



City of  
Kelowna

A22-0004  
1989 Ward Rd

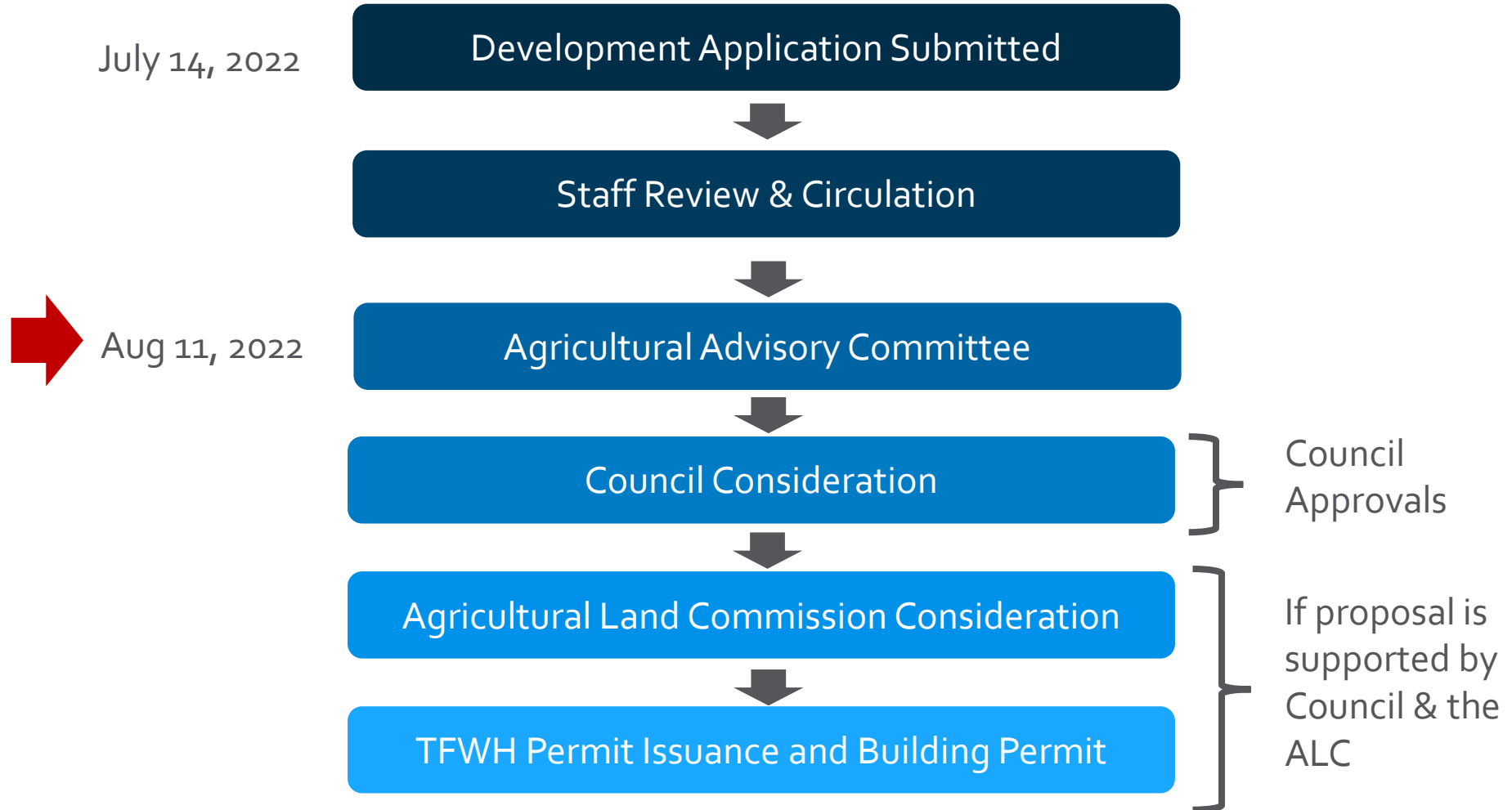
ALR Application for Non-Adhering Residential Use Permit



