



City of
Kelowna

A22-0001

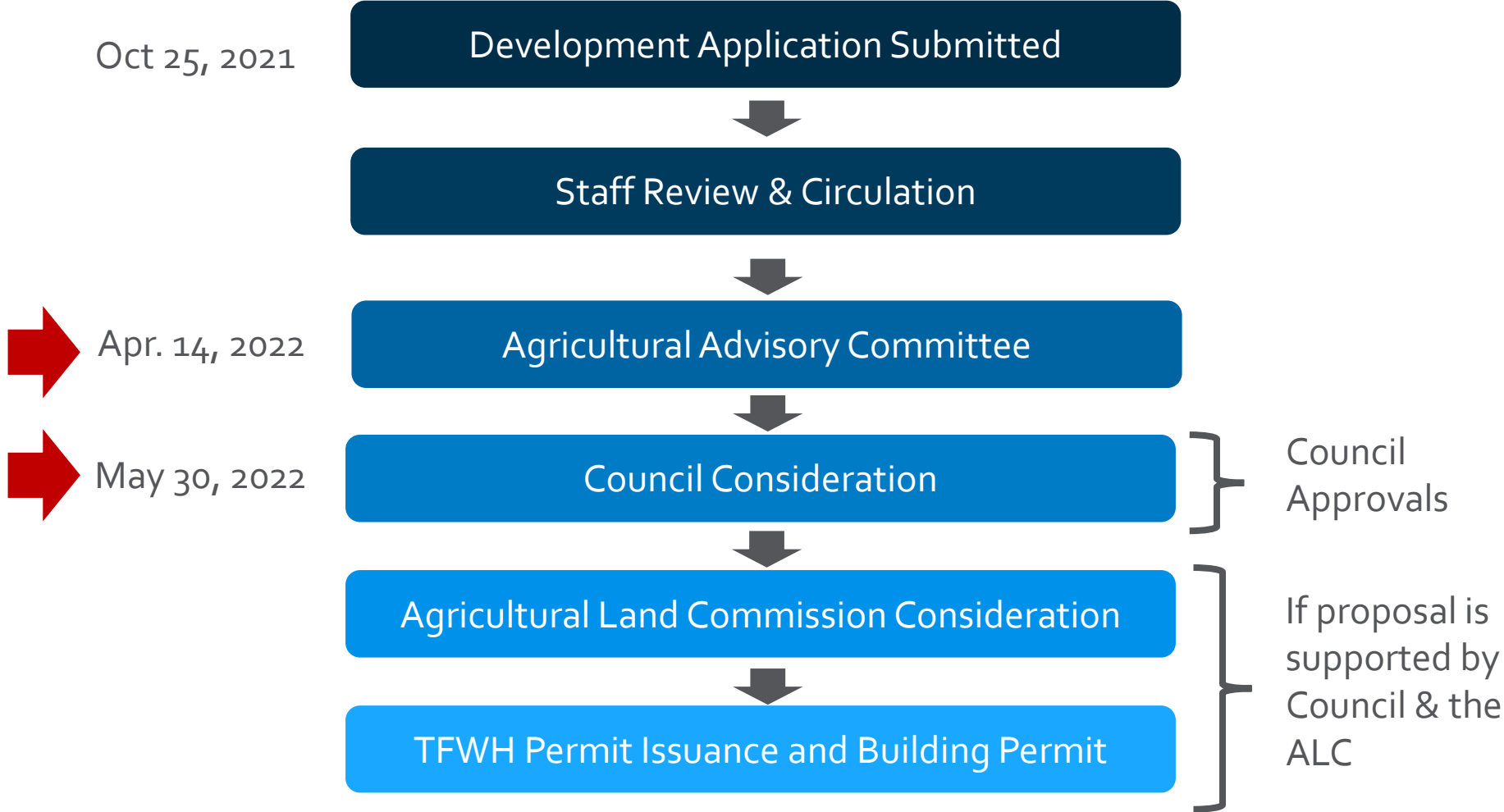
2830 East Kelowna Road

ALR Application for Non-Adhering Residential Use Permit

