



City of  
Kelowna

# A23-0006 / FH23-0002 3505 Fitzgerald Road

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

# Purpose

- ▶ To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit Application to allow for 23 seasonal agricultural workers.

# Development Process

May 15, 2023

Development Application Submitted



Staff Review & Circulation



Jun 30, 2023

Public Notification Received



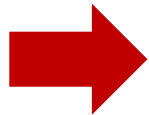
Jul 24, 2023

TFWH Permit Consideration

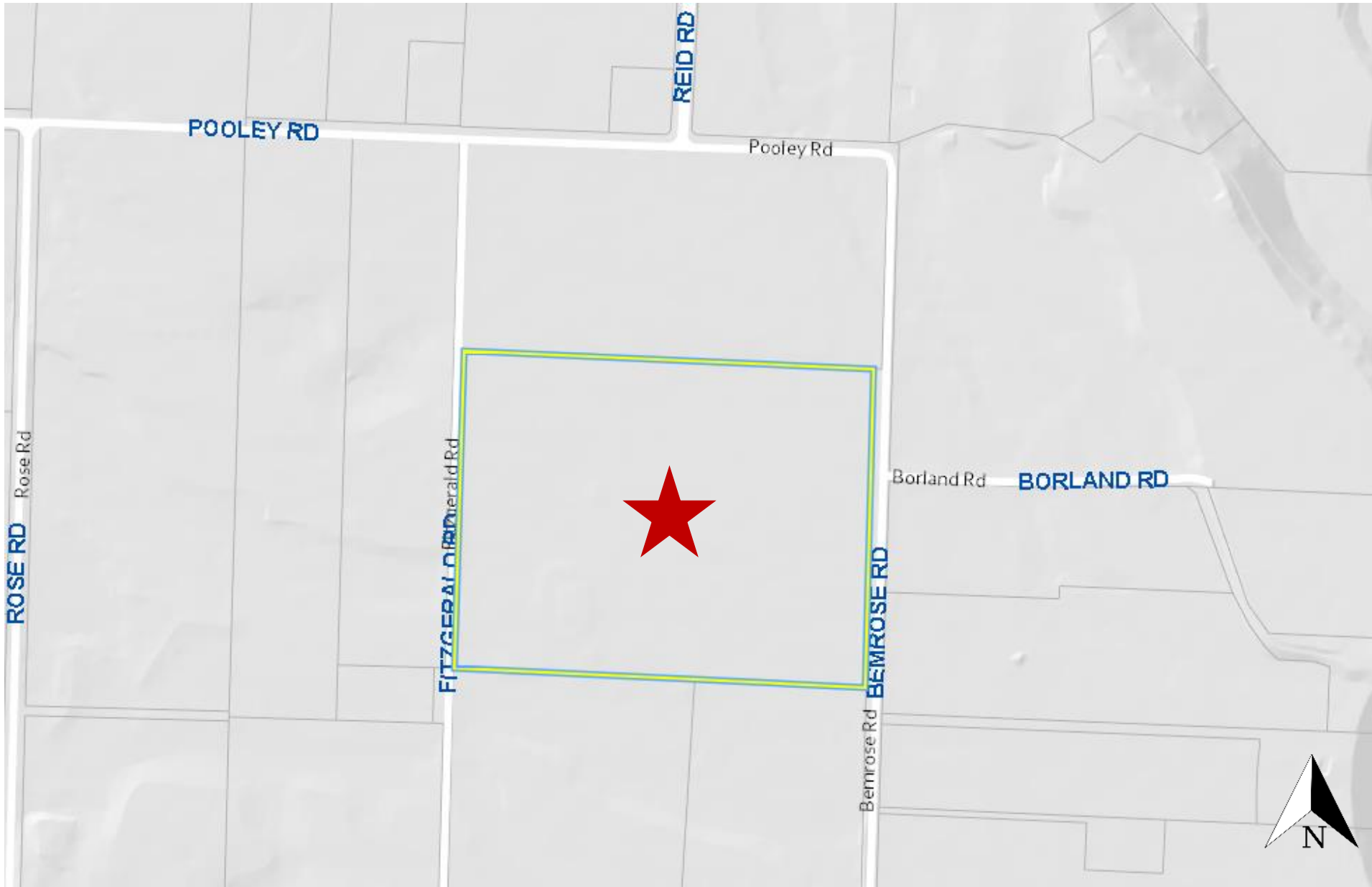
} Council  
Approvals



Building Permit



# Context Map



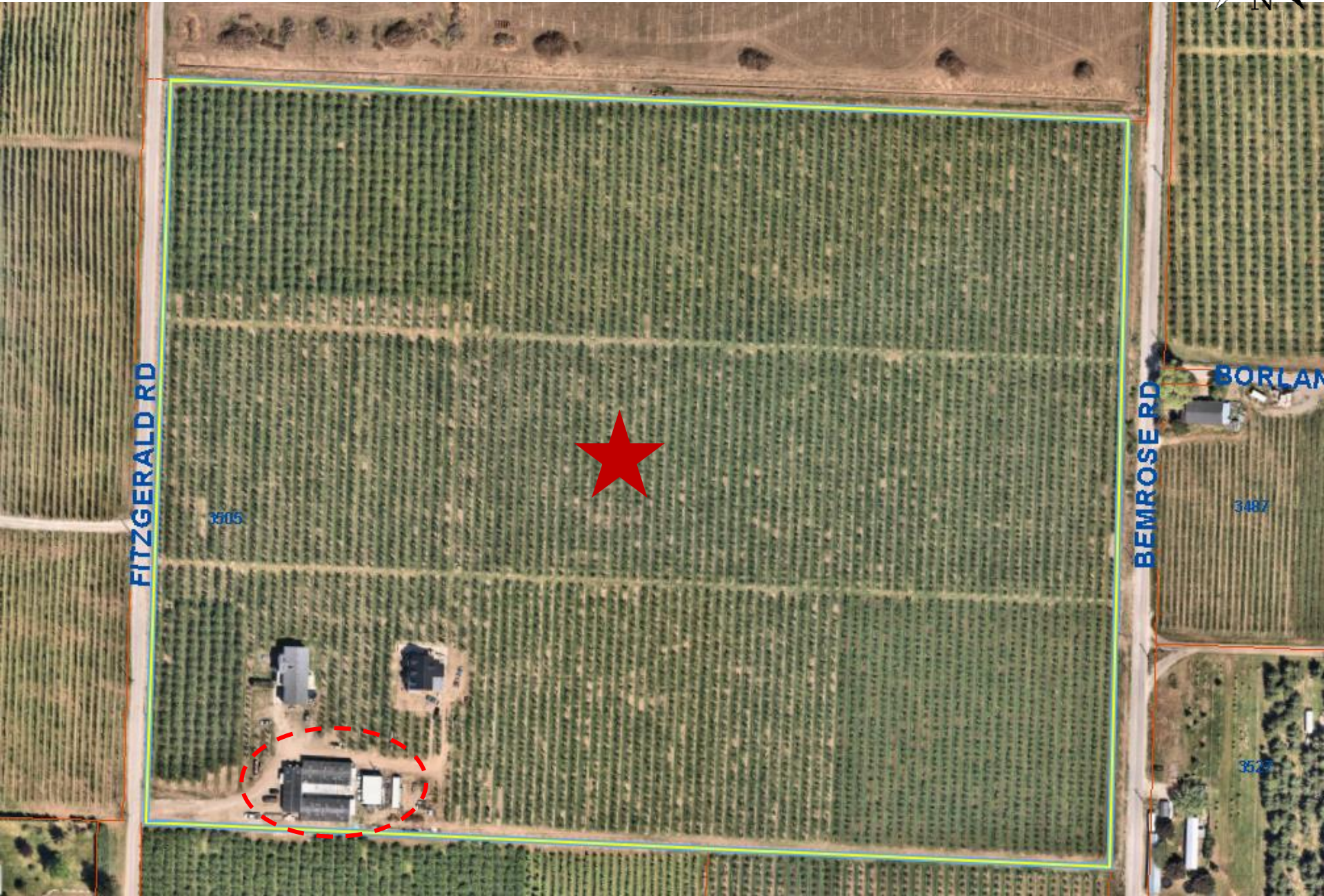
# OCP Future Land Use / Zoning



# Agricultural Land Reserve



# Subject Property Map



FITZGERALD RD

