

# TEMPORARY FARM WORKER HOUSING PERMIT



## APPROVED ISSUANCE OF TEMPORARY FARM WORKER HOUSING PERMIT NO. FH23-0001

**Issued To:** Nirmal & Rimplejeet Dhaliwal  
**Site Address:** 3455 Rose Road  
**Legal Description:** Lot 4 Section 10 Township 26 ODYD Plan 355

**Zoning Classification:** A1 – Agriculture  
**Development Permit Area:** Temporary Farm Worker Housing

### SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.


This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

### 1. TERMS AND CONDITIONS

THAT Temporary Farm Worker Housing Permit No. FH23-0001 for Lot 4 Section 10 Township 26 ODYD Plan 355 located at 3455 Rose Road, Kelowna, BC to allow the development of temporary farm worker housing be approved subject to the following:

- a) The dimensions and siting of the buildings and structures to be constructed on the land be in accordance with Schedule "A";
- b) A minimum 3-metre-wide vegetated buffer is provided for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.
- c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of an Irrevocable Letter of Credit in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;
- d) Registration of a Section 219 Restrictive Covenant on Title that states:
  - a. The dwellings will be used for temporary farm workers only;
  - b. The owner will remove the dwellings if the farm operation changes such that if they are no longer required;

<b>ATTACHMENT</b>		<b>A</b>
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- c. The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
- d. The maximum number of accommodations permitted on this farm unit within the City sector is 60 workers; and,
- e. The temporary farm worker housing building footprint is a maximum of 0.3ha.

AND THAT this Temporary Farm Worker Housing Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **\$7,000.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

**This Permit IS NOT a Building Permit.**

## 4. Indemnification

Upon commencement of the works authorized by this Permit the Applicant covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

<b>ATTACHMENT</b>		<b>A</b>
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**5. APPROVALS**