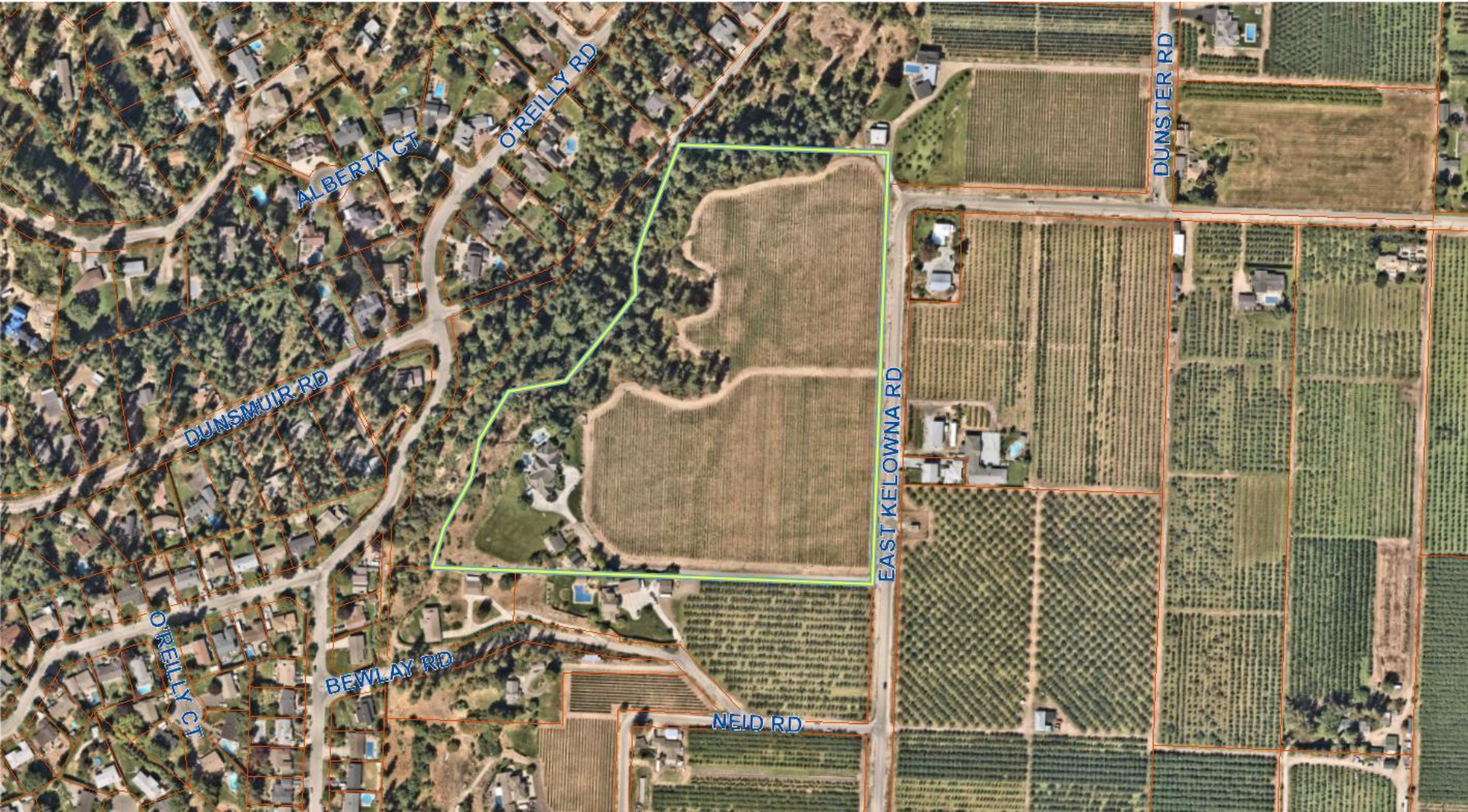
Proposal

- ▶ 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 2 seasonal workers on the subject property

