



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



Sep 25, 2023

TFWH Permit Reconsideration

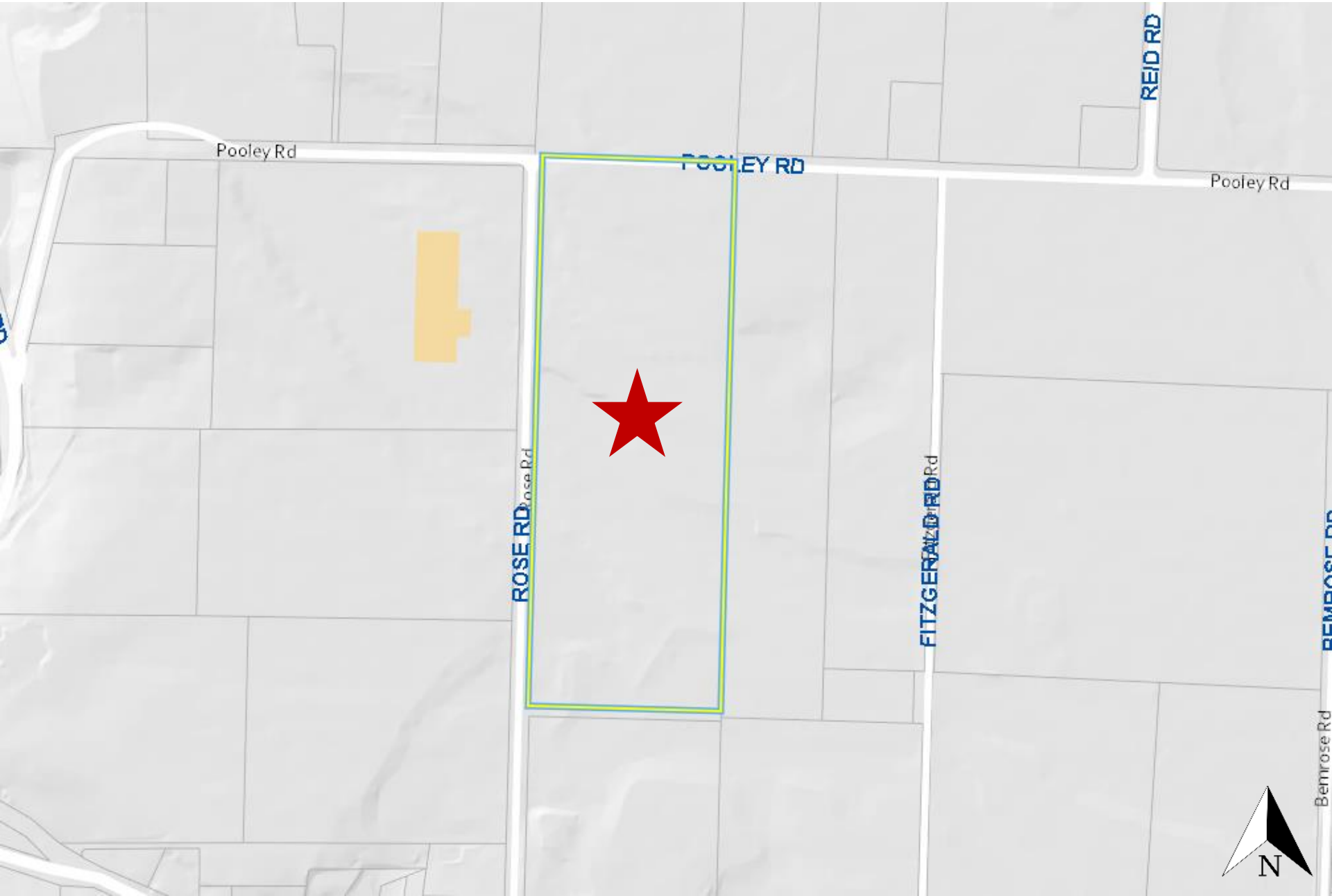


