



City of
Kelowna

FH23-0001

3455 Rose Road

Temporary Farm Work Housing Permit Application

Purpose

- ▶ To issue a Temporary Farm Worker Housing Permit to allow 24 seasonal workers on the subject property.

Development Process



Feb 6, 2023

Development Application Submitted



Staff Review & Circulation



May 29, 2023

Public Notification Received



Jun 19, 2023

TFWH Permit Consideration

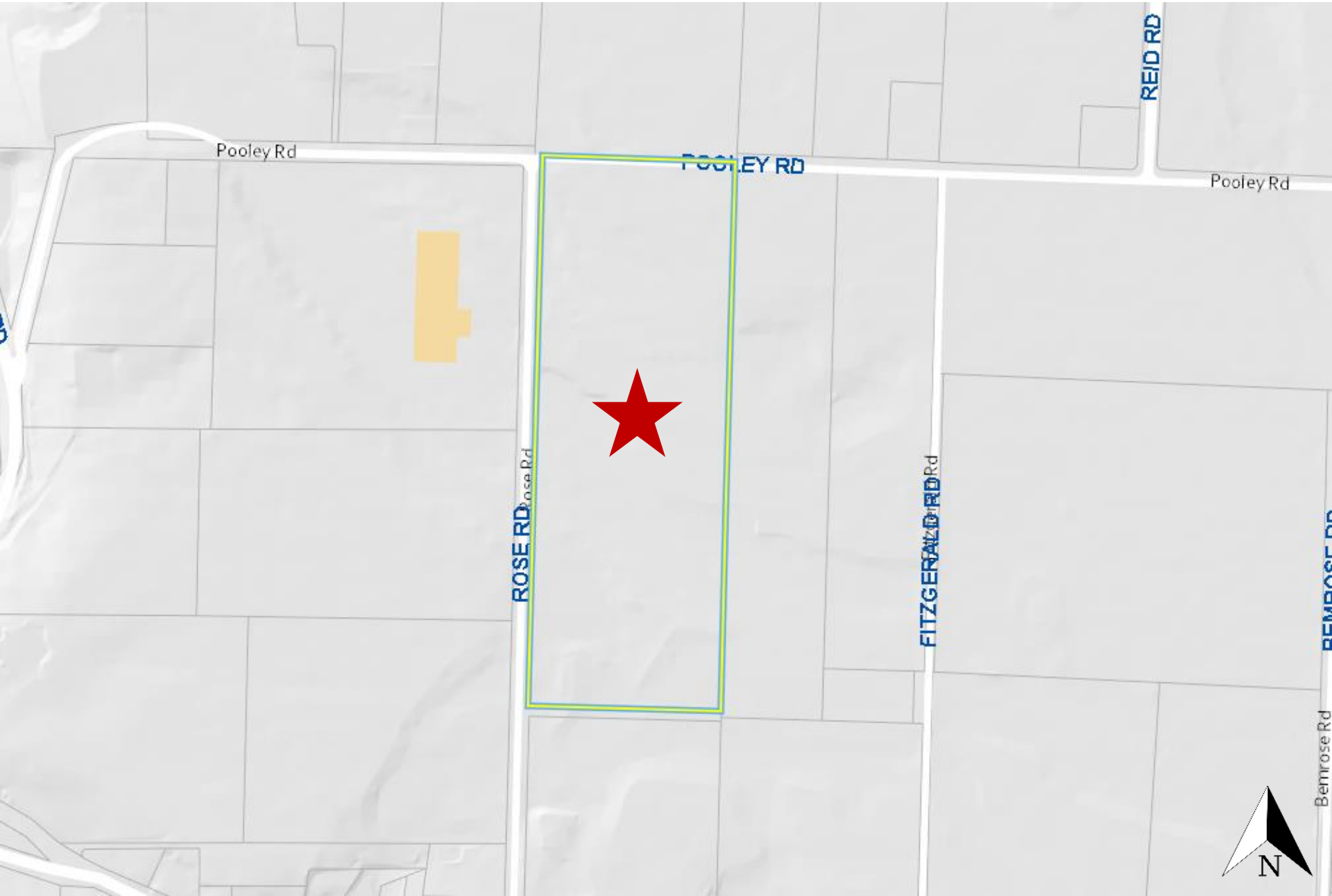


Building Permit



Council Approvals

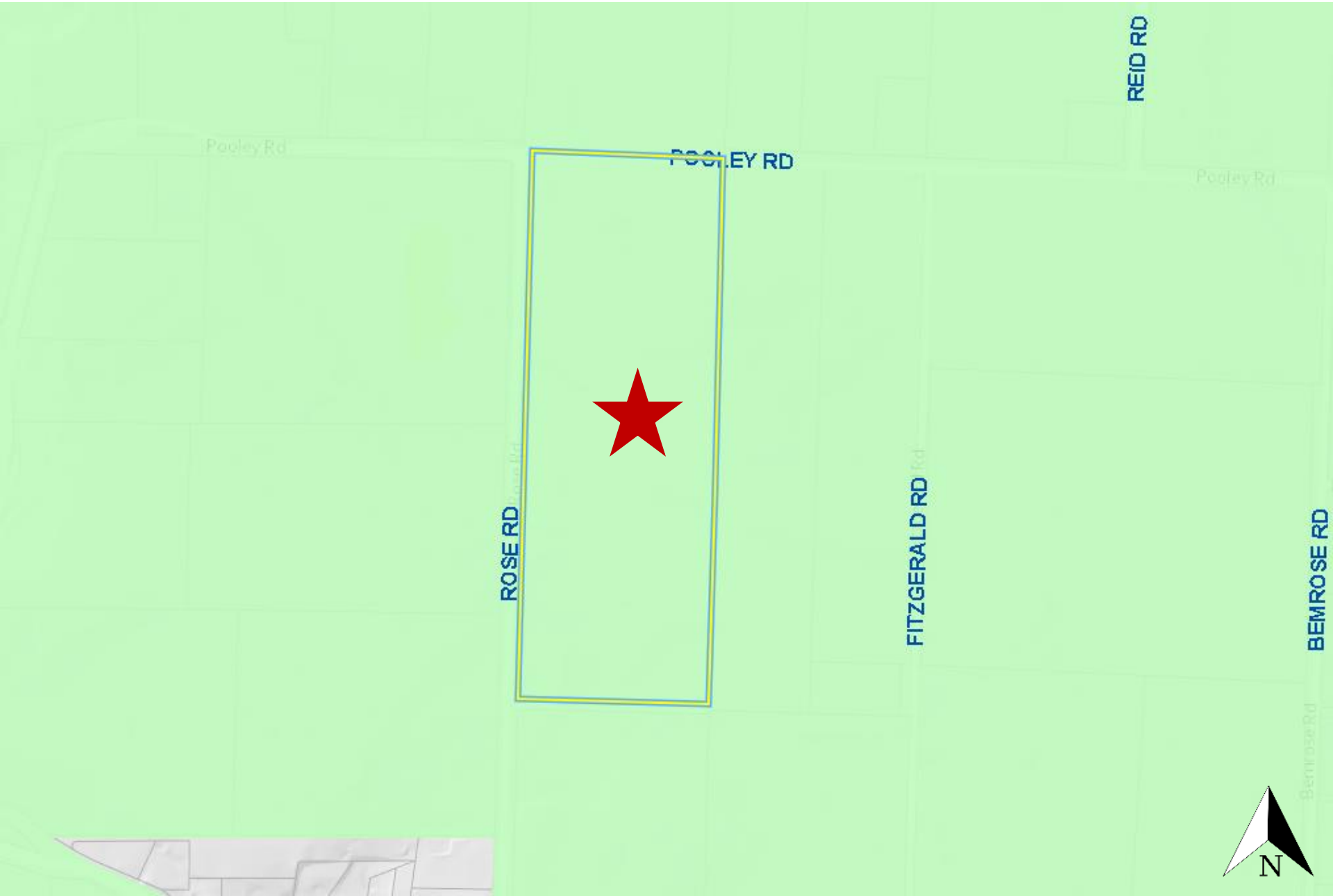
Context Map



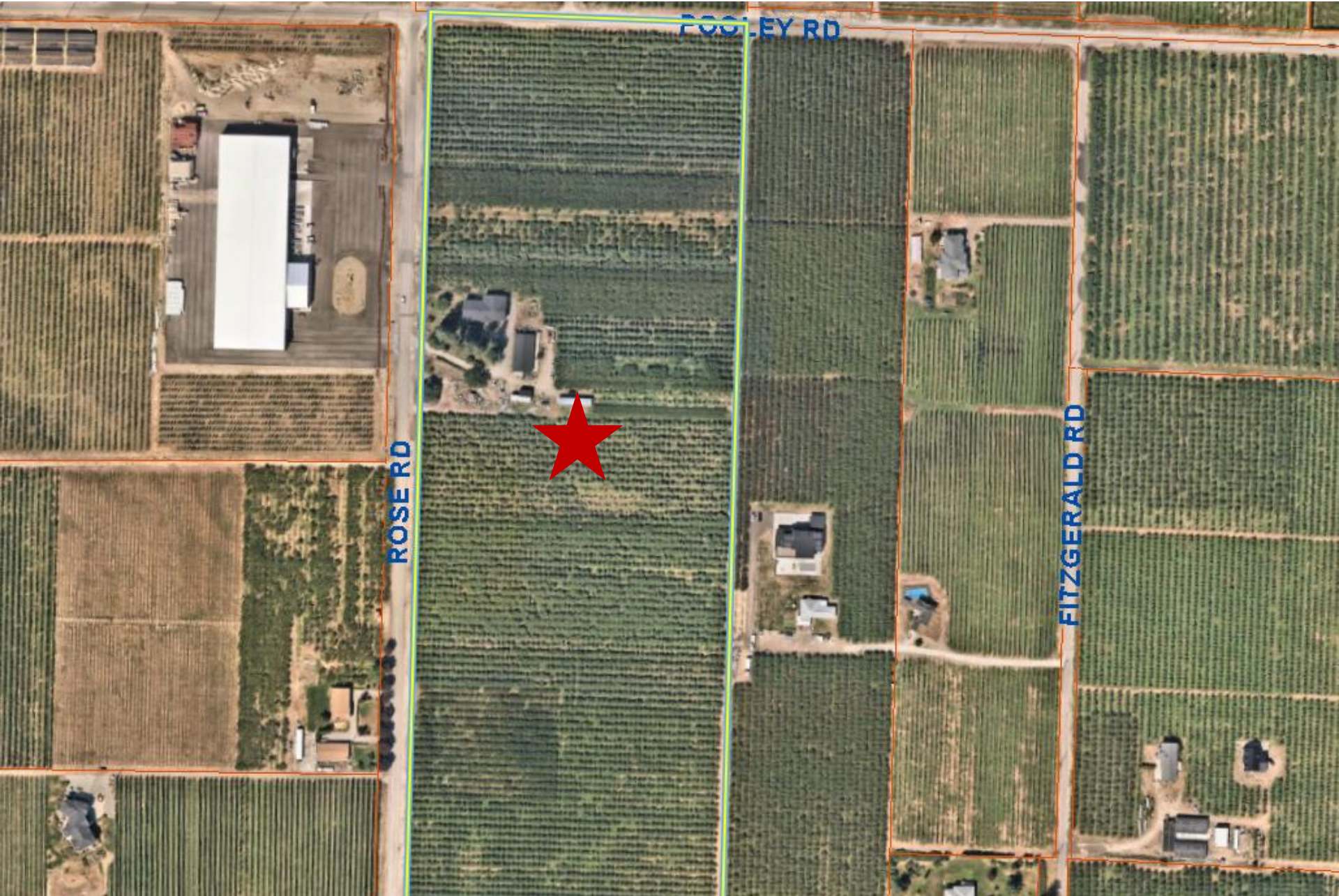
OCP Future Land Use / Zoning



Agricultural Land Reserve



Subject Property Map