3305



BEMROSE RD

BORLAN

3487

352

# Farming Activity

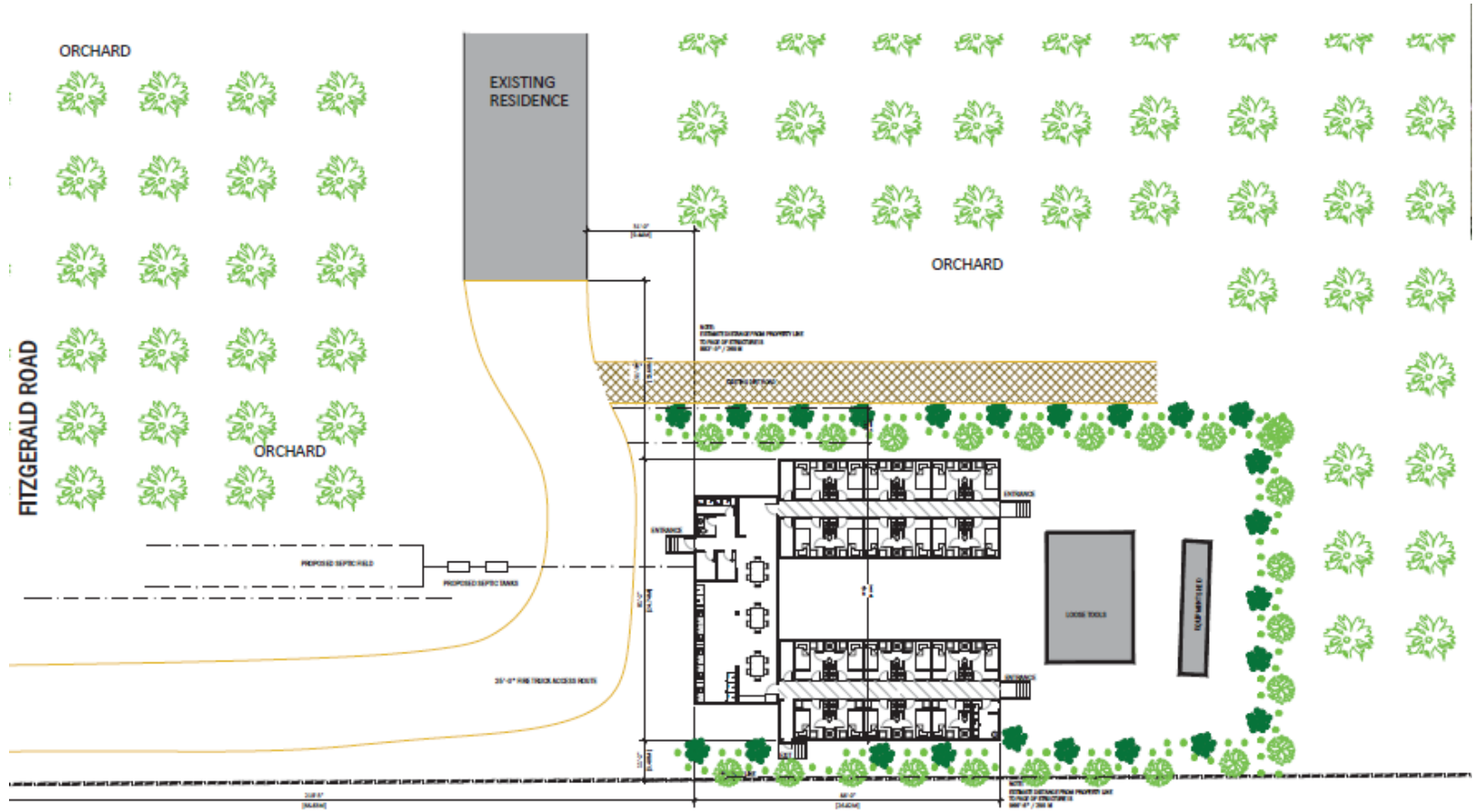
- ▶ The subject property has 11.4 ha of agricultural activities including:
  - ▶ 11.4 ha of cherries
- ▶ The owner also owns/leases an additional 27.8 ha of active agriculture in Kelowna and region.