Development Process

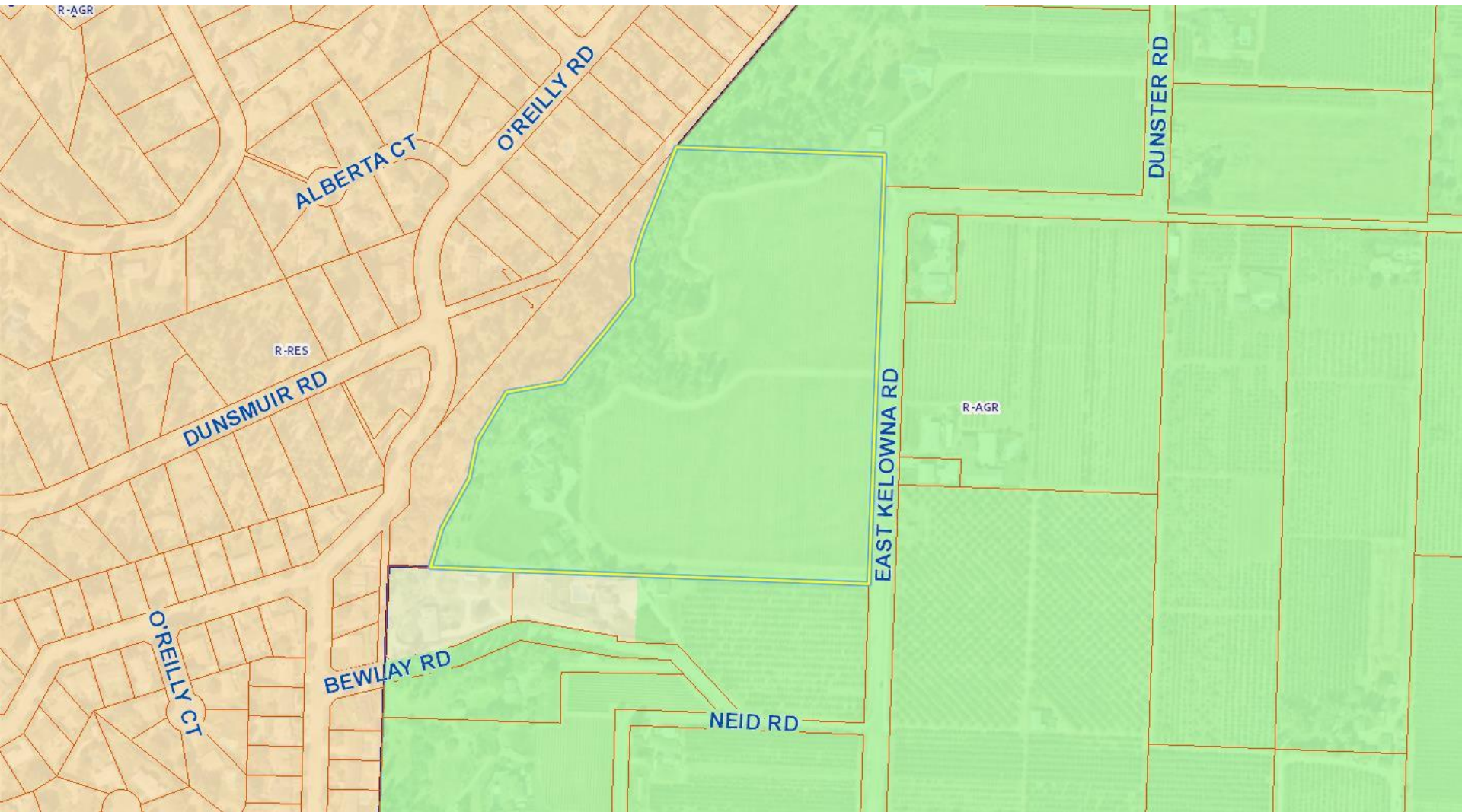


Context Map

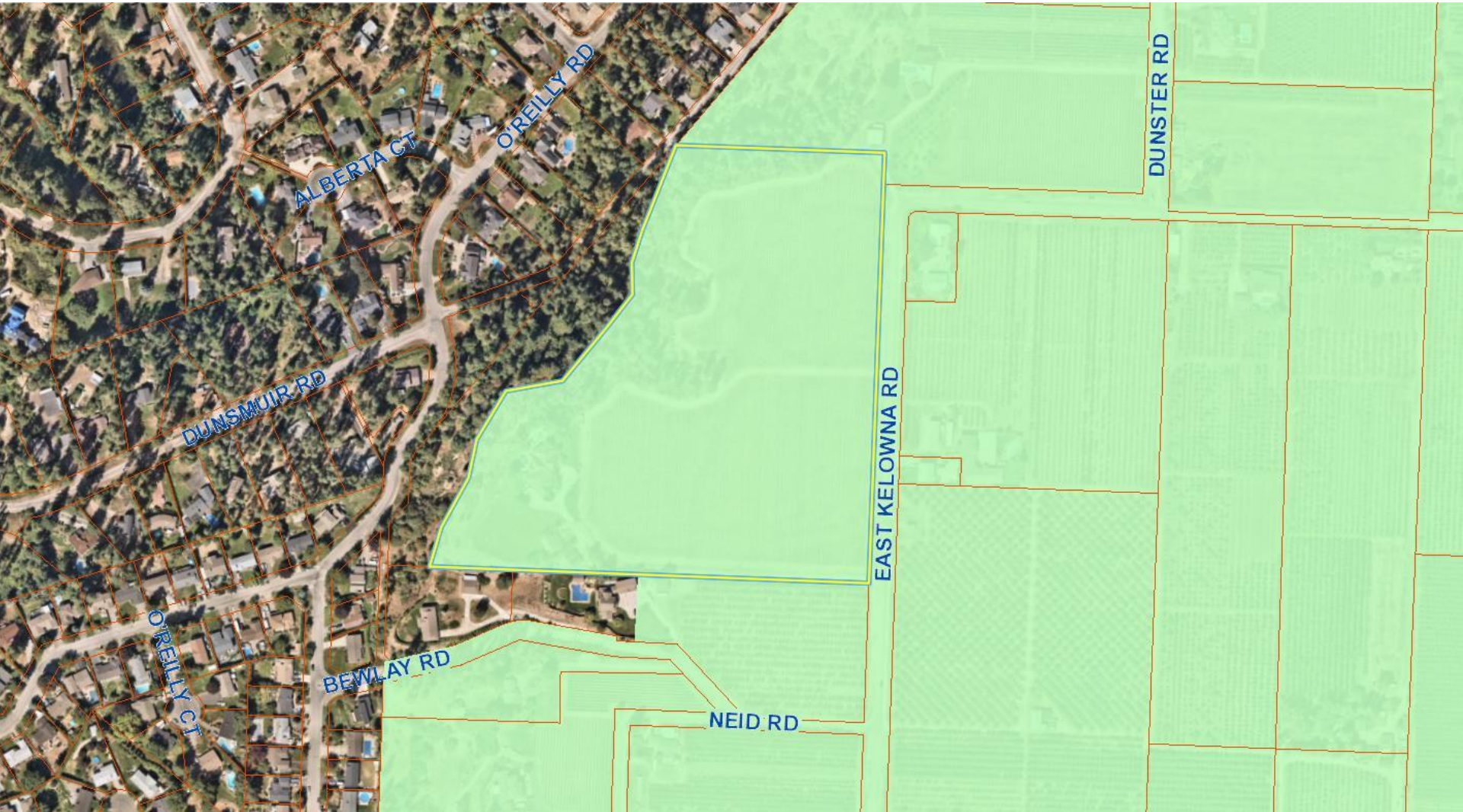


City of Kelowna

OCP Future Land Use / Zoning



Agricultural Land Reserve

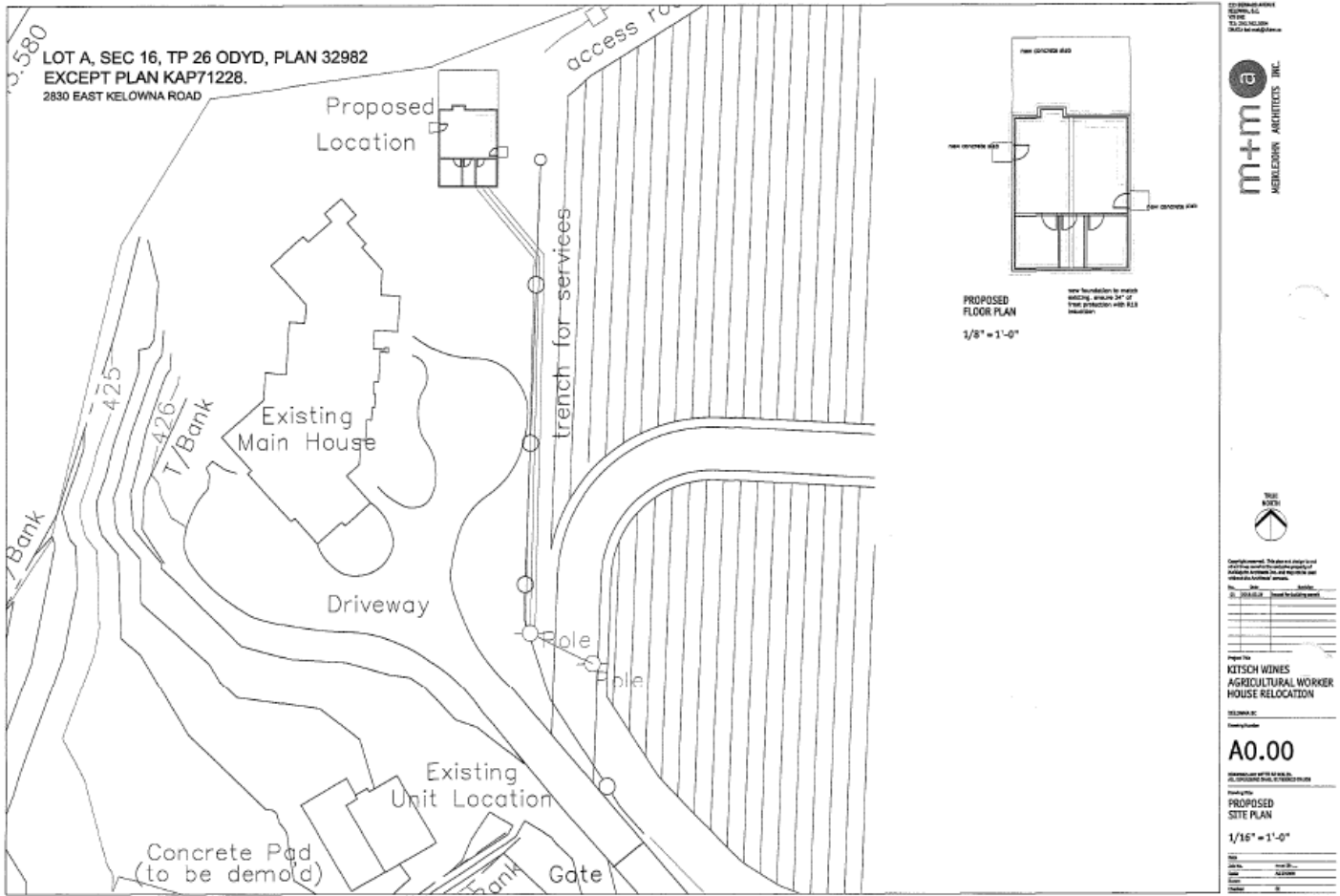


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Project Details

- ▶ The applicant is proposing to move an existing house on the subject property and construct an addition to accommodate 2 seasonal farm workers.
- ▶ The existing house is currently used to accommodate 2 seasonal farm workers, and will house an additional 2 workers after the relocation and addition are completed.
- ▶ The proposed addition would make the building 85m² in gross floor area and 1 storey in height.

Site Plan



Site Photos

▶ Existing House



▶ Proposed Location



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 type="checkbox"/>
Minimum 3 m wide vegetated buffer for screening to adjacent property lines and between TFWH and active farming	<input type="checkbox"/>

Recommendation

- ▶ Staff recommend **support** for the application for Temporary Farm Worker Housing (TFWH) for 2 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