Farming Activity

- ▶ The subject property has 24.5 acres of agricultural activities including:
 - ▶ 11 acres of apples
 - ▶ 8 acres of cherries
 - ▶ 4 acres of peaches
 - ▶ 1.5 acres of prunes

Project Details

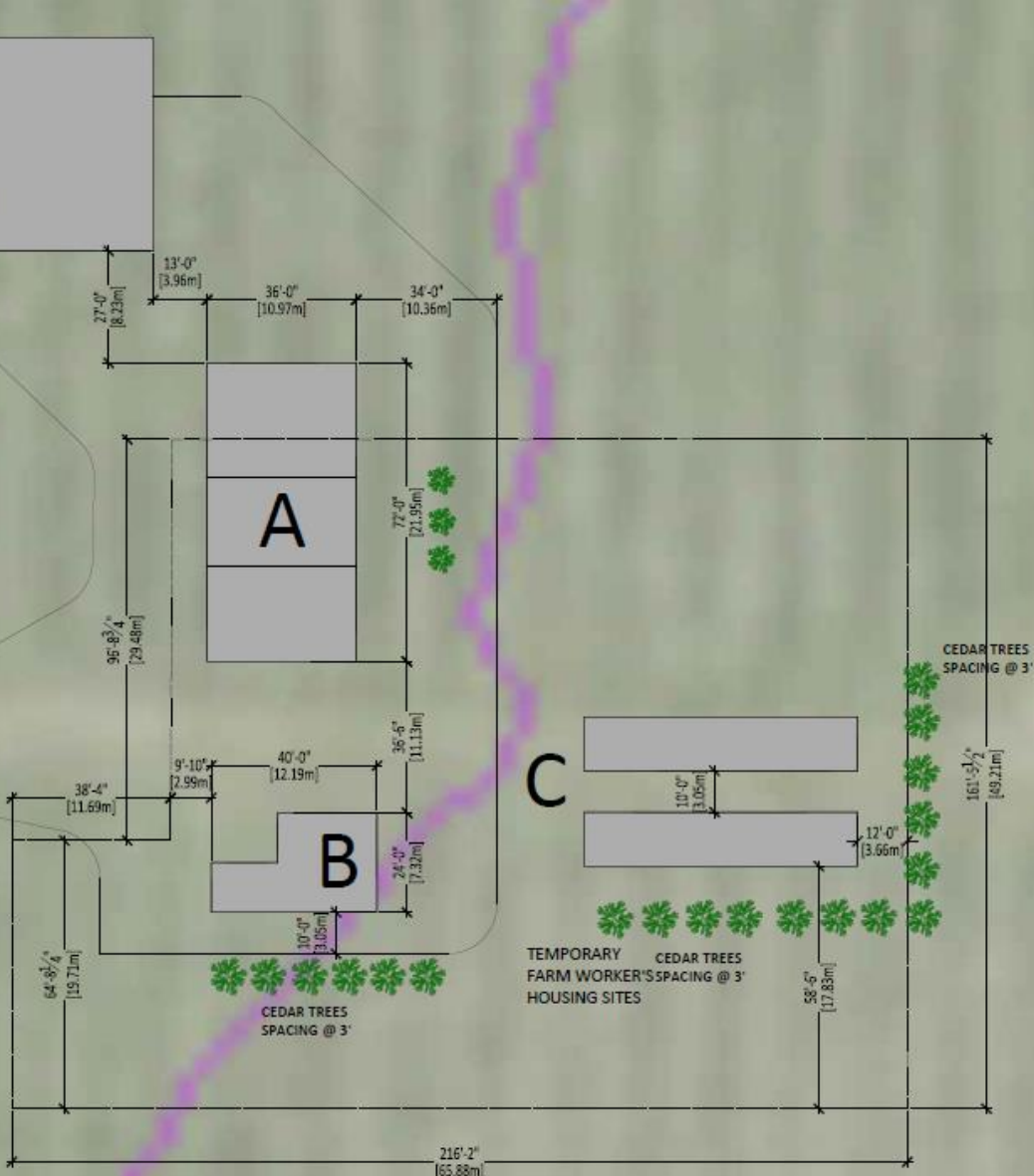
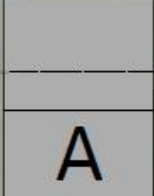
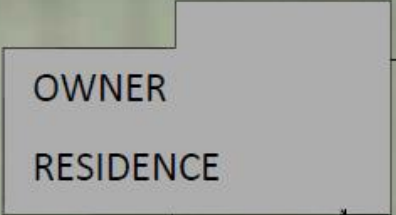
- ▶ The applicant is seeking approvals to allow for 24 seasonal workers on the property.
- ▶ The proposal is to bring three existing dwellings into conformance:
 - ▶ One ATCO trailer
 - ▶ One mobile home
 - ▶ One suite that is attached to a storage building.
- ▶ Applicant does not own any other properties in Kelowna.