# Proposal

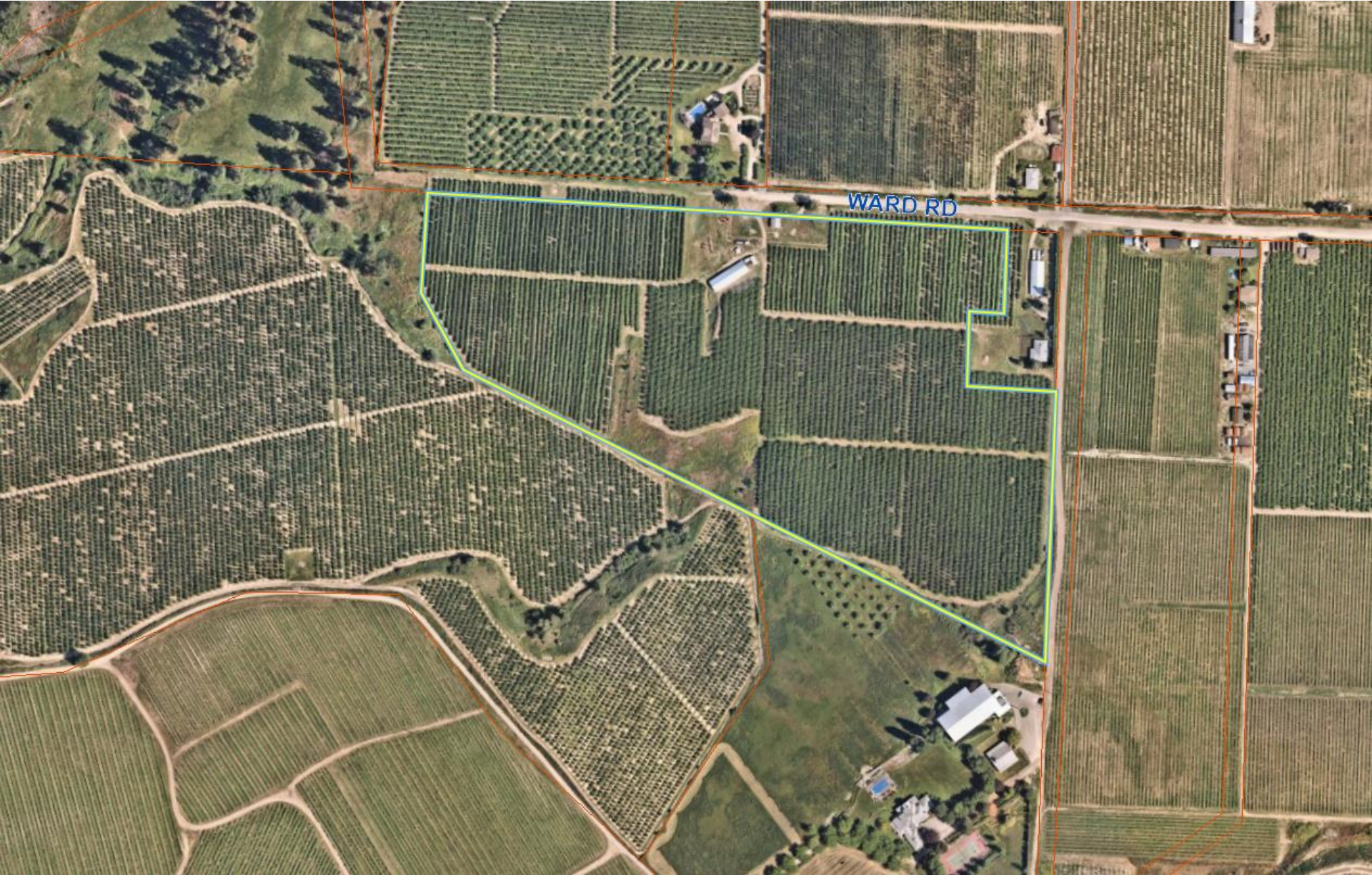
- ▶ To consider an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit application to allow Temporary Farm Worker Housing to accommodate 24 seasonal workers on the subject property

