



A21-0010

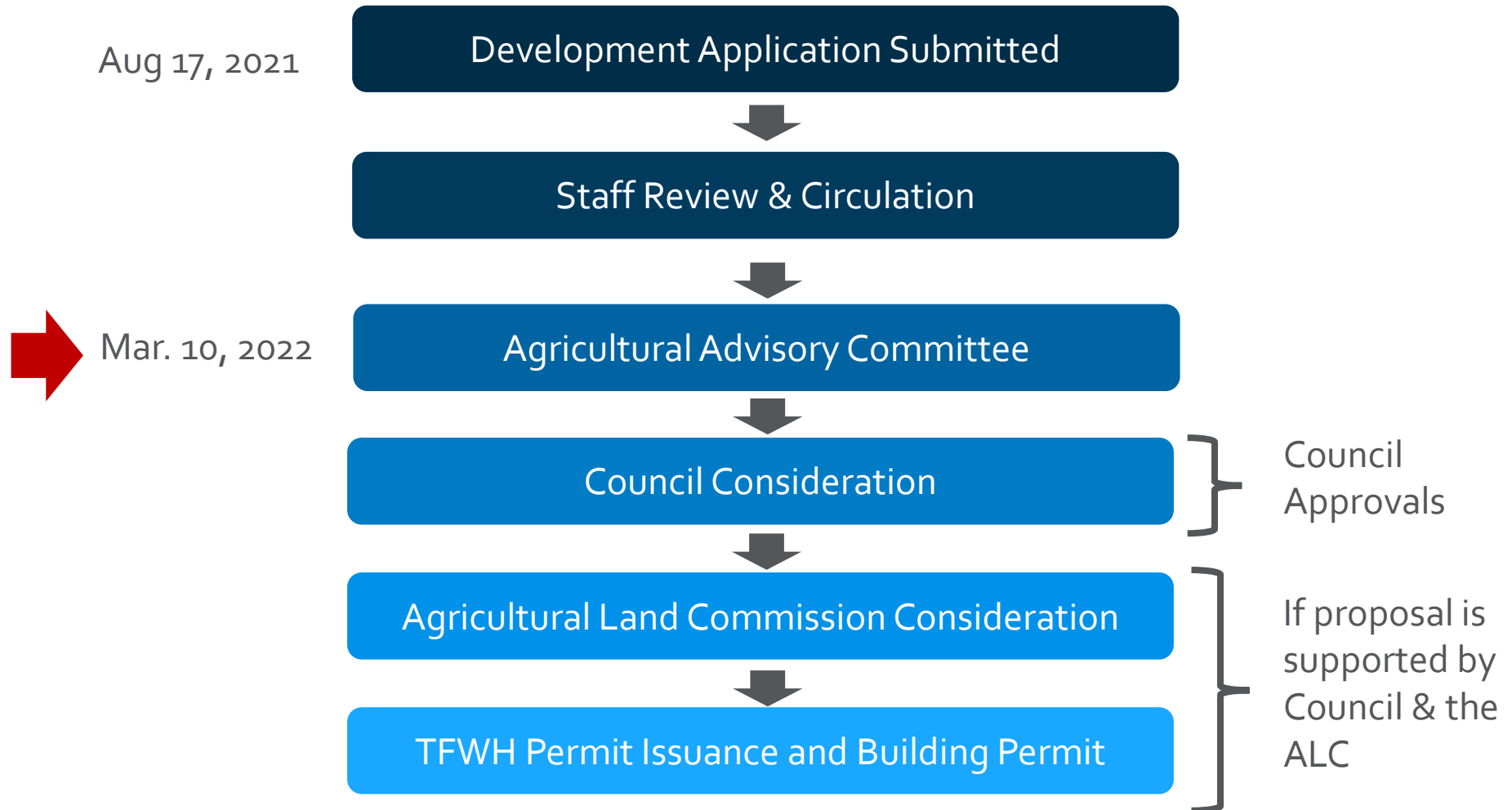
3845 Hart Road

ALR Application for Non-Adhering Residential Use Permit

# 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

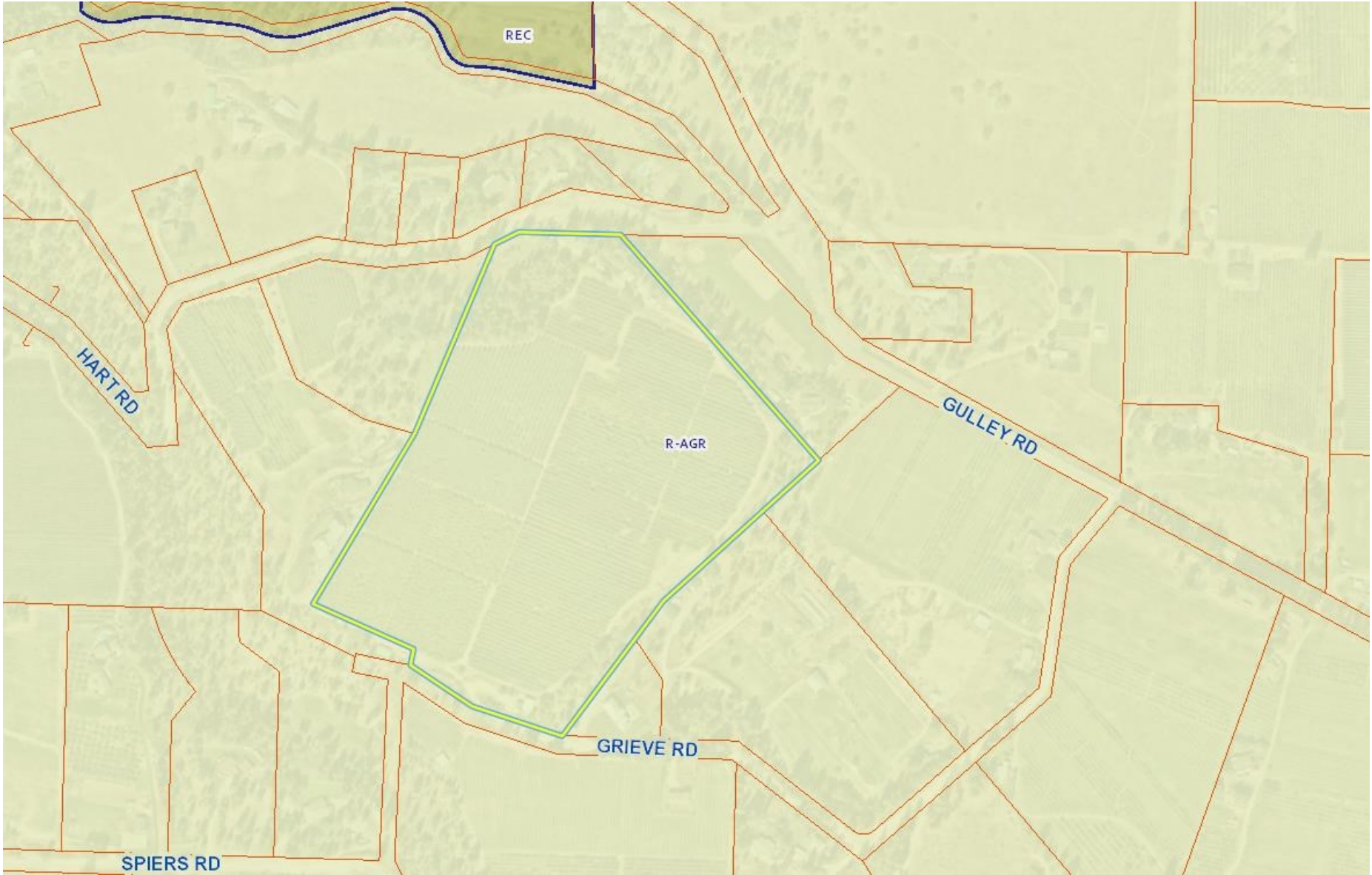


# Context Map



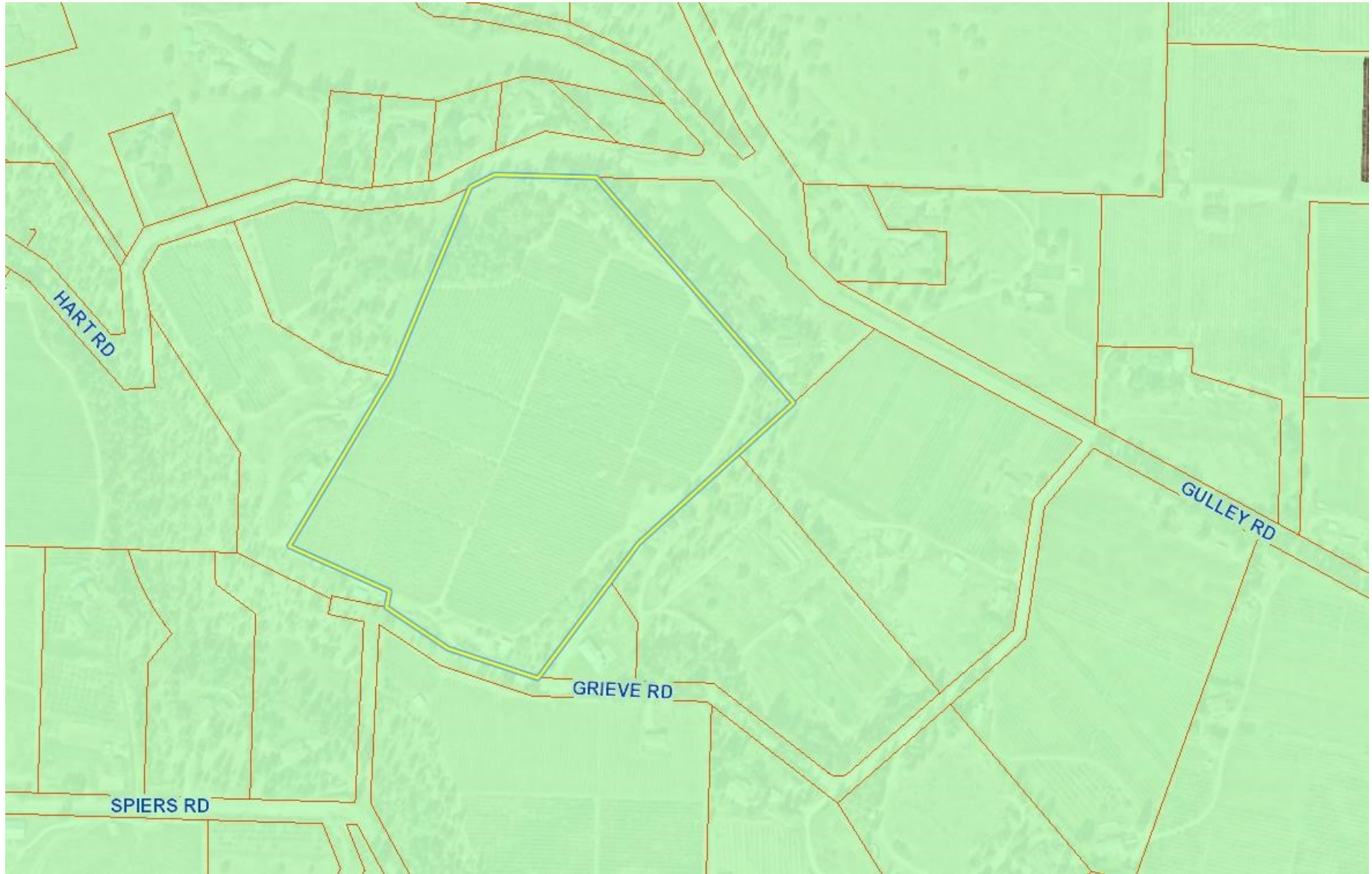
