



City of
Kelowna

A22-0002 / FH22-0003 2570 Gallagher Road

ALR Application for Non-Adhering Residential Use Permit &
Temporary Farm Work Housing Applications

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 35 seasonal workers on the subject property.

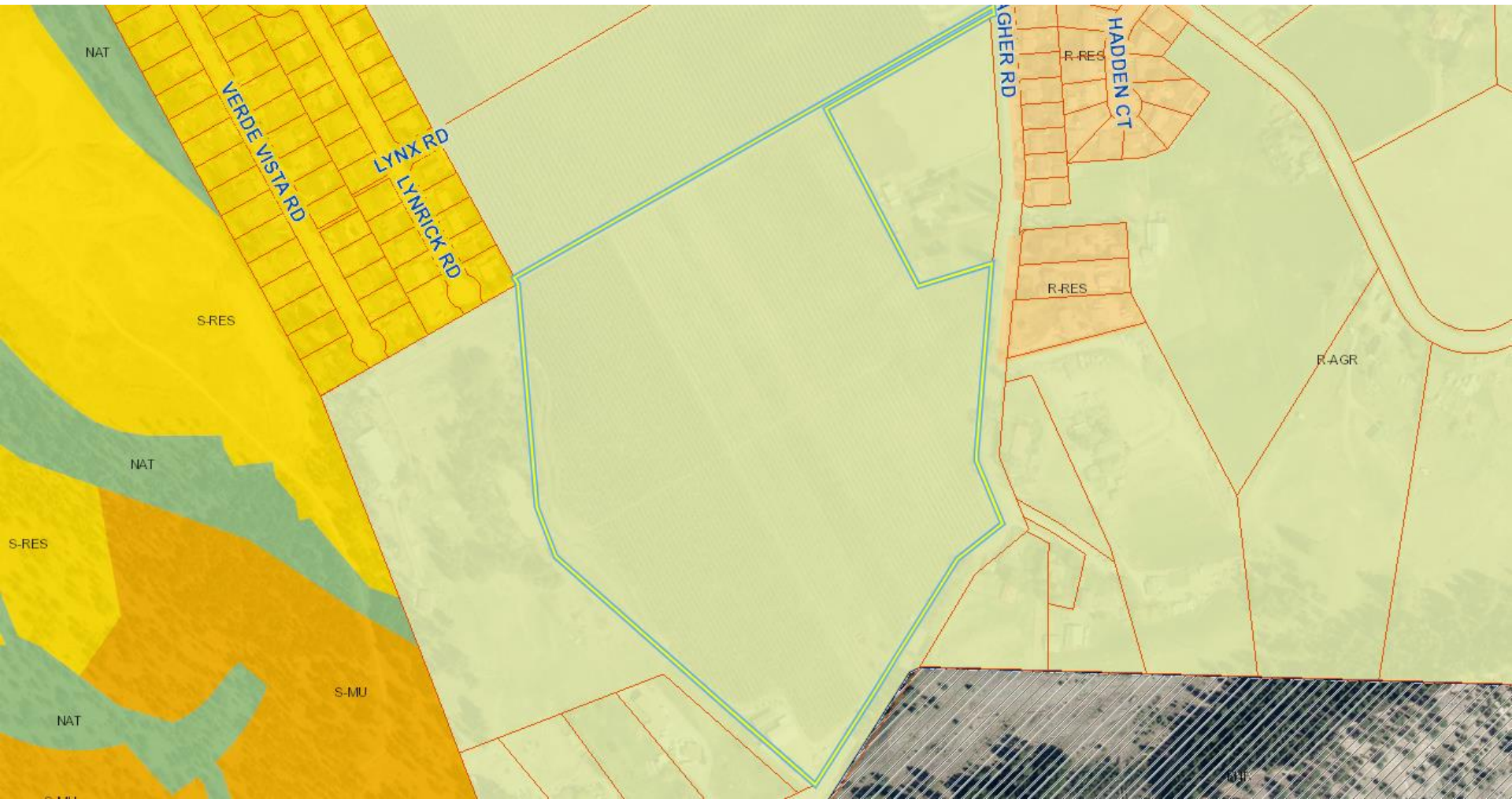
Development Process



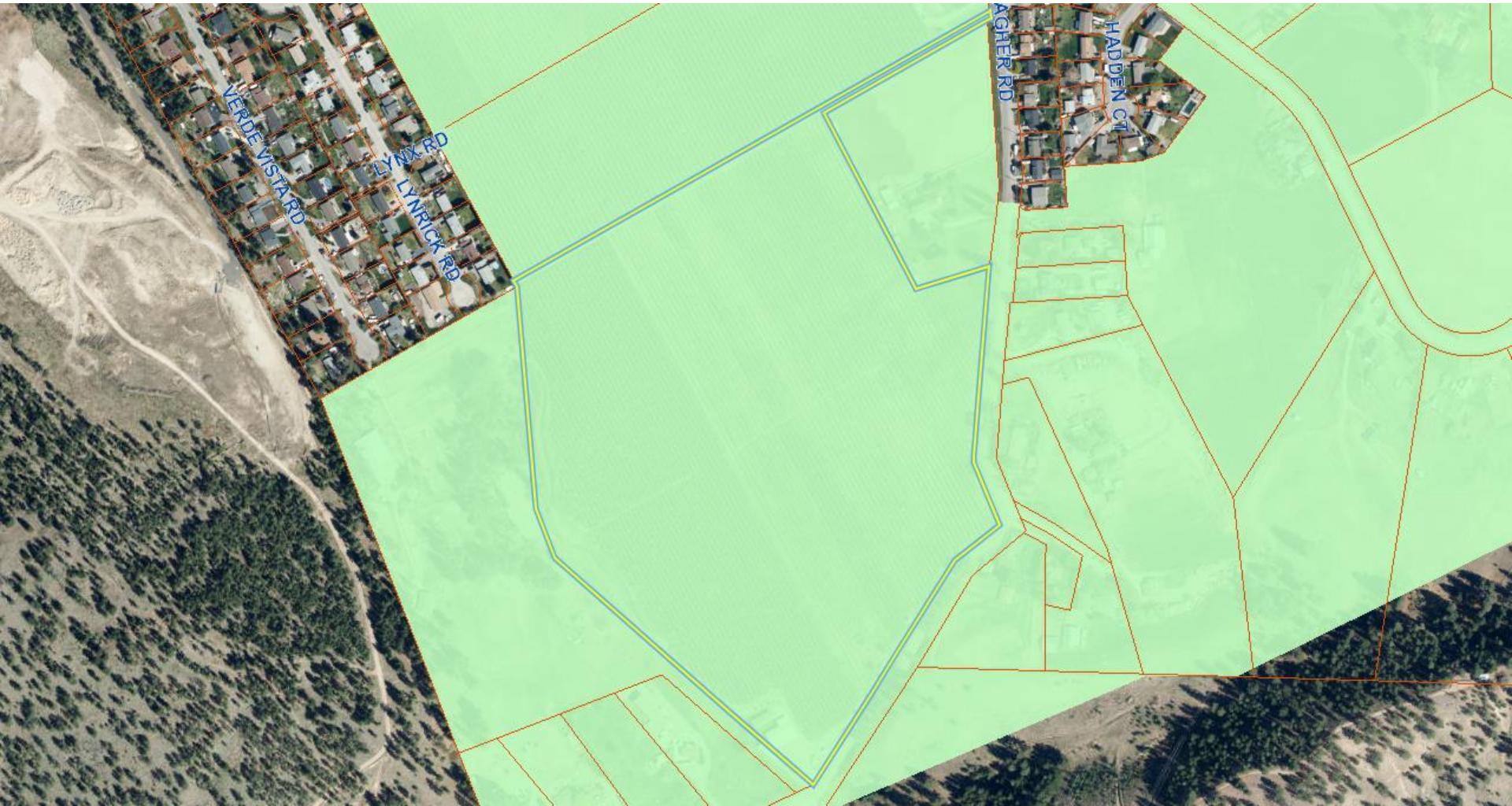
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



City of Kelowna

Project Details

- ▶ The applicant is seeking approvals to allow for 35 seasonal workers on the property.
- ▶ They will be housed in one-single wide mobile home.
- ▶ The mobile home will be 8.84m x 67.07m (592.7m²).
 - ▶ Footprint is anticipated to be 0.2ha (2,000m²) in area.
- ▶ Applicant does not own any other properties in Kelowna.

