



City of
Kelowna

A23-0003 2015 Walburn Rd

Application to the ALC for a Non-Adhering Residential Use

Proposal

- ▶ To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use to allow temporary farm worker housing for 4 seasonal farm workers on the subject property

Development Process

January 27, 2023

Development Application Submitted



Staff Review & Circulation



Aug 14, 2023

Council Consideration

} Council Approvals



Agricultural Land Commission Consideration

} If proposal is supported by Council & the ALC



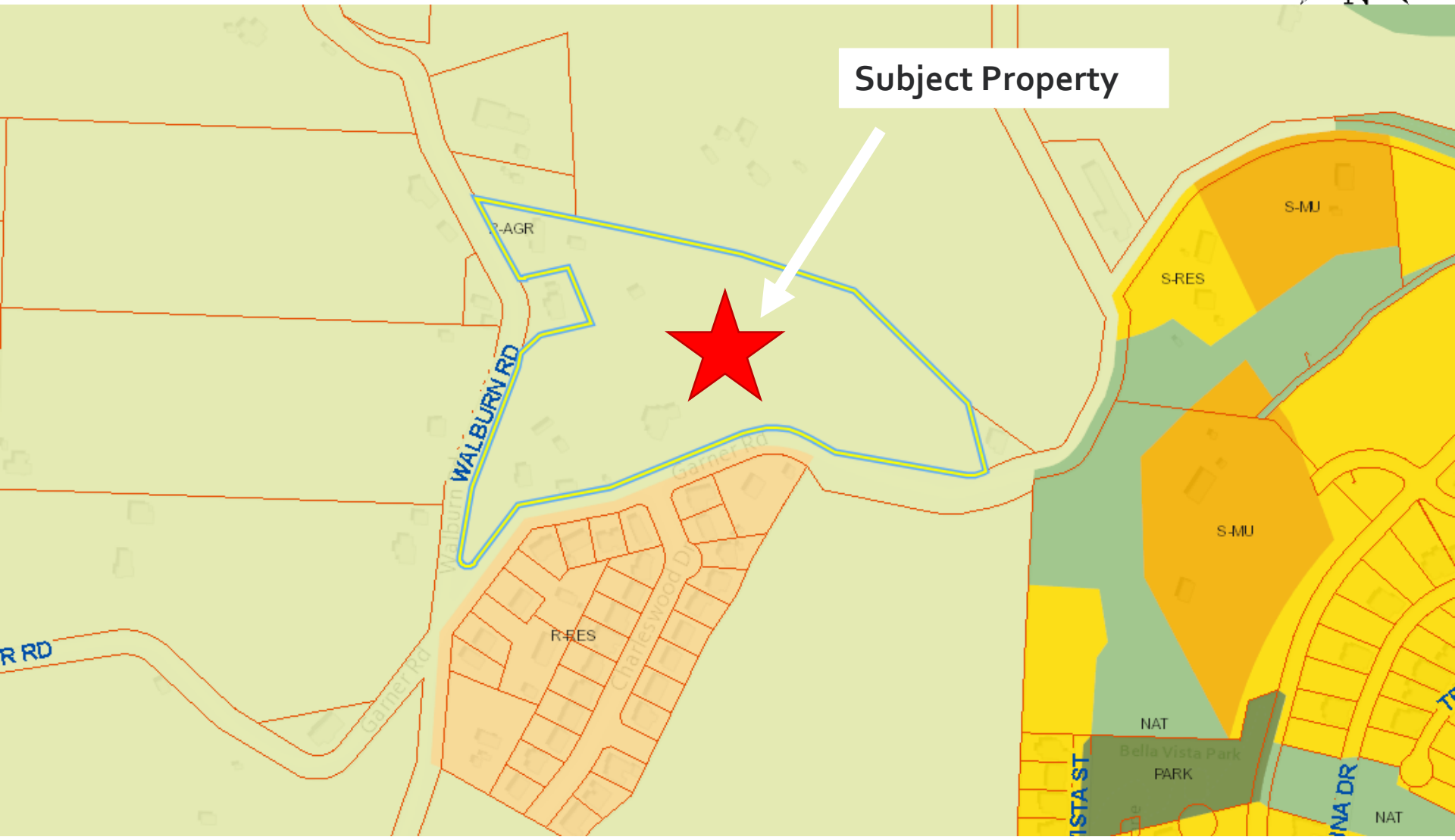
Municipal Permits

Context Map



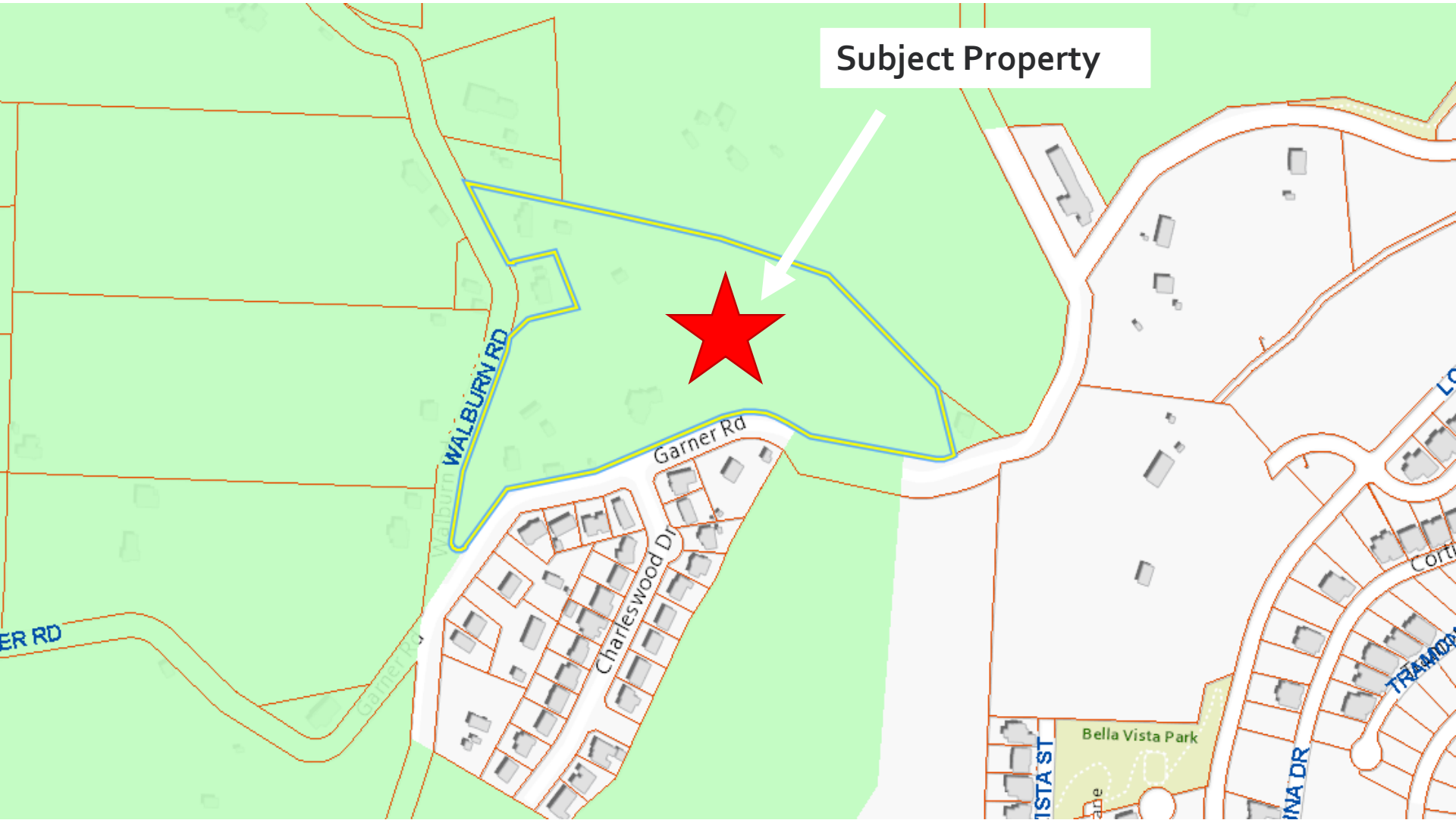
Subject Property

OCP Future Land Use / Zoning





Subject Property



Project Details

Convert existing accessory building into seasonal worker housing:

