



City of
Kelowna

A22-0004 / FH22-0006 1989 Ward Rd

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

Proposal

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

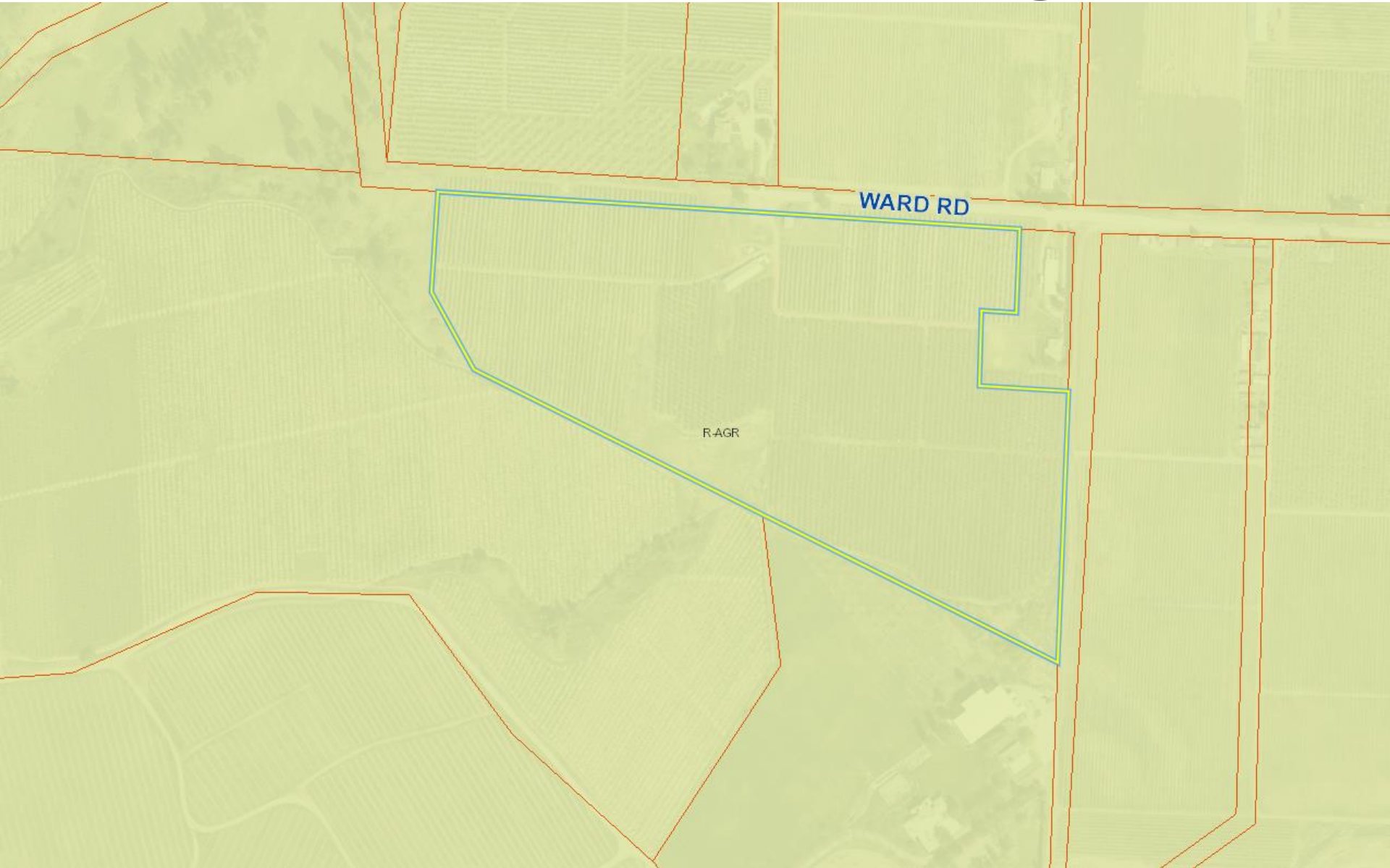
Development Process



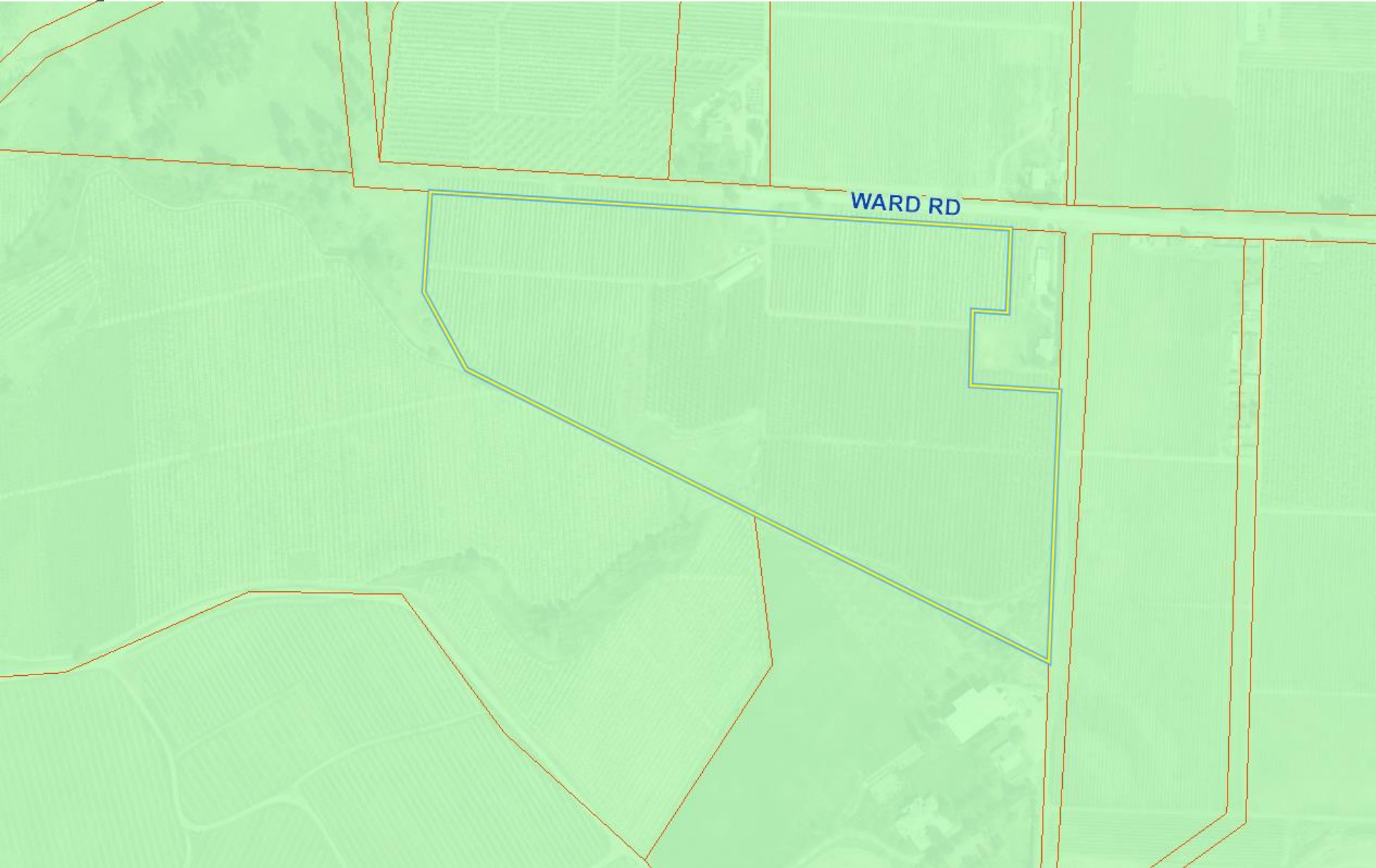
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve

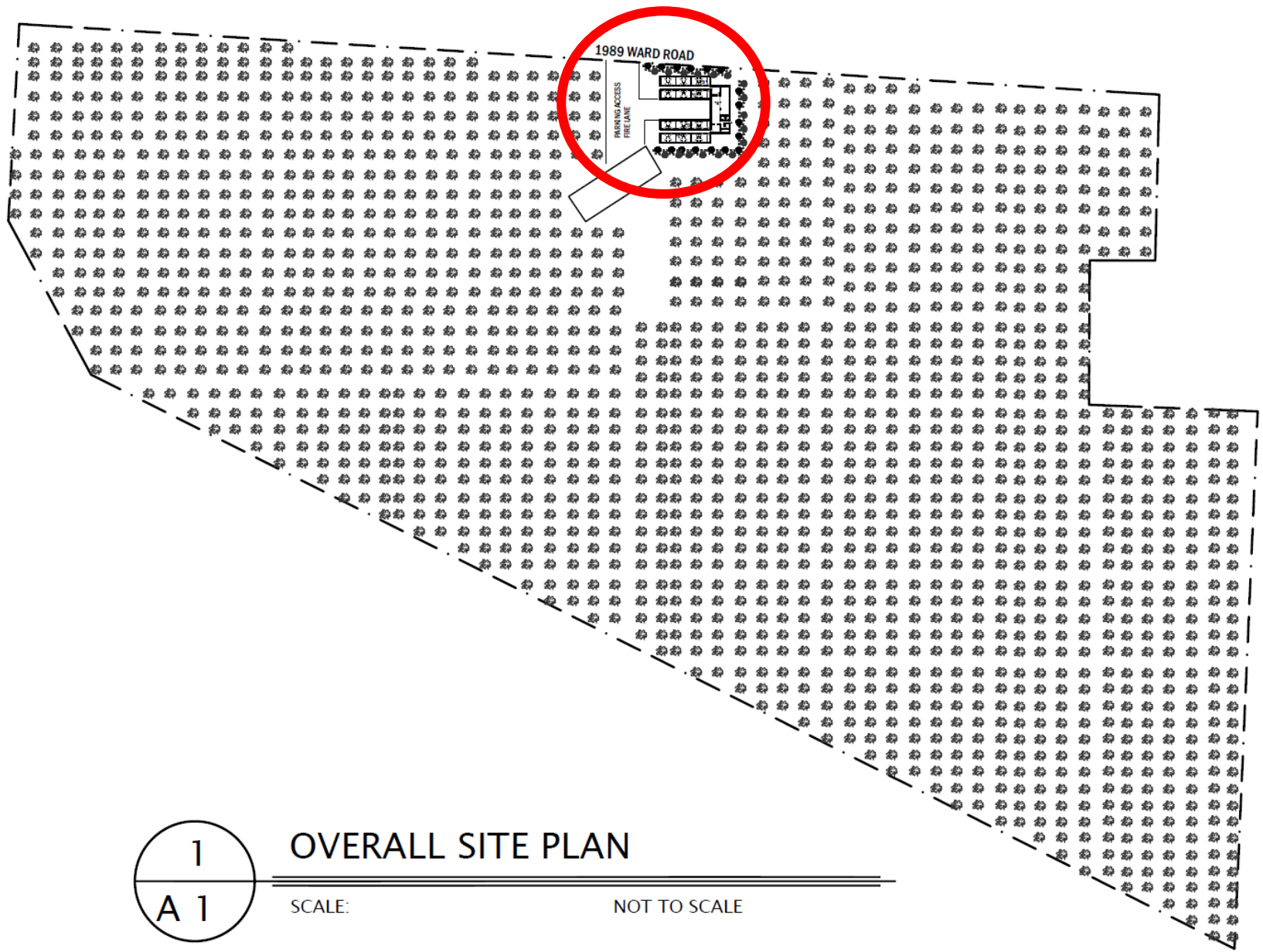


City of Kelowna

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 m² pre-fabricated trailer units on blocks

Site Plan



1
A 1

OVERALL SITE PLAN

SCALE:

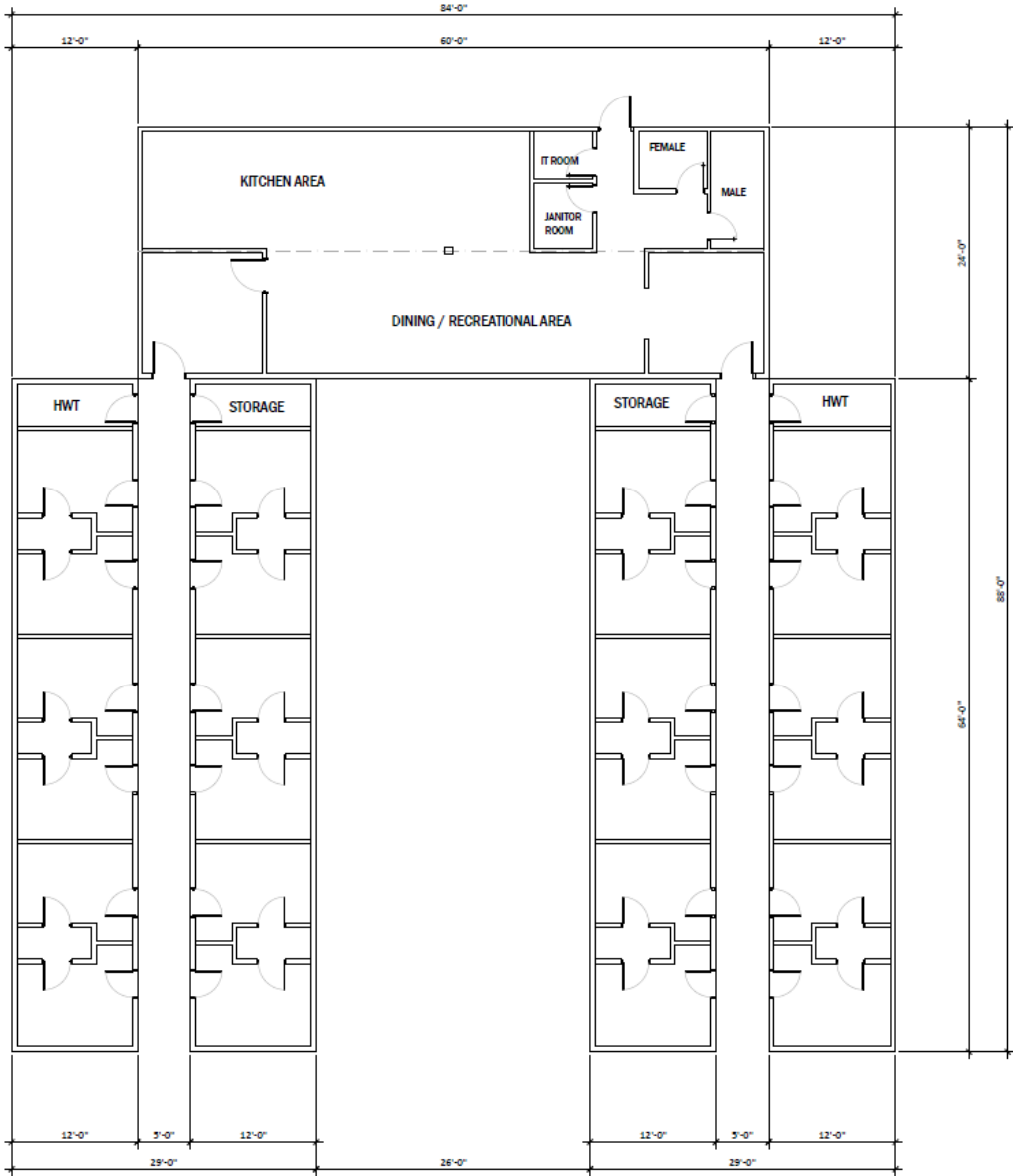
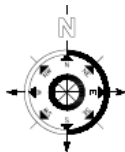
NOT TO SCALE

Aerial View



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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

- ▶ Application went to the Agricultural Advisory Committee on August 11, 2022
 - ▶ AAC Recommended that Council support the application.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Adhering Residential Use & Temporary Farm Worker Housing applications:
 - ▶ Complies with Zoning Bylaw regulations
 - ▶ Consistent with Ministry of Agriculture standards
 - ▶ Complies with OCP policies for farm worker housing
- ▶ Recommend the application be forwarded to ALC for consideration.



Conclusion of Staff Remarks