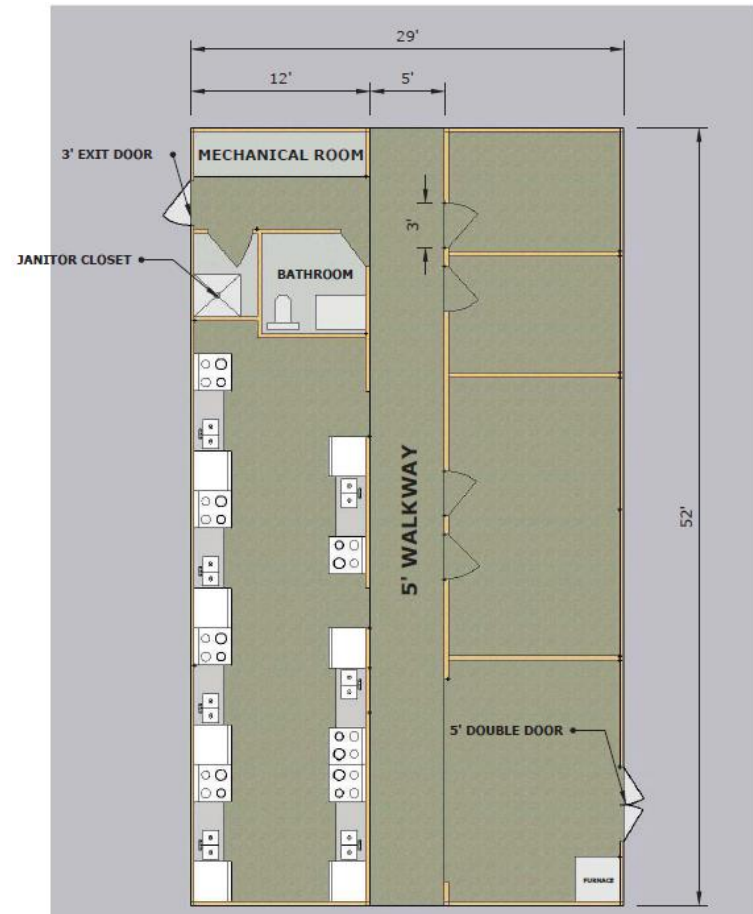
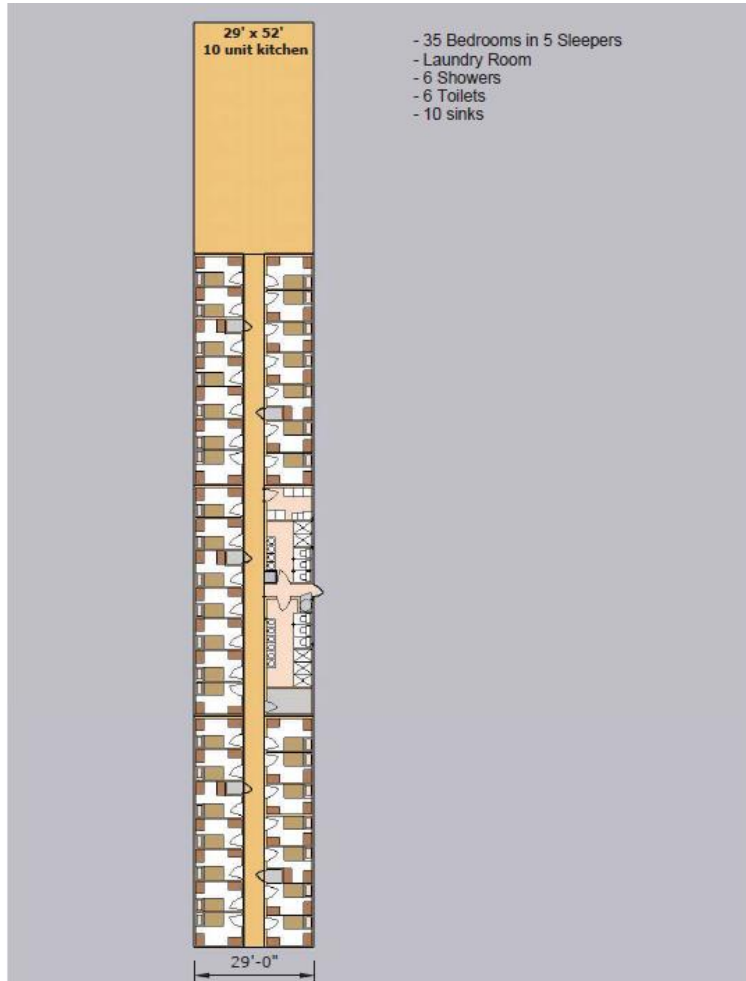
Site Plan