Building Permit

Council  
Approvals



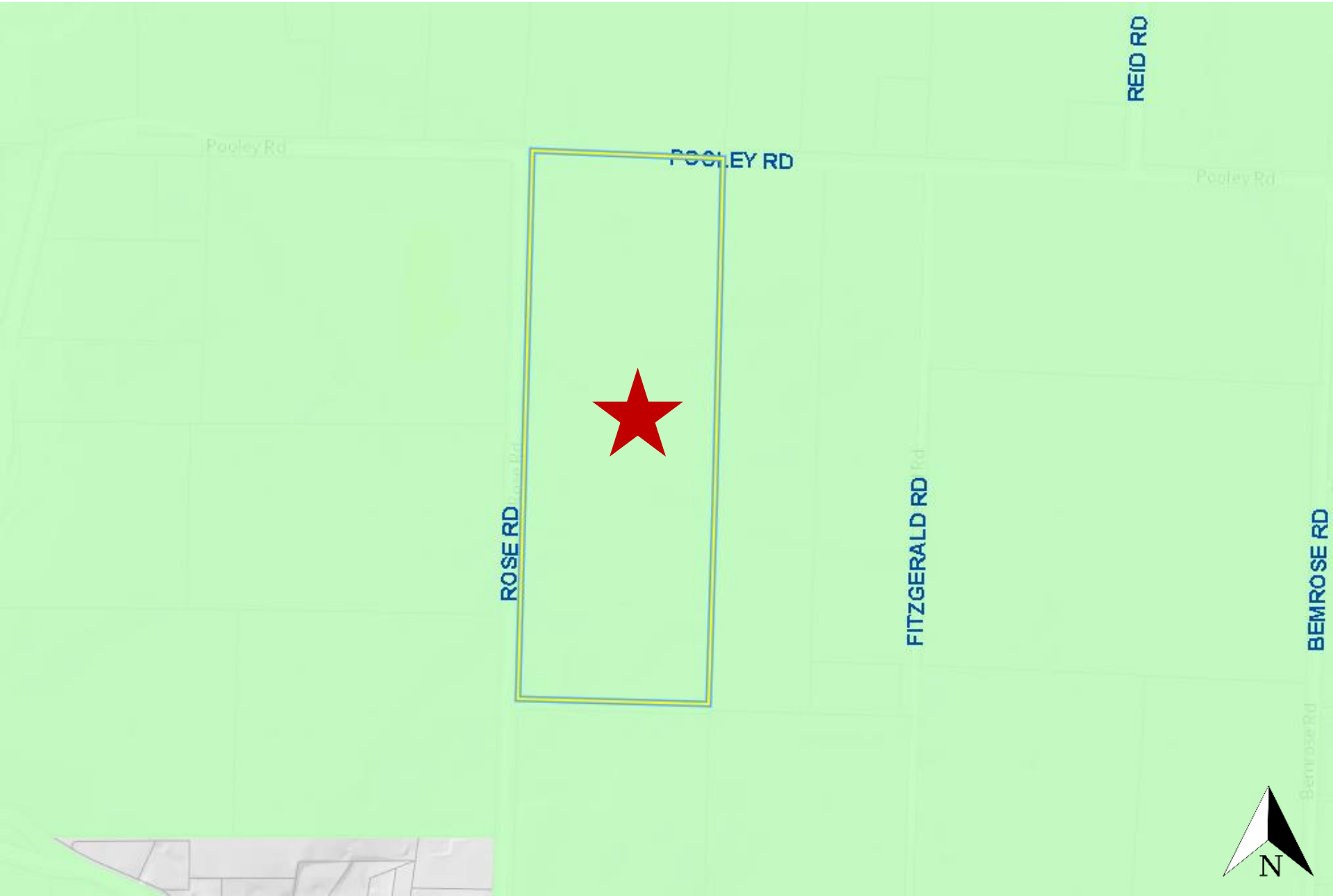
# Context Map



# OCP Future Land Use / Zoning

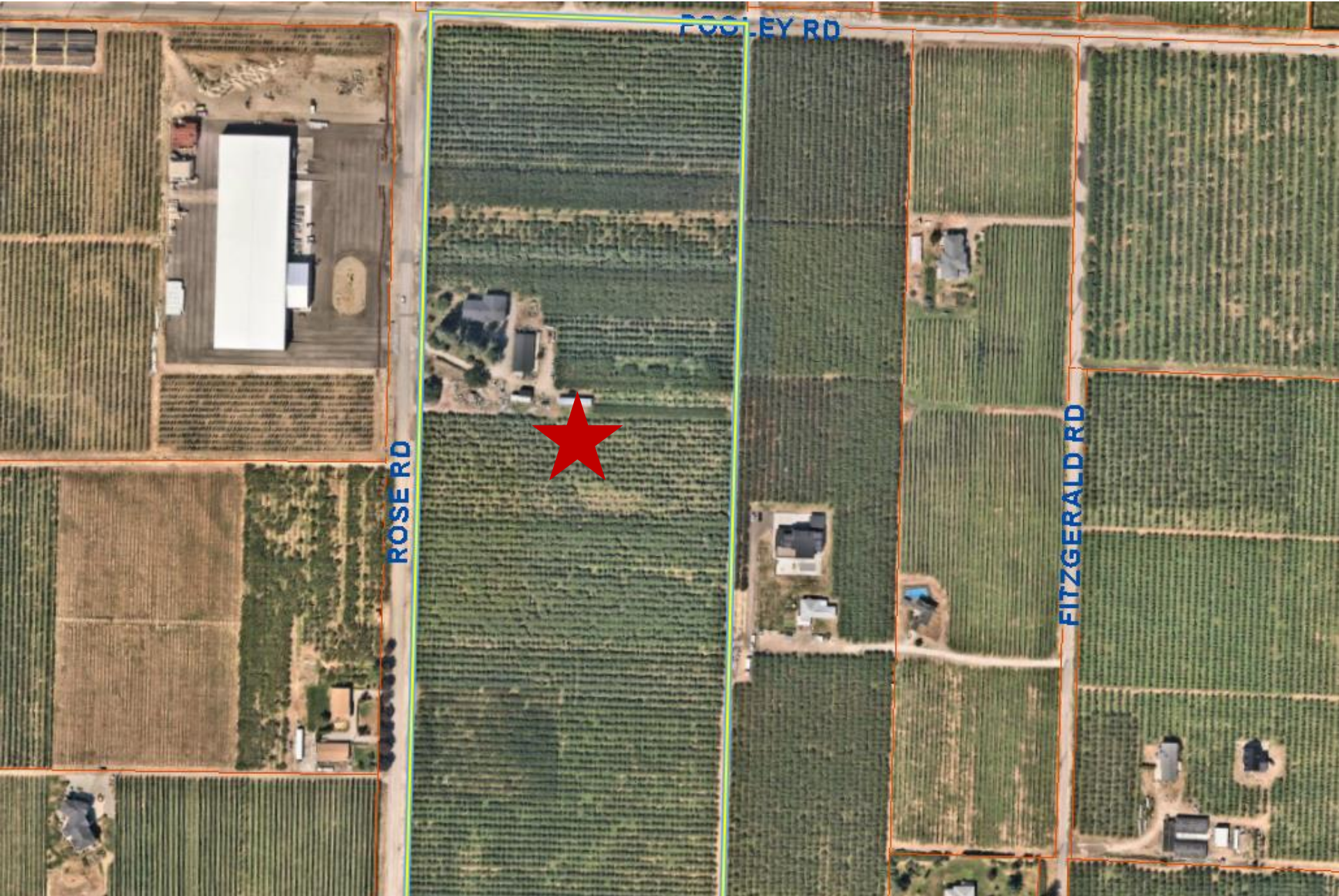


# Agricultural Land Reserve





# 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