# Project Details

- ▶ The applicant is seeking approvals to allow for 23 seasonal workers on the property.
- ▶ The proposal is to allow for six portable trailers.
  - ▶ Four will be used sleeping areas;
  - ▶ Two will be used for a kitchen, dining area and laundry.
- ▶ Professional Agrologist has deemed the number of workers is required for the agricultural activity.

# Site Plan + Landscape Plan

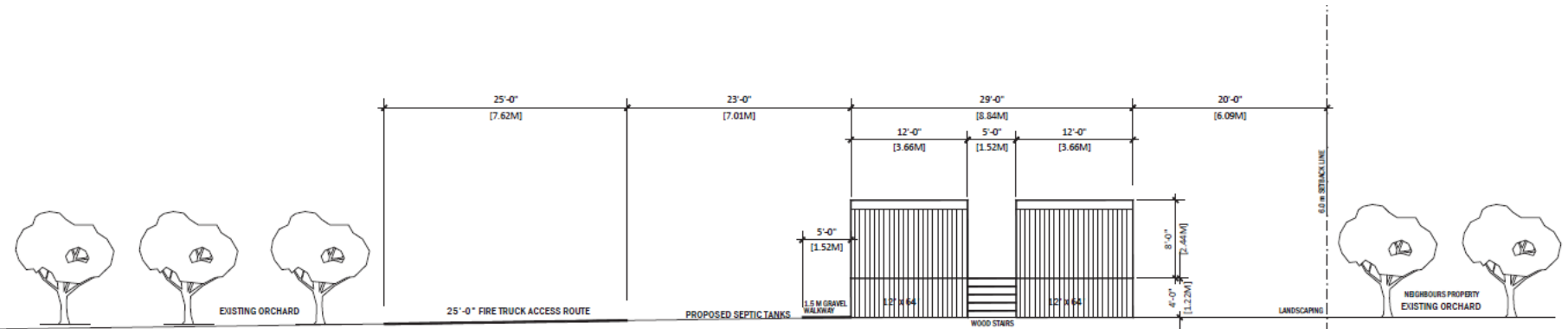
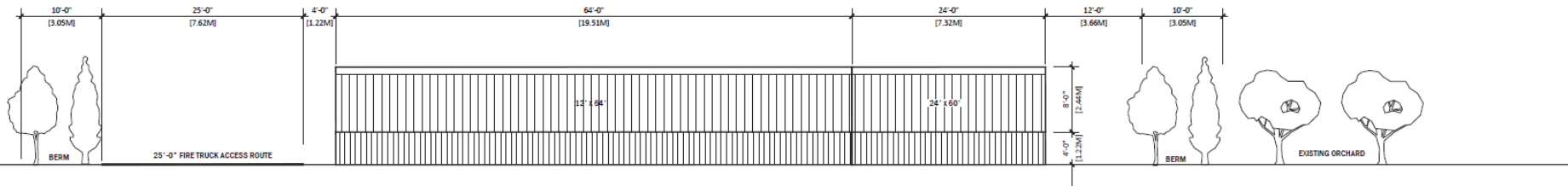


1 SITE PLAN  
A.1

# Floor Plan



# Elevation Drawings



# 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 Non-Adhering Residential Use Permit Application and 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*