Issued and approved by Council on June 19<sup>th</sup>, 2023

\_\_\_\_\_  
Terry Barton, Development Planning Department Manager

\_\_\_\_\_  
Date


**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or his or her designates**

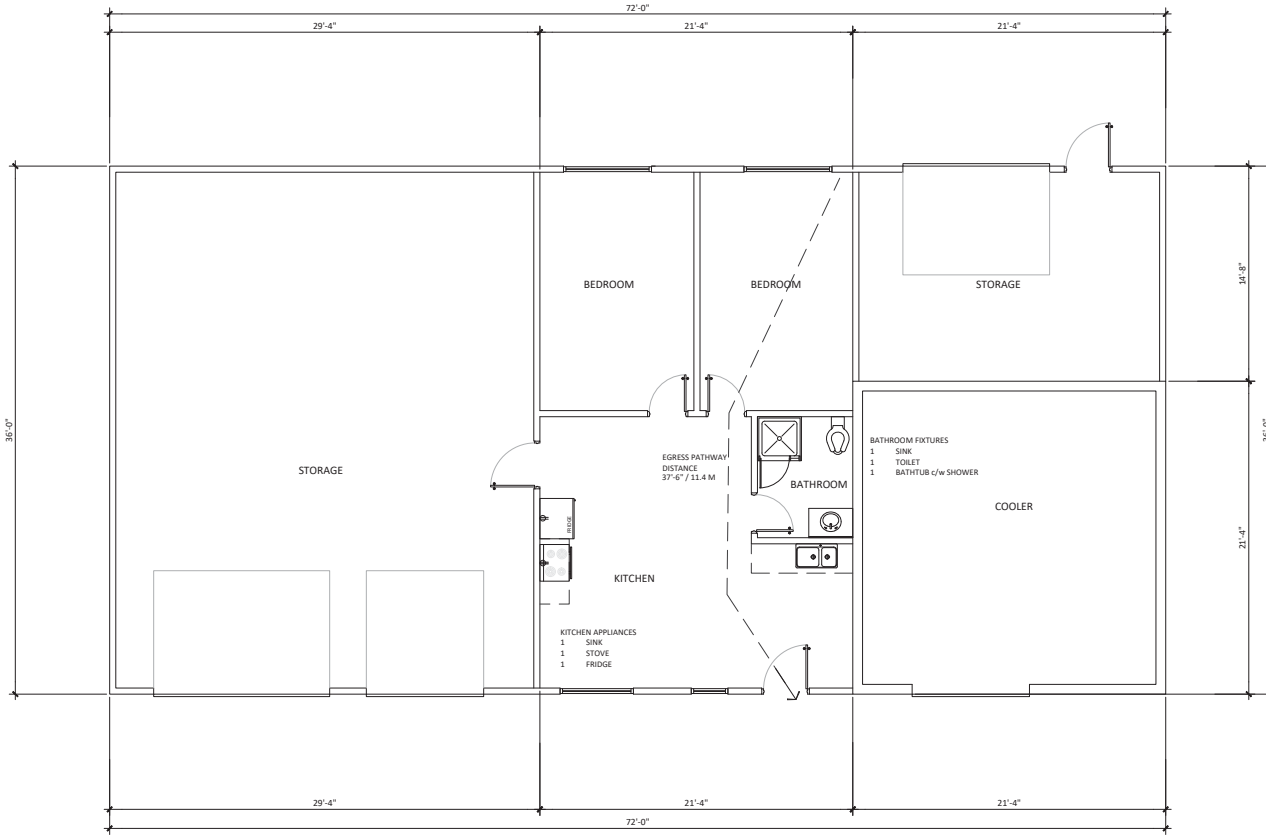
**ATTACHMENT** A

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City of **Kelowna**  
DEVELOPMENT PLANNING





3  
A 2  
REAR VIEW OF STORAGE END

**SCHEDULE A**

This forms part of application  
 # FH23-0001

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City of Kelowna  
 DEVELOPMENT PLANNING

DATE	NO.	BY	REVISION

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1  
A 2  
BUILDING 'A'  
STORAGE / SLEEPING UNIT / COLD STORAGE  
1/4" = 1'-0"



2  
A 2  
FRONT VIEW OF STORAGE END



4  
A 2  
REAR VIEW

HOLDEN'S  
 DRAUGHTING & DESIGN  
 832 SALICOR AVENUE  
 KELOWNA, B.C.  
 Phone: 250.868.0922  
 Fax: 250.868.0922  
 Email: hdd@hdd.ca

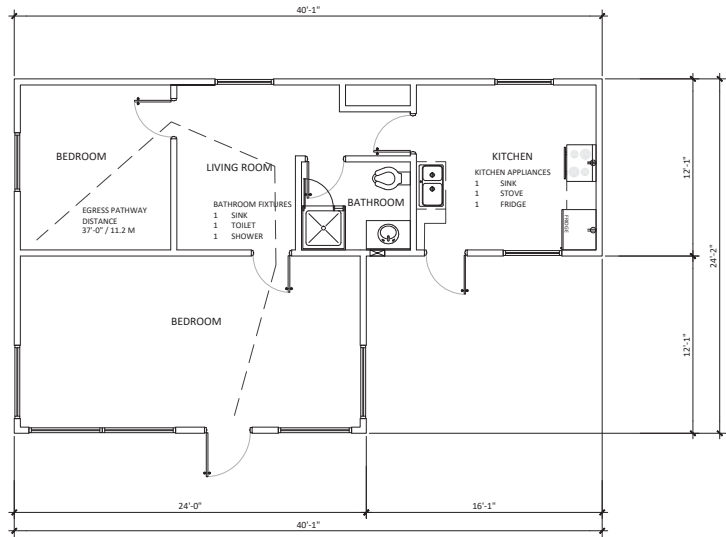
FARM WORKERS QUARTERS  
 3455 ROSE ROAD  
 KELOWNA, B.C.