# Development Process



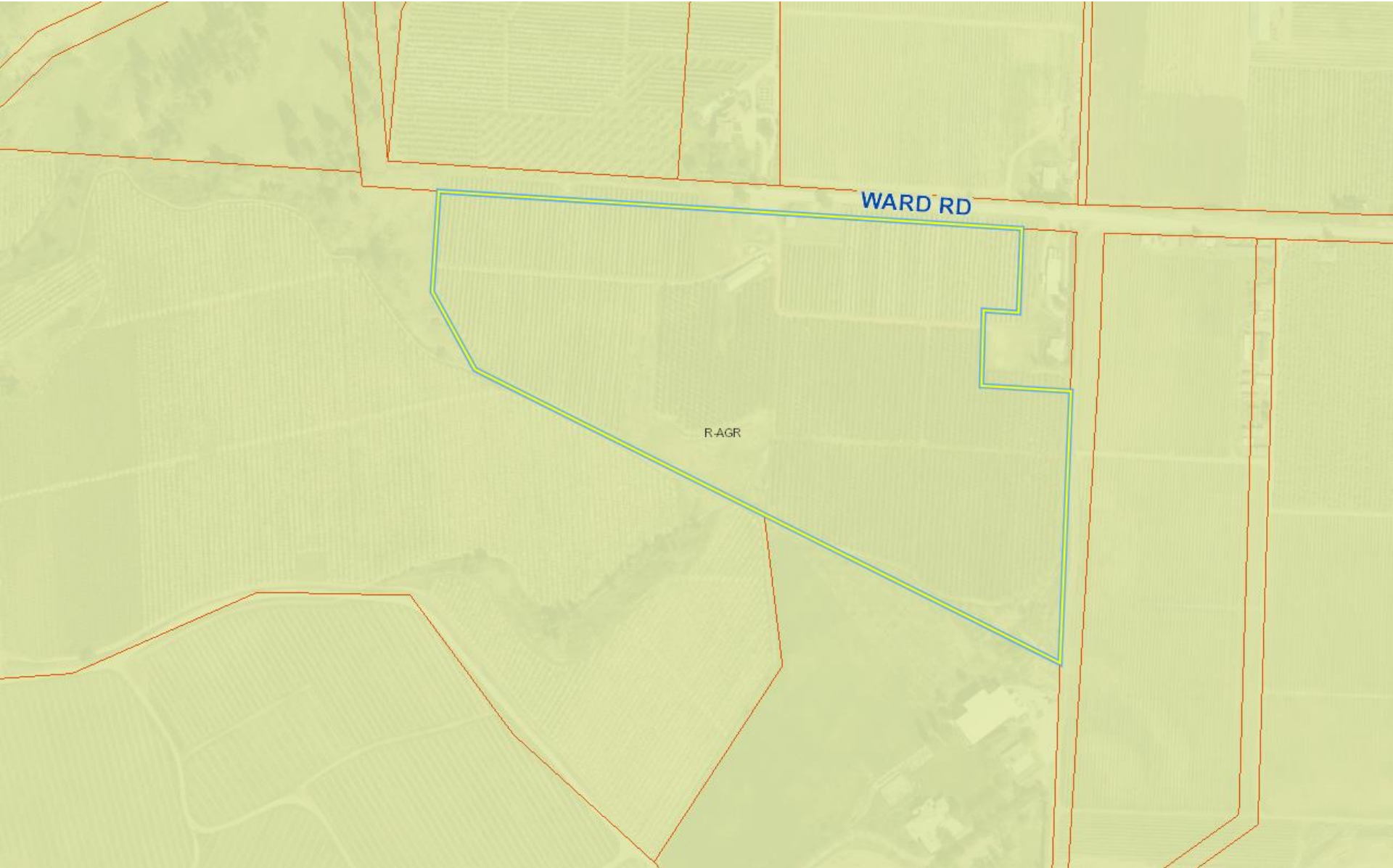


# Context Map

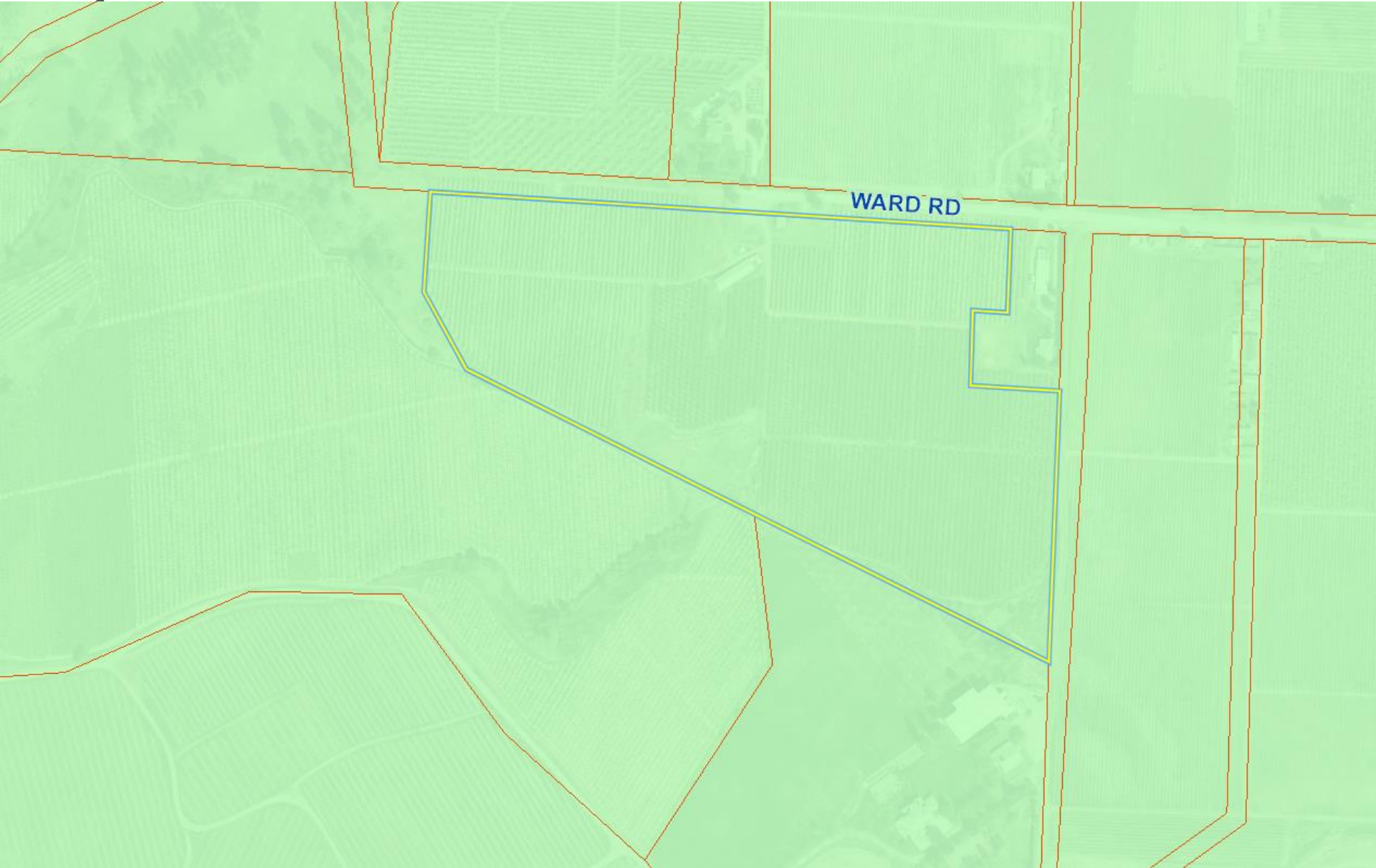




# OCP Future Land Use / Zoning



# Agricultural Land Reserve

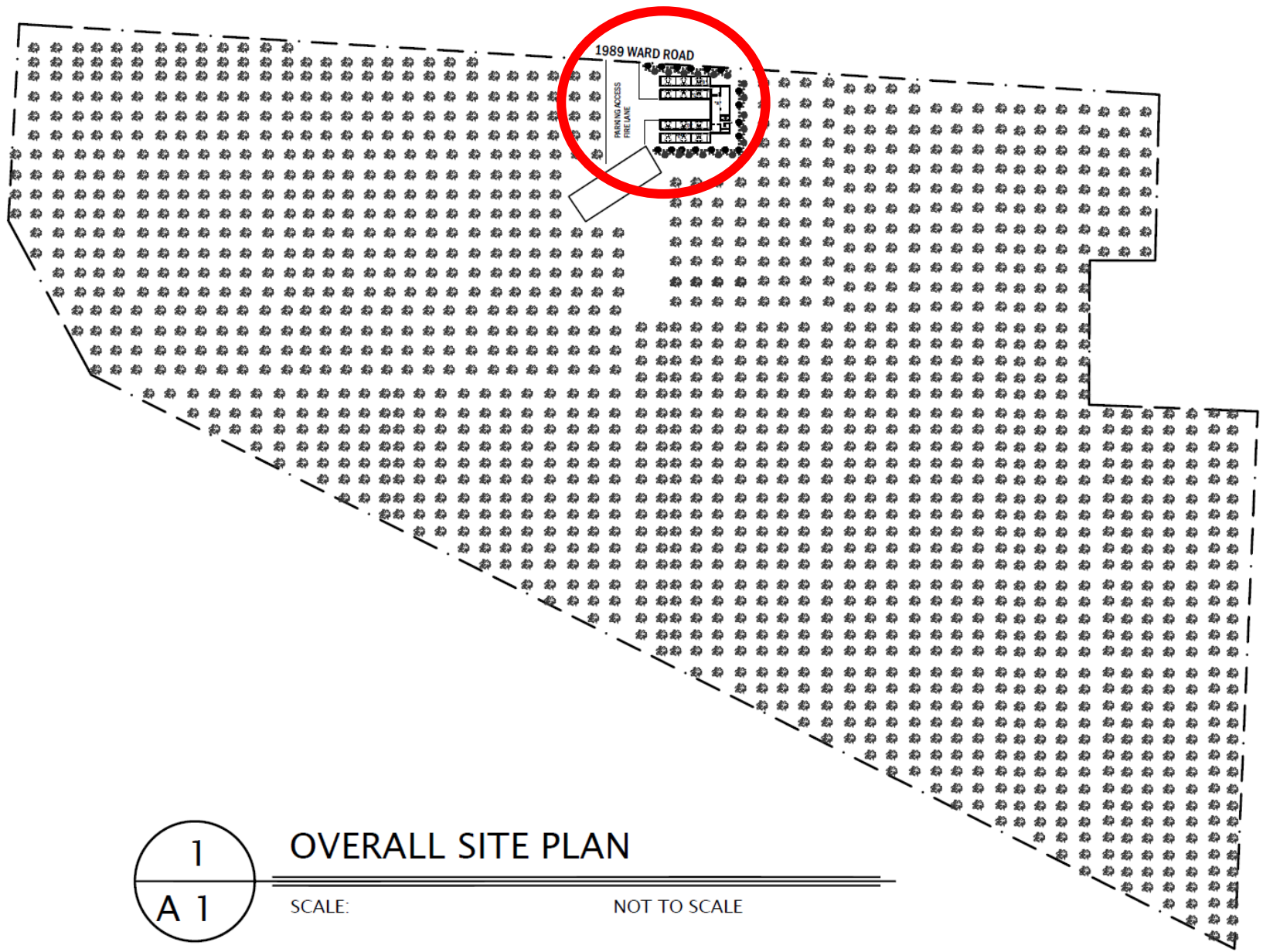


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# Project Details

- ▶ The application is to construct temporary farm worker housing to accommodate 24 seasonal workers
- ▶ The owners are seeking seasonal agricultural workers to help with planting, pruning, and picking cherries on the subject property and two other nearby properties belonging to the property owner
- ▶ Housing would consist of 419 m<sup>2</sup> pre-fabricated trailer units on blocks

# Site Plan



1  
A 1

## OVERALL SITE PLAN

SCALE:

NOT TO SCALE

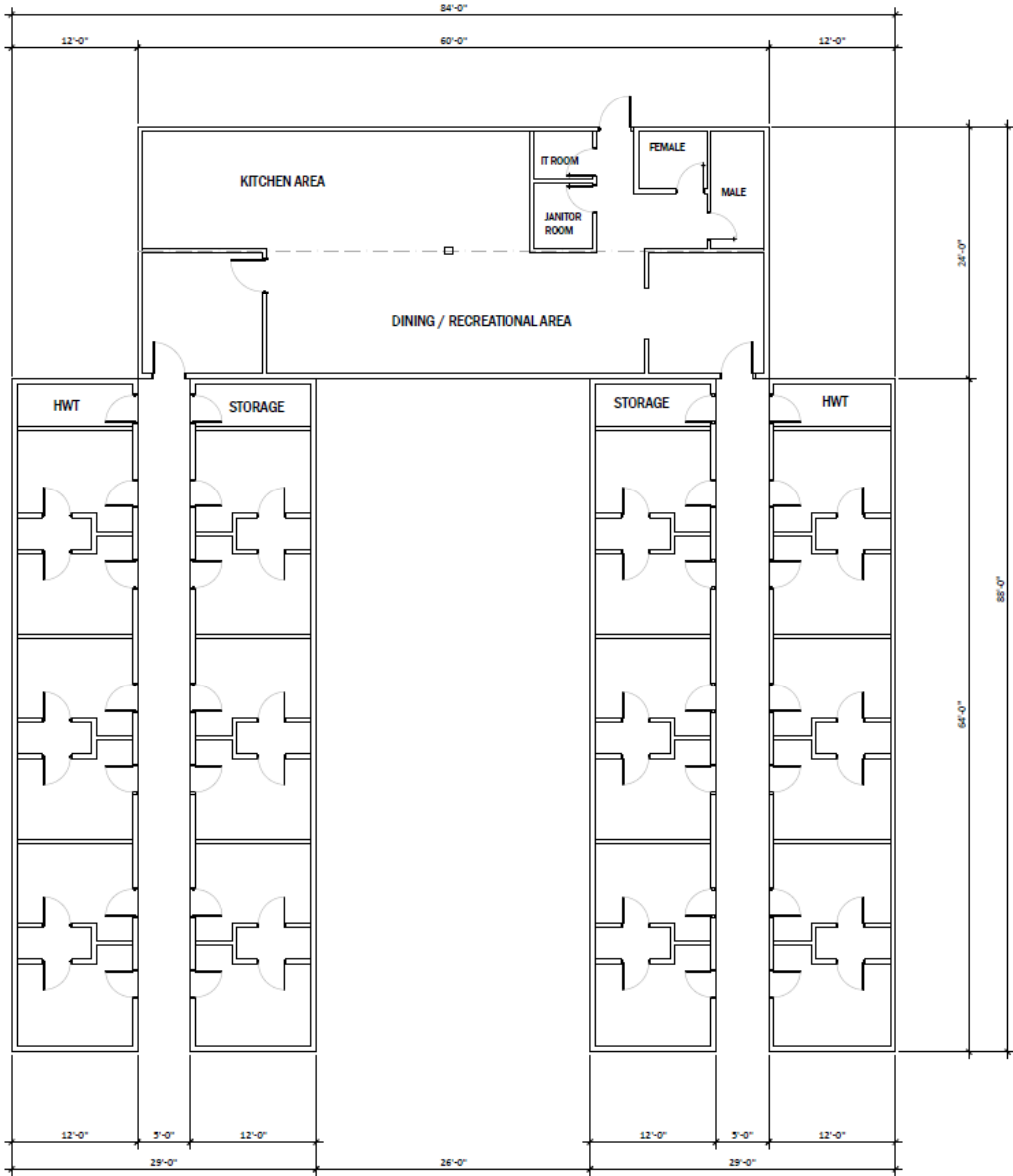
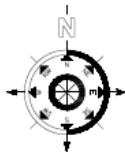


# Aerial View



City of Kelowna

# Floor Plans





# 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

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Application will be forwarded to ALC should Council support it.



*Conclusion of Staff Remarks*