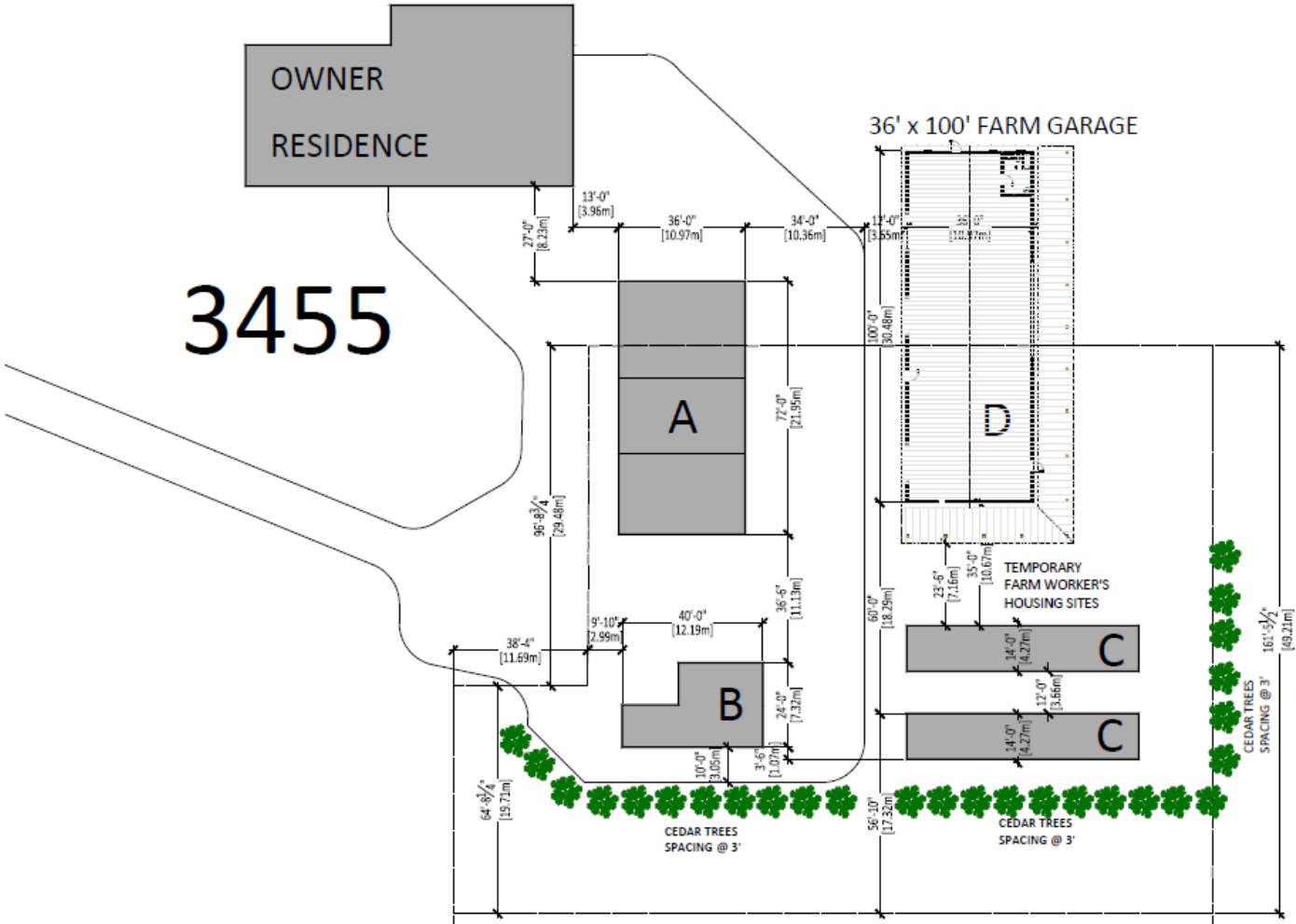
# Project Details

- ▶ 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.