- ▶ 4 seasonal farm workers proposed
- ▶ 8.4 acres of cherry orchard
- ▶ Dwelling would be 1,165 ft² total size
- ▶ Proposed site has significant existing tree and shrub buffer

Site Plan



LEGAL DESCRIPTION	
LOT	2
PLAN	KAP 4119
SECTION	13
TOWNSHIP	26 ODYD
KID	111029
PID	010-603-522
ROLL	4269002
LOT	2
PLAN	KAP 4119
SECTION	13
TOWNSHIP	26 ODYD
KID	111029
PID	010-603-522
ROLL	4269002

NO.	DATE	BY	REVISION

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WOLFE
DRAMA & DESIGN
 ARCHITECTURAL
 111029 13 26 ODYD
 010-603-522

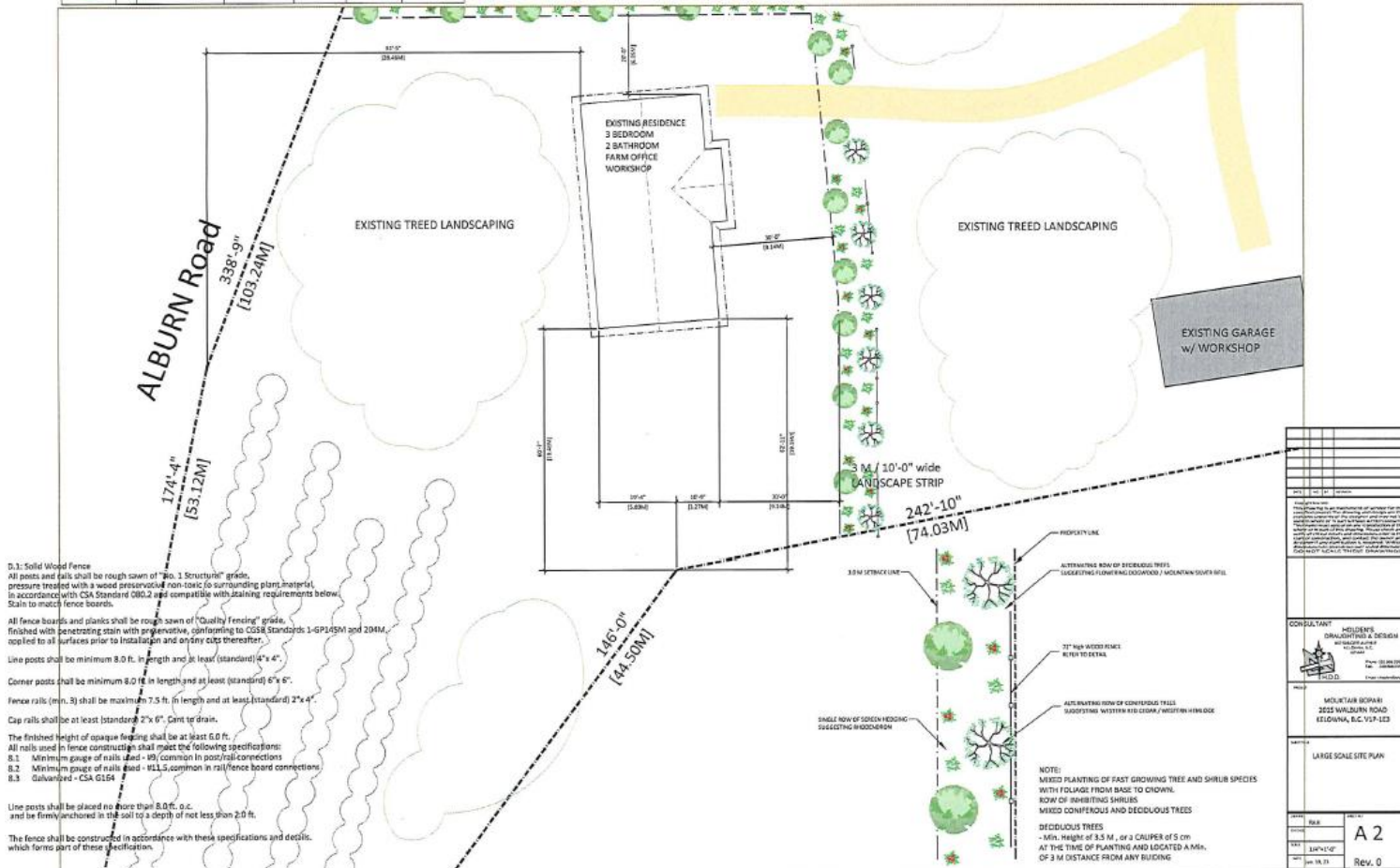
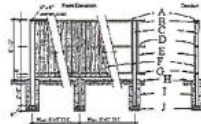
INDUKAR BOFAR
 2015 WALBURN ROAD
 KELDWINA, S.C. 29523

