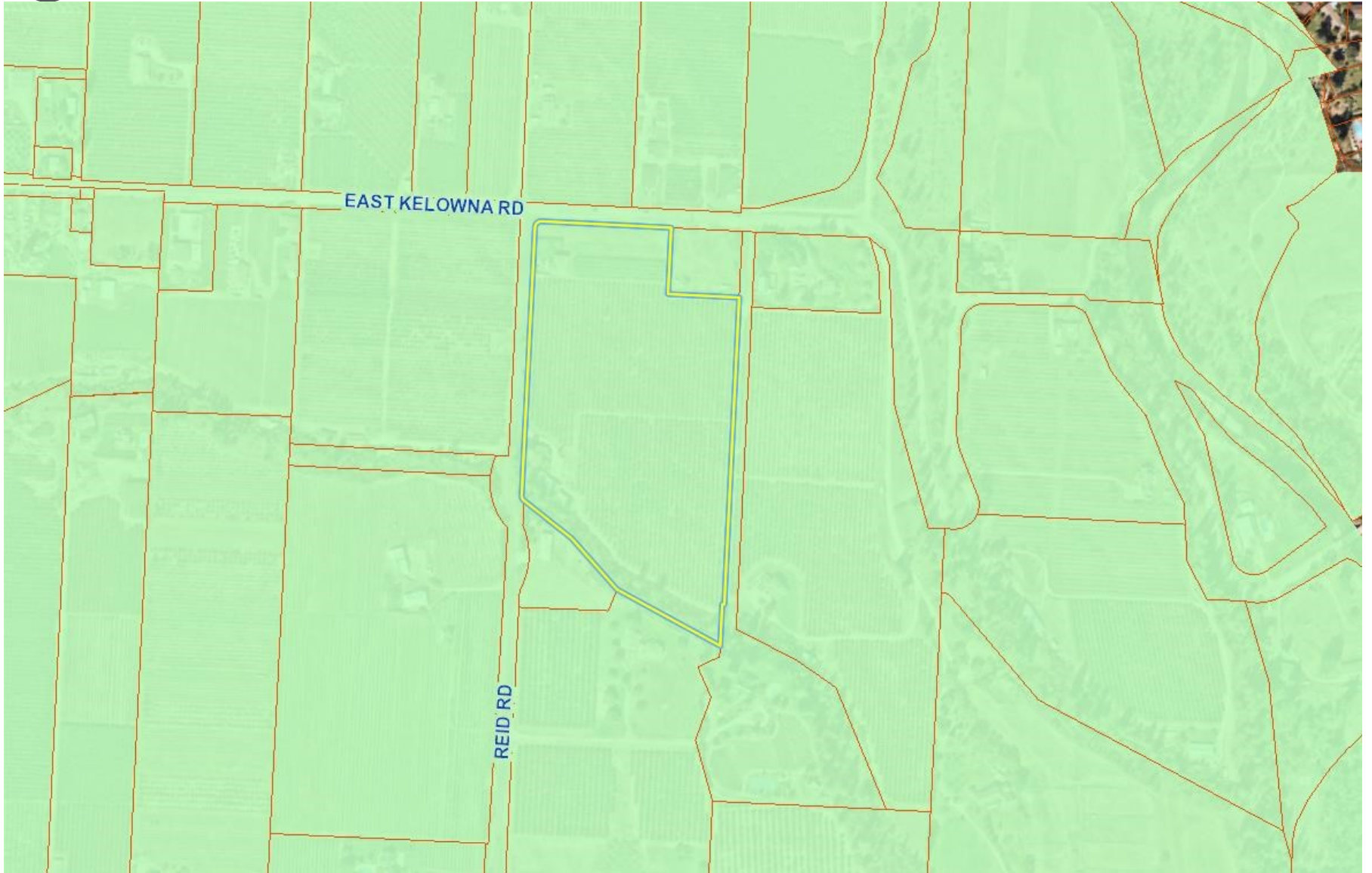
City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

Agricultural Land Reserve

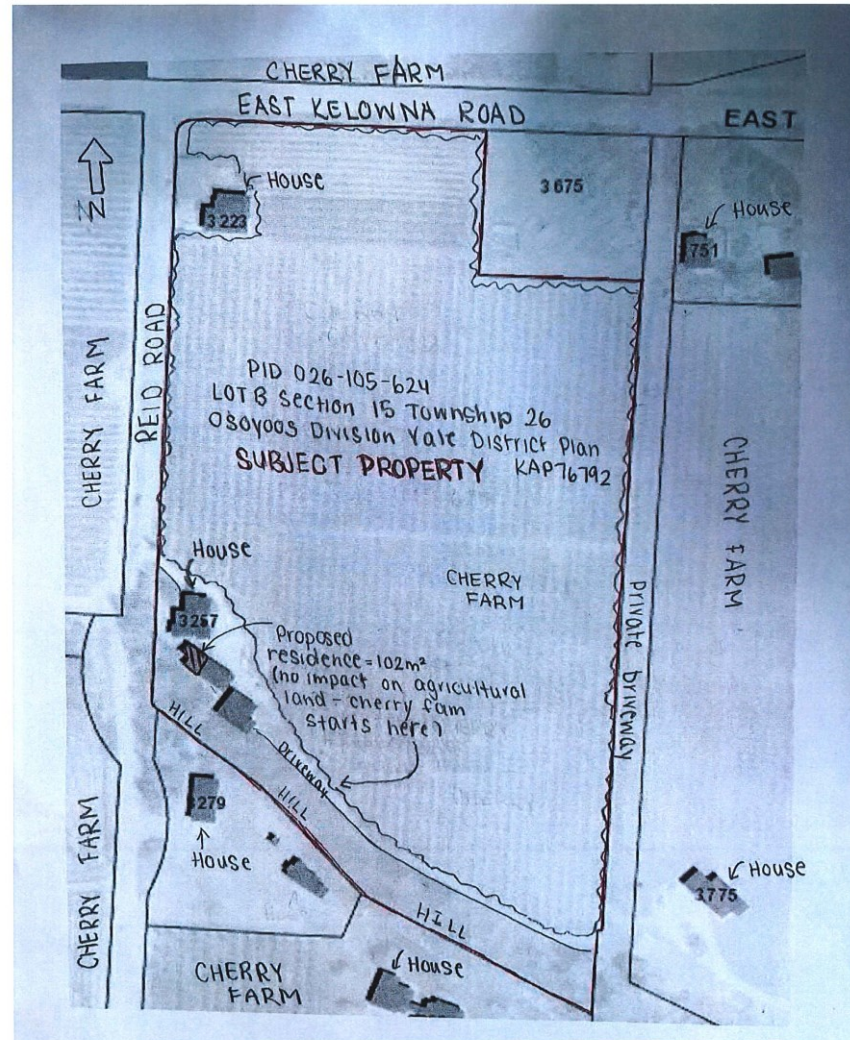


City of Kelowna

Project Details

- ▶ The applicant is seeking approvals to convert the existing accessory building into temporary farm worker housing
- ▶ The workers will help with maintenance of existing agriculture
- ▶ The building is 102m² in size and 1 storey in height

Site Plan



Site Photos



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 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 type="checkbox"/>

AAC Recommendation

- ▶ Staff recommend **support** for the application for Temporary Farm Worker Housing (TFWH) for 18 seasonal agricultural workers on the subject property
 - ▶ Proposal meets the regulations of the Zoning Bylaw
 - ▶ Agriculture is the principal use on the parcel
 - ▶ Consistent with the Ministry of Agriculture standards for temporary farm worker accommodation



Conclusion of Staff Remarks