SLEEPING UNIT QUARTERS  
 'A'

DESIGNER: RAH  
 CHECKED: N.D.  
 SCALE: 1/4" = 1'-0"  
 DATE: 9/9/2023

SHEET NO.:  
**A 2**

REV. 0



1  
A.3  
BUILDING 'B'  
STORAGE / SLEEPING UNIT / COLD STORAGE  
1/4" = 1'-0"



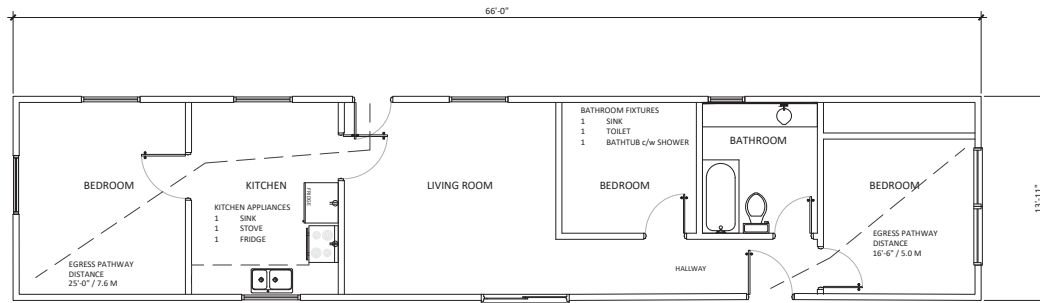
2  
A.3  
ATCO TRAILER  
FRONT VIEW



3  
A.3  
ATCO TRAILER  
END VIEW



5  
A.3  
TRAILER  
END VIEW



4  
A.3  
BUILDING 'C'  
STORAGE / SLEEPING UNIT / COLD STORAGE  
1/4" = 1'-0"



6  
A.3  
TRAILER  
SIDE VIEW

**SCHEDULE A**

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**HOLDEN'S DRAUGHTING & DESIGN**  
832 SALICOR AVENUE  
KELOWNA, B.C. V1Y 6A3  
Phone: 250.868.0922  
Fax: 250.868.0922  
Email: hddesign@shaw.ca

PROJECT  
**FARM WORKERS QUARTERS**  
3455 ROSE ROAD  
KELOWNA, B.C.

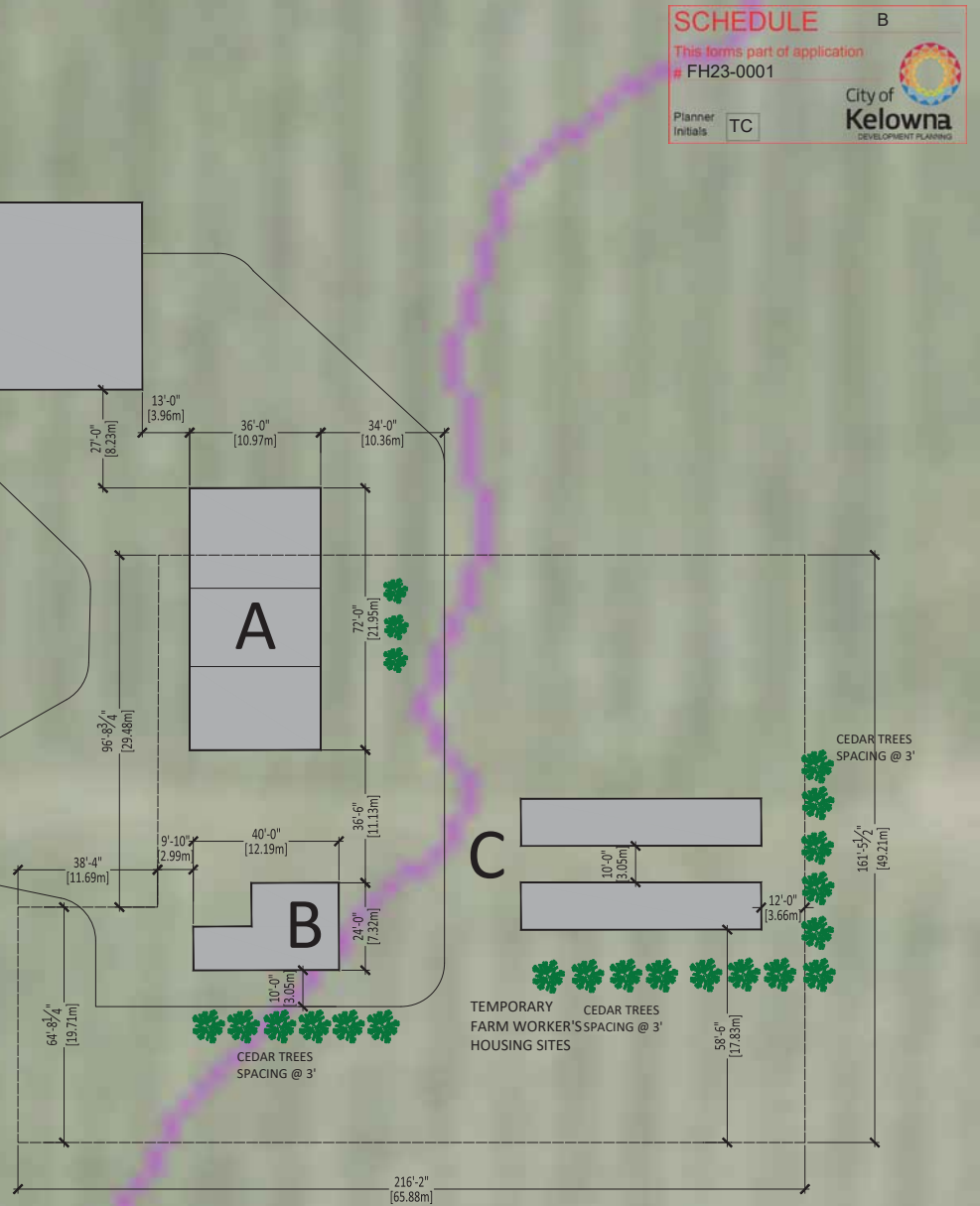
SHEET TITLE  
**SLEEPING UNIT QUARTERS  
'B' & 'C'**