City of Kelowna

# OCP Future Land Use / Zoning



City of Kelowna

# Agricultural Land Reserve

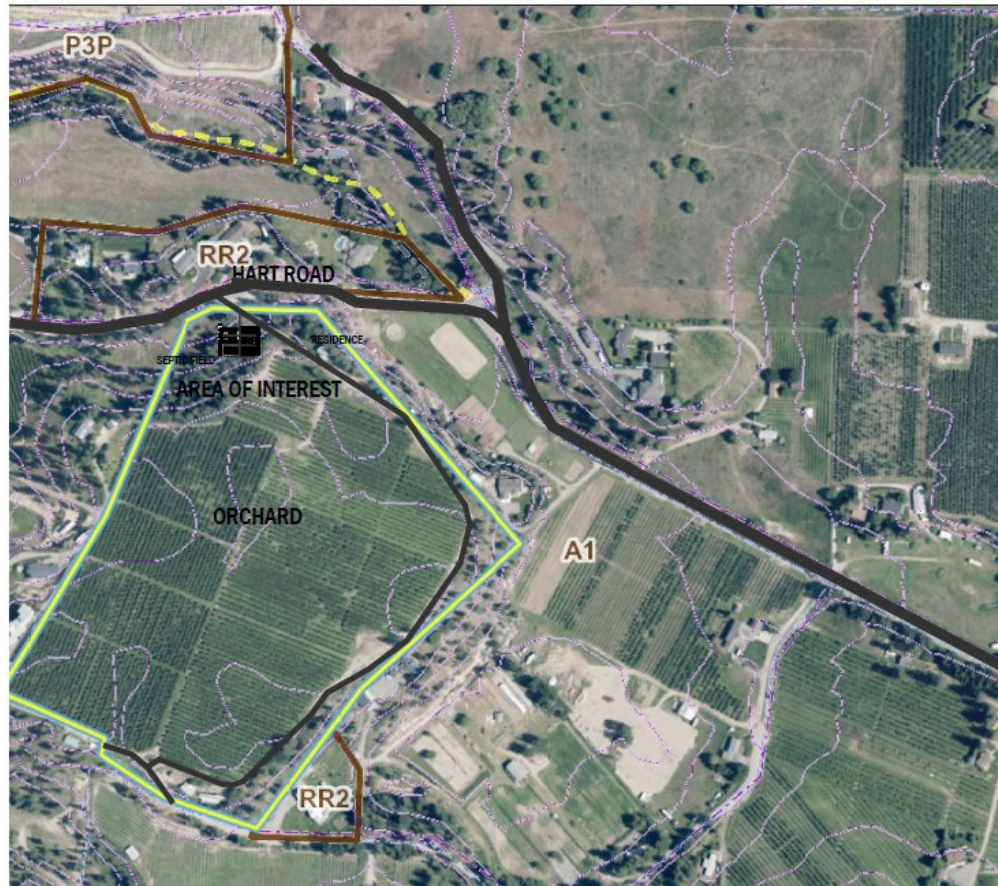


City of Kelowna

# Project Details

- ▶ The application is to construct temporary farm worker