Site Plan + Landscape Plan

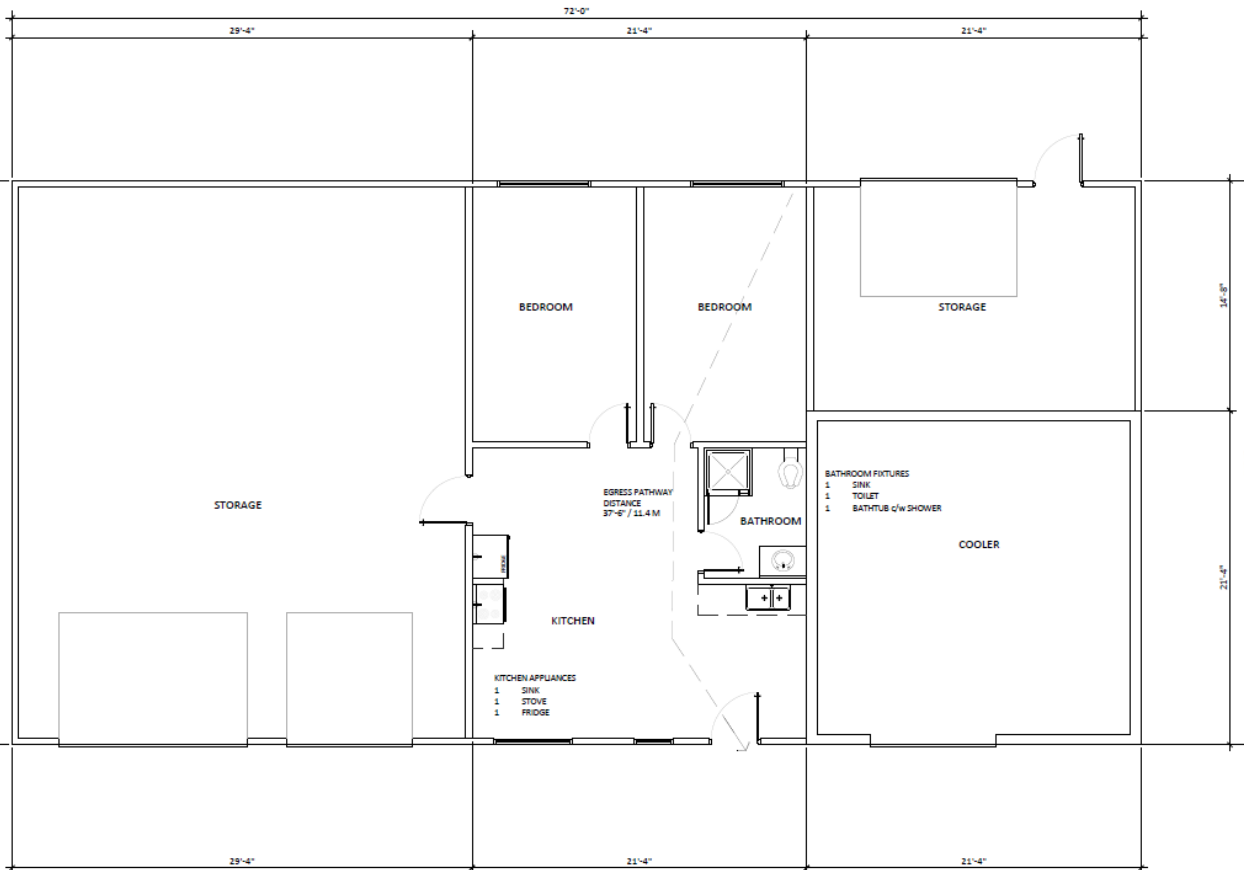


ROSE ROAD

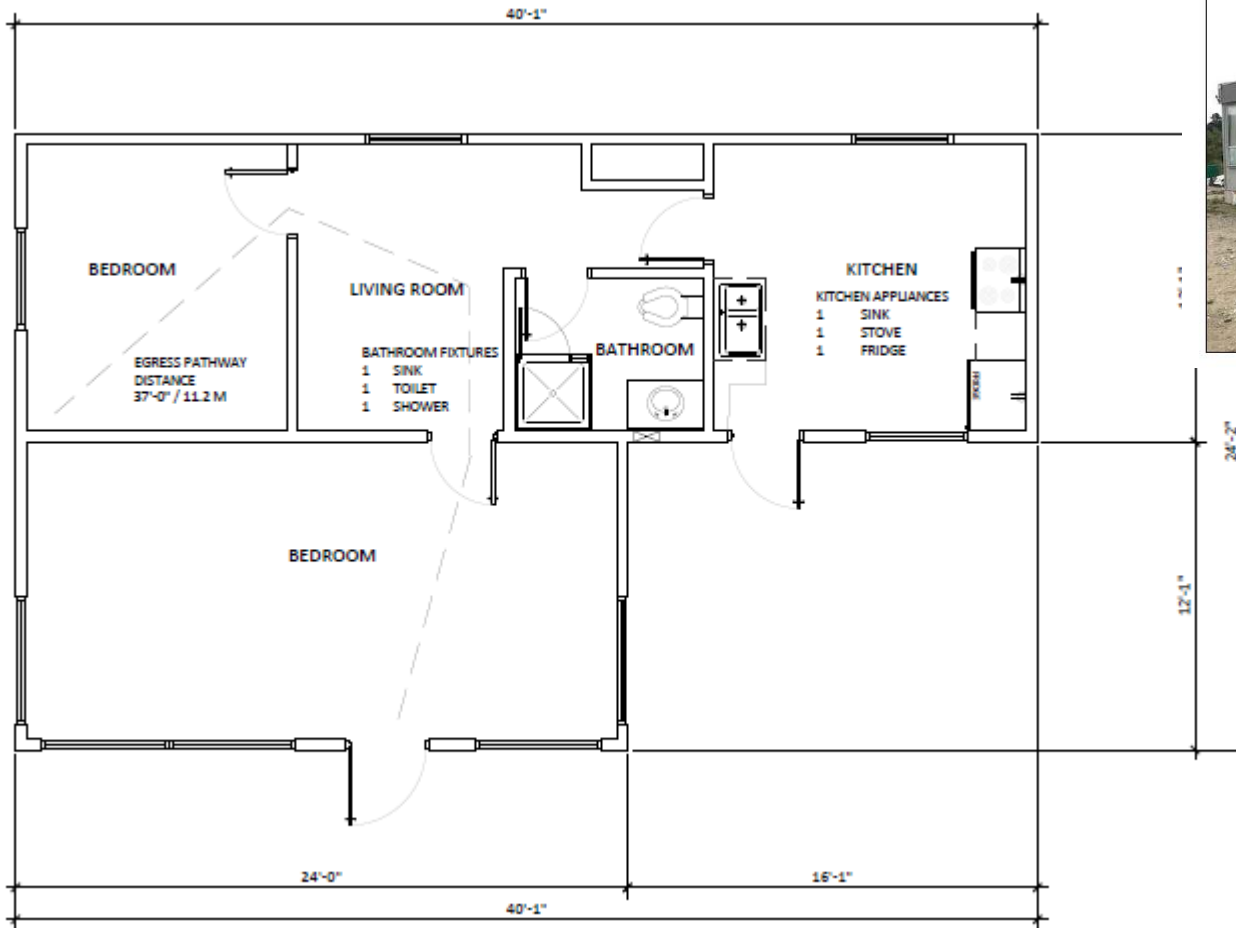
3455



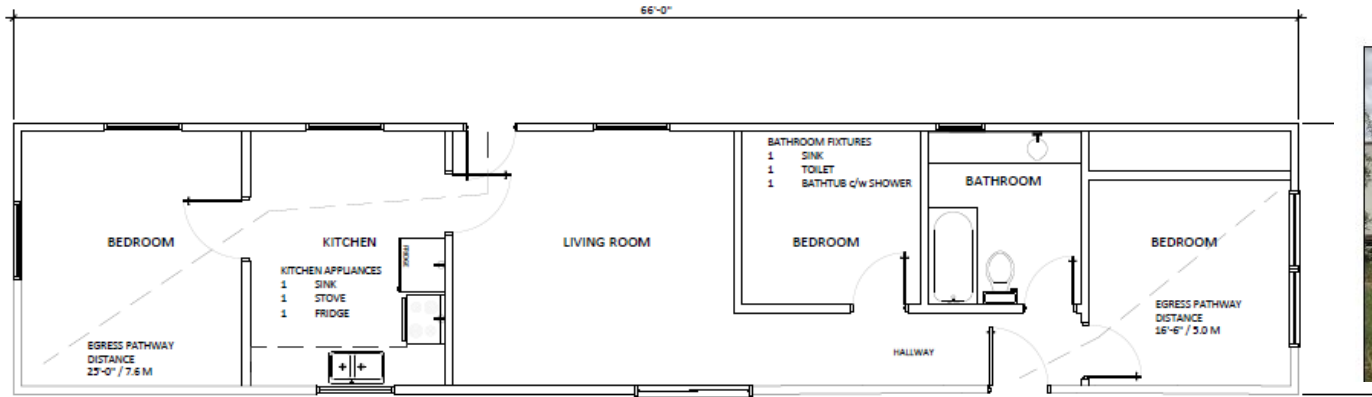
Floor Plan – Building A



Floor Plan – Building B



Floor Plan – Building C



4
A 3

BUILDING 'C'
STORAGE / SLEEPING UNIT / COLD STORAGE

1/4" = 1'-0"



OCP Objectives & Policies

- ▶ Policy 8.1.9. Farm Help Housing:
 - ▶ Agriculture is the principal use of the property, and the applicant has demonstrated the need for seasonal agricultural workers.
- ▶ Policy 8.1.10. Homeplating.
 - ▶ The owner has Homeplate the principal dwelling and temporary farm worker housing in one contiguous area, which preserves agricultural land.

Staff Recommendation

- ▶ Staff recommend support for the proposed TFWH Permit as it is consistent with:
 - ▶ Agriculture is the principal use of the property;
 - ▶ Meets the majority of the OCP Policies and Permit Guidelines;
 - ▶ ALC has given approvals for the Non-Adhering Residential Use Permit Application.



Conclusion of Staff Remarks