

SUPPLEMENTAL REPORT TO COUNCIL



Date: September 25th, 2023
To: Council
From: City Manager
Address: 3455 Rose Road
File No.: FH23-0001

	Existing	Proposed
OCP Future Land Use:	R-AGR – Rural – Agricultural and Resource	R-AGR – Rural – Agricultural and Resource
Zone:	A1 – Agriculture	A1 – Agriculture

1.0 Recommendation

THAT Council authorizes the issuance of 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 subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. A vegetated buffer is provided for screening adjacent property lines and between the temporary farm worker housing and active farming areas in accordance with Schedule B;
3. The applicant be required to post the City a Landscape Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscape buffer, as determined by a professional landscaper;
4. Registration of a Section 219 restrictive covenant on the 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;
 - 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 this City sector is 60 workers; and,
 - e. The temporary farm worker housing building footprint is a maximum of 0.3ha.

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

2.0 Purpose

To consider a Temporary Farm Worker Housing Permit for 24 seasonal workers on the subject property.

3.0 Background

The Temporary Farm Worker Housing Permit Application was considered by Council on June 19th, 2023. After Council’s discussion the application was deferred as there were concerns with the proposed landscaping and the structural safety of the farm worker housing. The below resolution has been resolved:

Resolution	Date
<p>THAT Council defer further consideration of application FH23-0001 at 3455 Rose Road in order for staff to work with the Applicant to amend the application to address Council’s concerns with structural safety and landscaping.</p>	<p>June 19th, 2023</p>

4.0 Discussion

Subsequent to Council’s decision on June 27th, 2023, Development Planning and Building & Permitting met the applicant on-site to do an assessment of the existing buildings and the proposed landscaping locations. The site visit included a thorough walk-through of all structures. Following the site visit, the Building & Permitting Supervisor wrote a list of future building upgrades that would be required at the time of a Building Permit Application. This list was forwarded to the owner to provide them with an early indication of what would be required. Finally, following the site visit, the applicant resubmitted a new landscape plan that further enhanced the vegetated buffer around the farm dwelling locations.

The applicant/owner has demonstrated that they are willing to work with the City to bring the existing buildings into compliance and Staff believe that the updates have further mitigated concerns relating to landscaping and structural safety. If the application is successful, the owner will need to submit a landscape bond and apply for a Building Permit Application before they are permitted to have seasonal agricultural workers.

5.0 Application Chronology

Application Accepted: February 6th, 2023
 Previous Council Consideration: June 19th, 2023

Report prepared by: Tyler Caswell, Planner II
Reviewed by: Lydia Korolchuk, Acting Planning Supervisor
Reviewed by: Dean Strachan, Community Planning & Development Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

- Attachment A: Draft Development Permit FH23-0001
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Landscape Plan
- Attachment B: Council Report – June 19th, 2023

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.