DESIGNER RAH	SHEET NO. <b>A 3</b>
CHECKED N.D.	Rev. 0
SCALE 1/4" = 1'-0"	
DATE 9/9/2023	

ROSE ROAD

3455

OWNER RESIDENCE



**SCHEDULE B**  
 This forms part of application # FH23-0001  
 City of Kelowna DEVELOPMENT PLANNING  
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**SITE CALCULATIONS:**

<b>ZONING</b>	
A-1	
<b>LEGAL ADDRESS</b>	
LOT	4
PLAN	355
KID	263285 PID 001-490-010
<b>MUNICIPAL ADDRESS</b>	
3455 ROSE ROAD KELOWNA, B.C.	
<b>SITE AREA:</b> 26.2 Acres 106,027 m <sup>2</sup> <small>(from city web site)</small>	
<b>BUILDING AREA:</b>	
RESIDENCE	4,300 sq. ft.
A STORAGE	2,590 sq. ft.
B TEMP WORKER	780 sq. ft.
C TEMP WORKER	860 sq. ft.
D TEMP WORKER	860 sq. ft.
PROPOSED ORCHARD GARAGE	4,000 sq. ft.
<b>TOTAL</b>	<b>13,390 sq. ft.</b>

**SITE COVERAGE:**  
 1,141,265 / 13,390 = 1.17 %

<b>MAXIMUM BUILDING HEIGHT</b>	
EXISTING BUILDING HEIGHT	6.52 M (21'-4")
MAXIMUM BUILDING HEIGHT	6.33 M (21'-1")

**NOTE:**  
 ALL BUILDING HEIGHT DIMENSIONS ARE TAKEN FROM FIELD MEASUREMENTS AND ARE NOT DEEMED ACCURATE AS CLOSE AS POSSIBLE.

DATE	NO.	REVISION

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**CONSULTANT**

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 Phone: 250.868.2992  
 Fax: 250.868.2882  
 Email: hholden@hdd.ca  
 H.D.D.

PROJECT: ORCHARD GARAGE  
 3455 ROSE ROAD  
 KELOWNA, B.C.

SHEET TITLE: SITE PLAN & NOTATION

DESIGNER: RAH	SHEET NO.: A 1
DRAWN: RAH	
CHECKED: RAH	
SCALE: 1/16" = 1'-0"	
DATE: 1-29-2023	Rev. 1