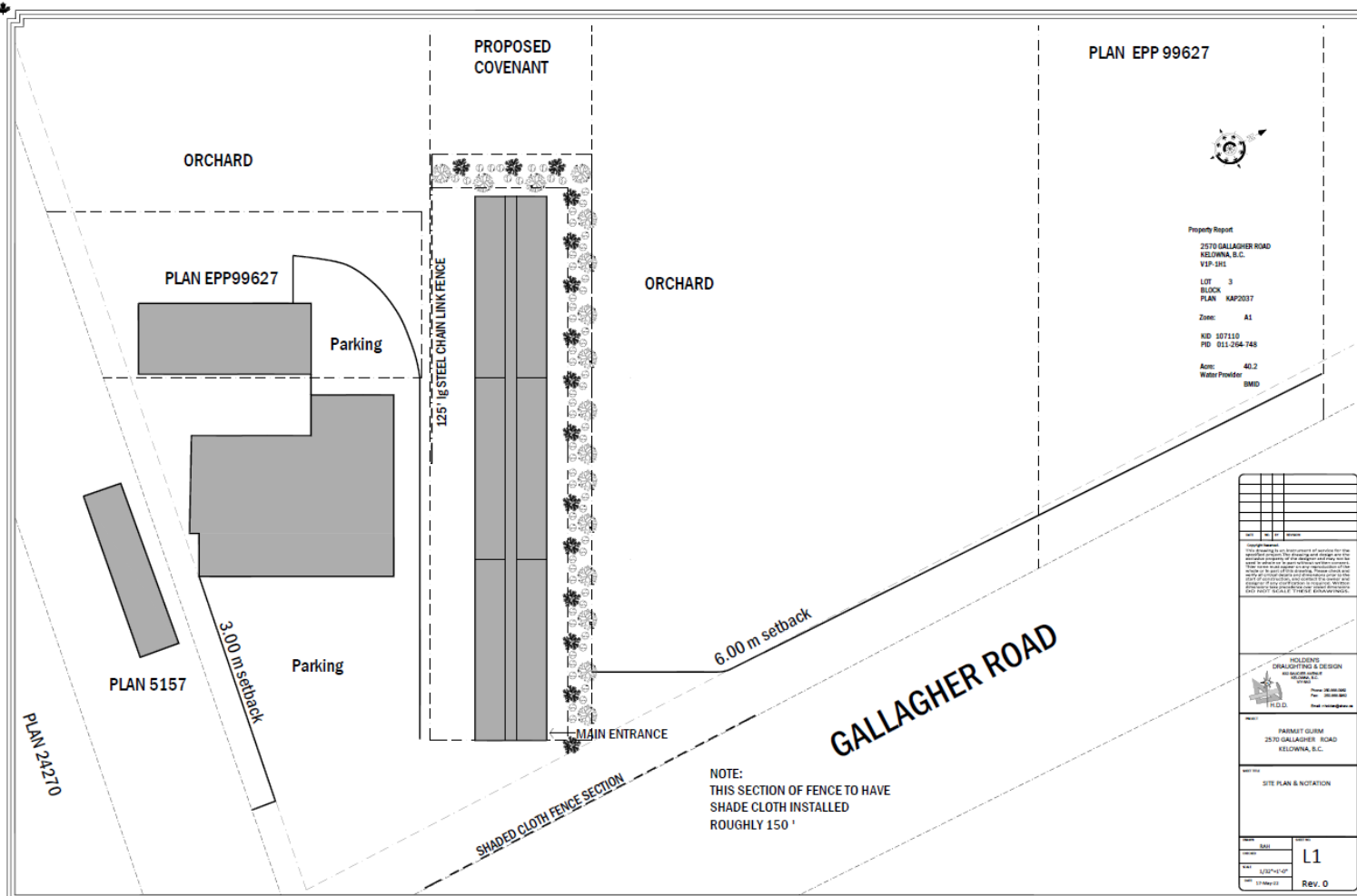
Site Plan



Floor Plan



Landscape Plan



Site Photos



Site Photos



AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on April 14th, 2022
 - ▶ AAC Recommended that Council support the application.

Public Notification Policy #367

- ▶ The applicant completed the required Neighbourhood Consultation on March 18th, 2022 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