SITE PLAN & NOTATION

Site Plan

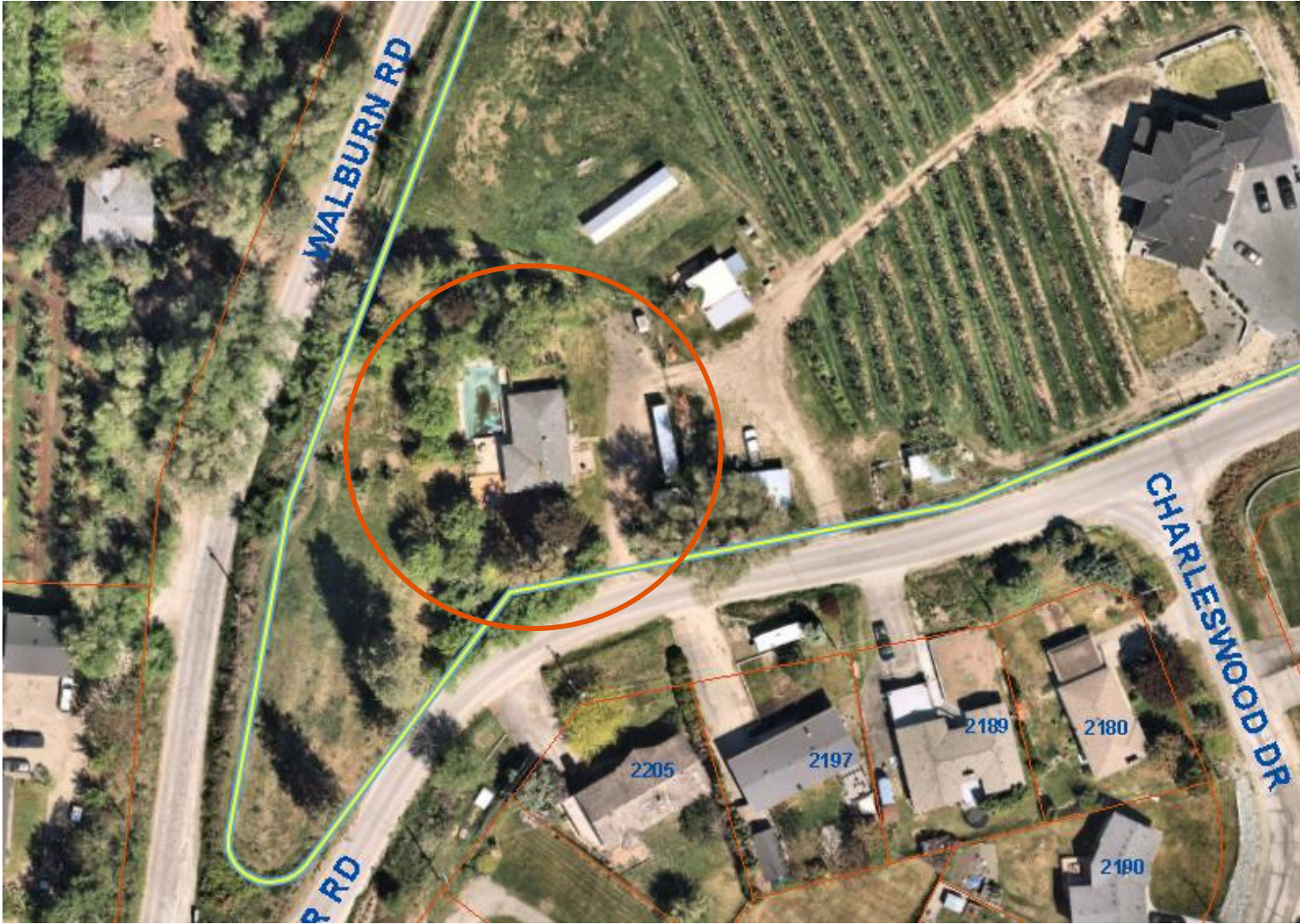
LEGEND					
	33	CHERRY LEAF BURNER	MINI-ORNBURG-ROSAE	R2 CONTAINER	Min 1.0 ec.
	33	P.D. VERANDE	MINI-ORNBURG-ROSAE	R2 CONTAINER	Min 5.0 ec.
	11	FRUIT SCARLET WATSON	ORNBURG-ROSAE	R2 CONTAINER	4.8M - 6.0 FT Min 5.0 ec.
	11	JANUS MAPLE	MINI-ORNBURG-ROSAE	R2 CONTAINER	4.8M Min 5.0 ec.
		EXISTING NAT'L WALL PLANTING			