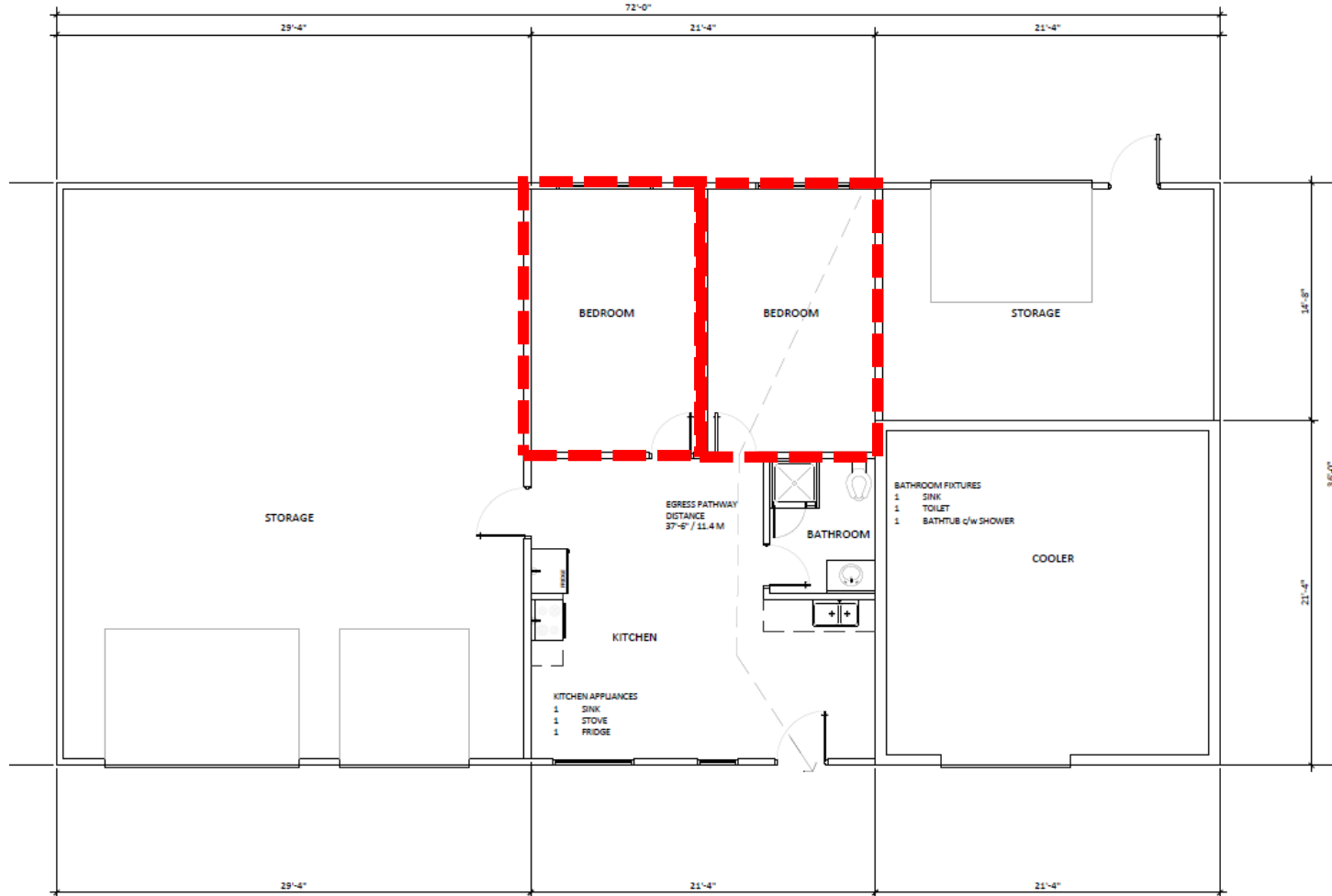
# Site Plan + Landscape Plan

ROSE ROAD

3455

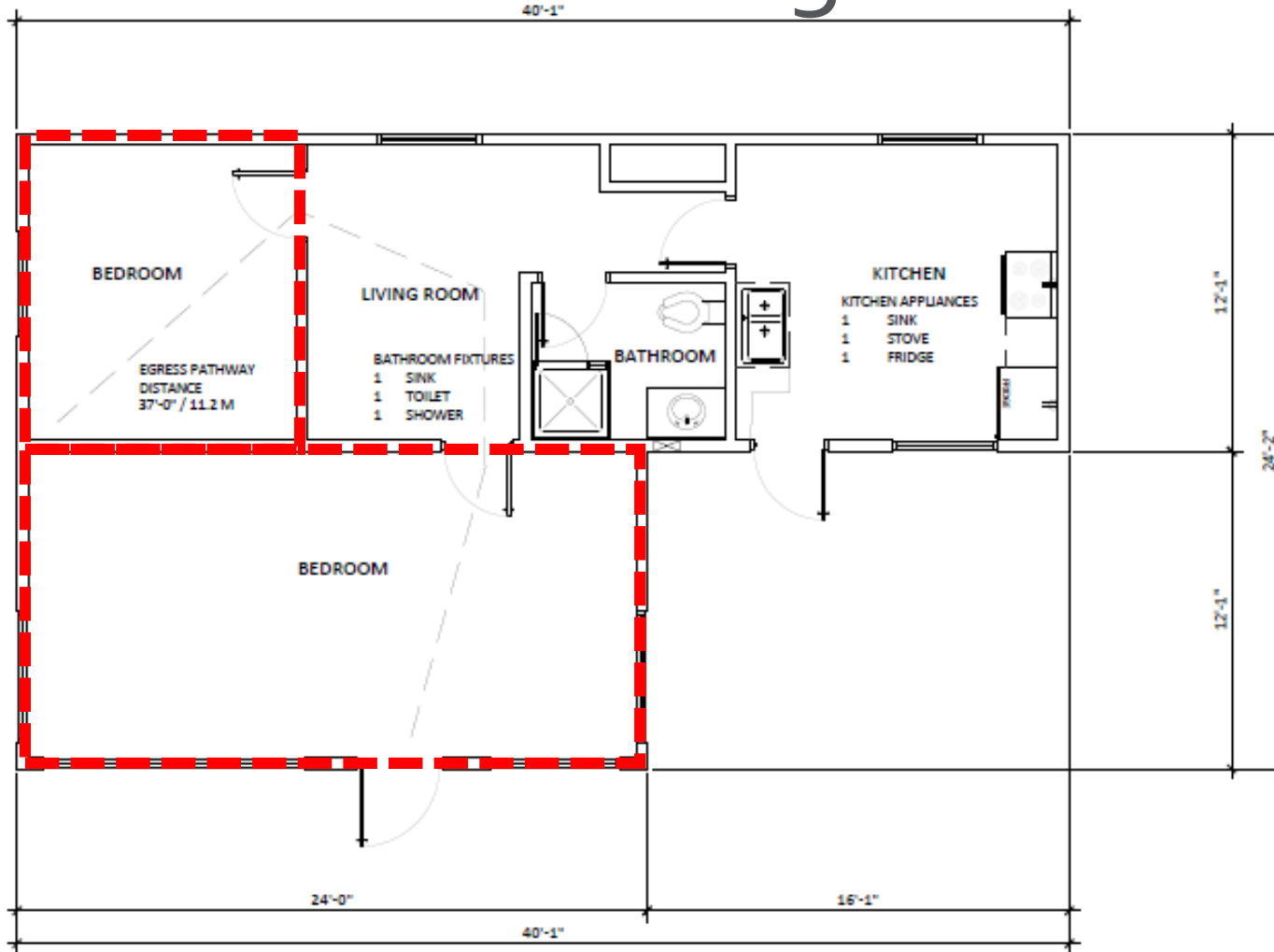


# Floor Plan – Building A

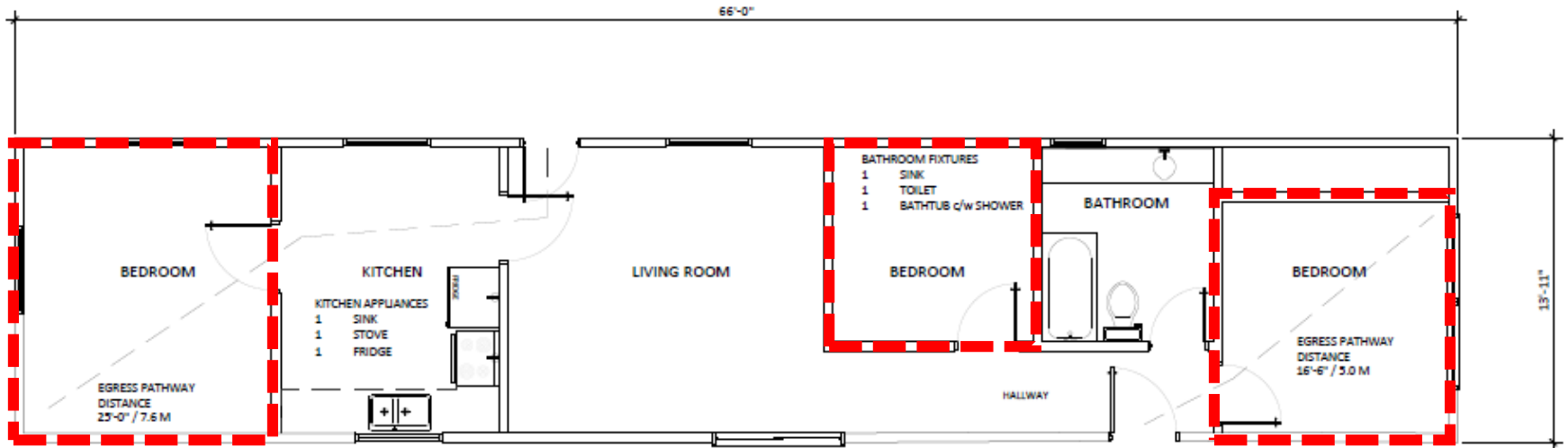




# Floor Plan – Building B



# Floor Plan – Building C



4 BUILDING 'C'  
A 3 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.



# Council Deferral

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 19<sup>th</sup>, 2023</p>

- ▶ The applicant has completed a new Landscape Plan with additional plantings around Building B + C.
- ▶ Staff conducted a site visit and building walkthrough.
- ▶ A list of required upgrades was provided to the applicant (to be completed at time of Building Permit Application).

# 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.
  - ▶ Applicant has worked with Staff to address Council's deferral comments.



*Conclusion of Staff Remarks*