housing to accommodate 60 seasonal workers
- ▶ The owners are seeking seasonal agricultural workers to help with the maintenance and planting on their 27 acre orchard and their other properties
- ▶ The proposed building is 200m<sup>2</sup> in gross floor area and 1 storey in height

# Site Plan

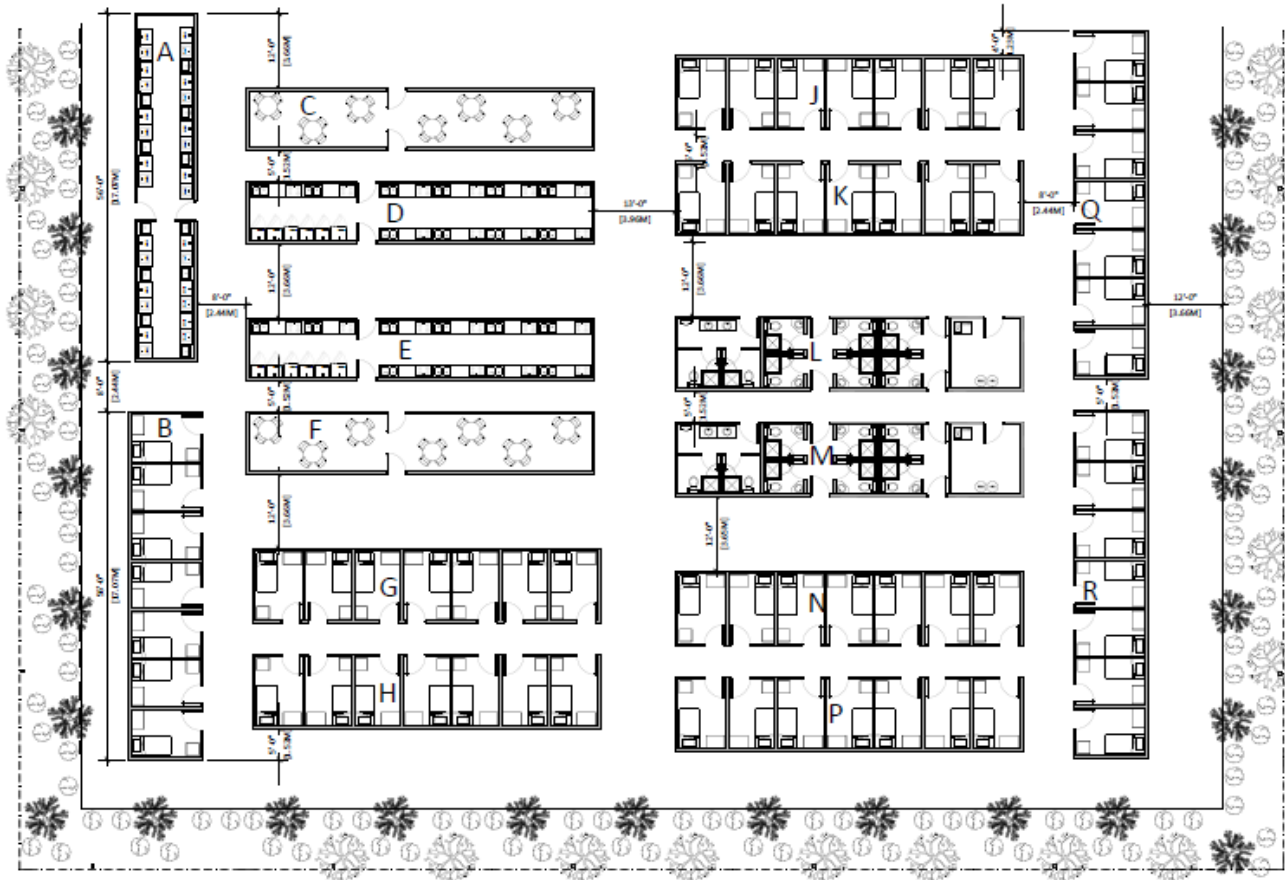


3845 HART ROAD



# Floor Plans

3845 HART ROAD



ORCHARD

# 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

- ▶ 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*