A - 2" x 6" cap rail
 B - 2" x 4" top rail
 C - 4" x 4" post
 D - 2" x 4" middle rail
 E - 2" x 4" side support
 F - 2" x 6" fence boards
 G - 2" x 4" bottom rail
 H - finished grade
 I - compacted fill
 J - drain rock

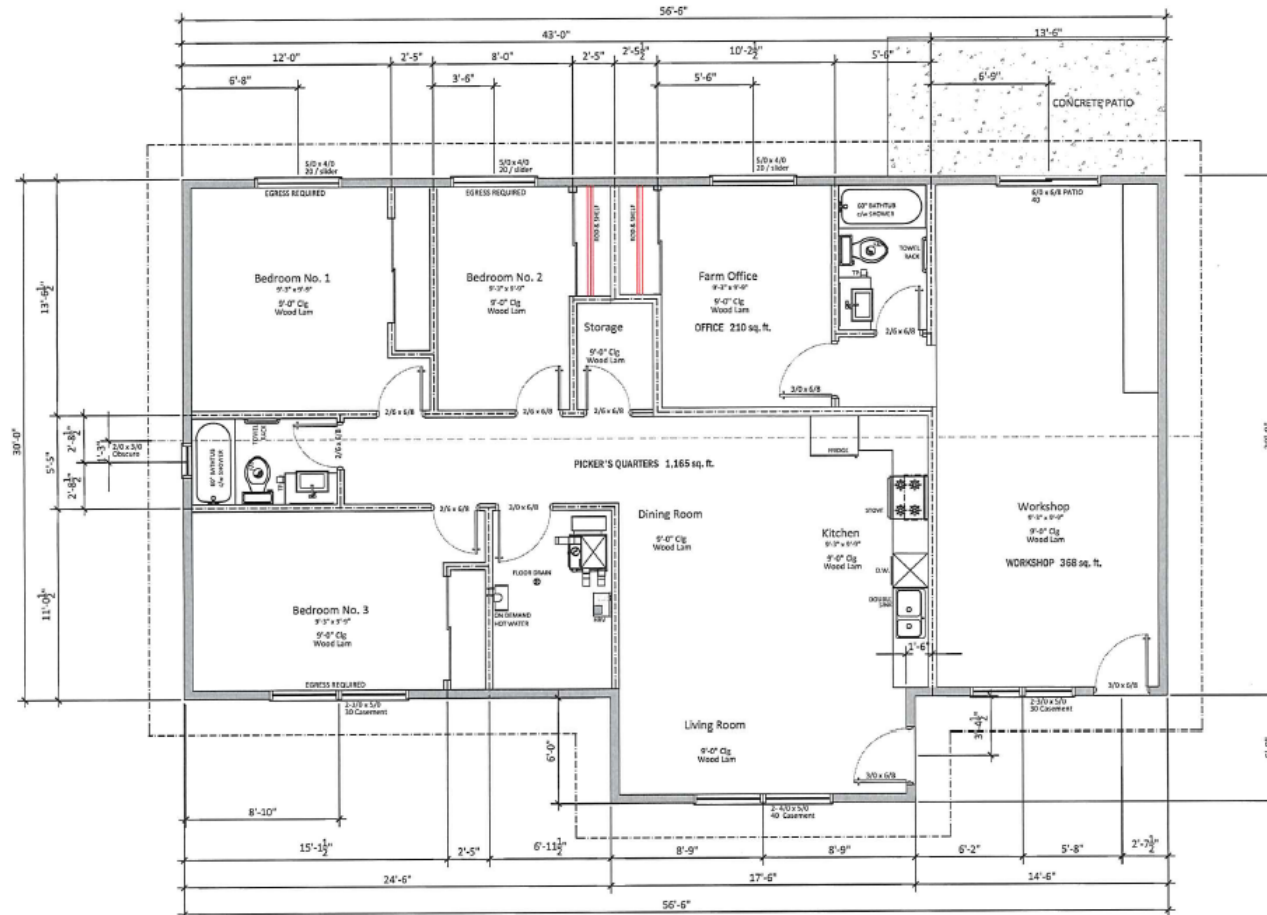


DATE	BY	DESCRIPTION
CONSULTANT HILLDEN CONSULTING & DESIGN 2555 WILLOWBURN ROAD KELLOWNA, B.C. V1P 1E3 TEL: 250.860.8888 FAX: 250.860.8889		
PROJECT MOUNTAIN VIEW 2555 WILLOWBURN ROAD KELLOWNA, B.C. V1P 1E3		
DRAWING LARGE SCALE SITE PLAN		
SCALE	DATE	REV.
1:100'	10/20/20	A 2
		Rev. 0

Aerial View



Floor Plans



AREA CALCULATIONS
3 BEDROOM RESIDENCE
1,165sq. ft.
WORKSHOP
368 sq. ft.
FARM OFFICE
230 sq. ft.

NO.	DATE	REVISION

NOTES:
This drawing is a production of which may be used for the purpose of obtaining a building permit. It is the responsibility of the user to ensure that the drawing is used in accordance with the applicable building code and regulations. The user is advised that the drawing is not to be used for any other purpose without the written consent of the consultant.

CONSULTANT: HOLDENS DRAUGHTING & DESIGN
1145 WILSON BLVD
KELLOWNA, B.C. V1Y 1E3

PROJECT: MOUNTAIN HOME 3025 WALSWORTH ROAD
KELLOWNA, B.C. V1Y 1E3

DATE: 2024-10-27
DRAWING NO.: 2344-17-07
REVISION: REV. 0

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"/>

Staff Recommendation

- ▶ Staff recommend support to forward the proposed Non-Adhering Residential Use application to the ALC.
 - ▶ Meets the Zoning regulations and OCP Guidelines for TFWH



Conclusion of Staff Remarks