



City of
Kelowna

A24-0006 / FH24-0001
1758-1760 KLO Rd

ALR Application for a Non-Adhering Residential Use

Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to allow temporary farm help housing to accommodate 4 seasonal farm workers on the subject property.

Development Process

Mar 5, 2023

Development Application Submitted



Staff Review & Circulation



 Jun 13, 2024

Agricultural Advisory Committee



Council Consideration



Council Approvals



Agricultural Land Commission Consideration



If proposal is supported by Council & the ALC

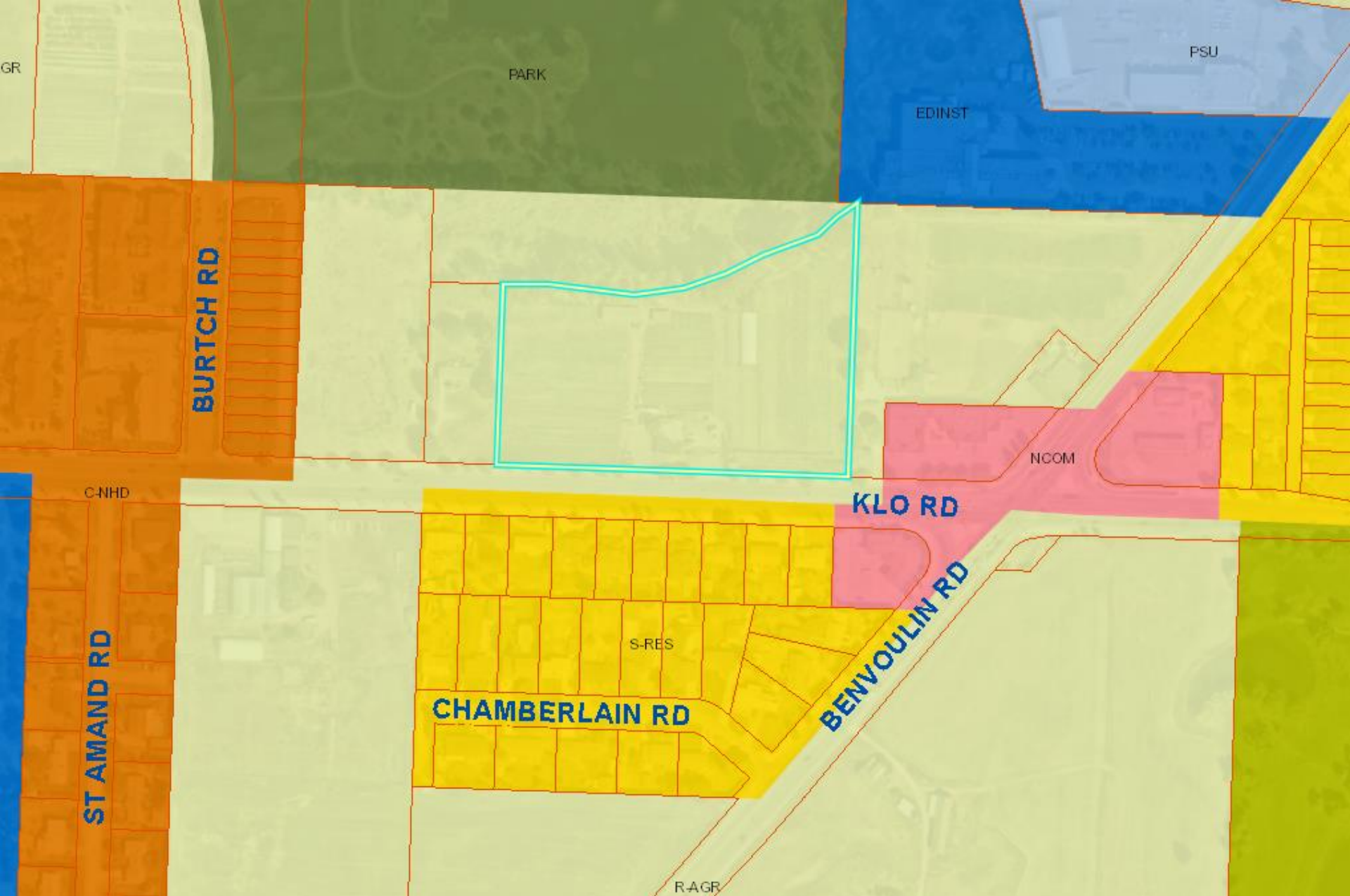


Building Permit

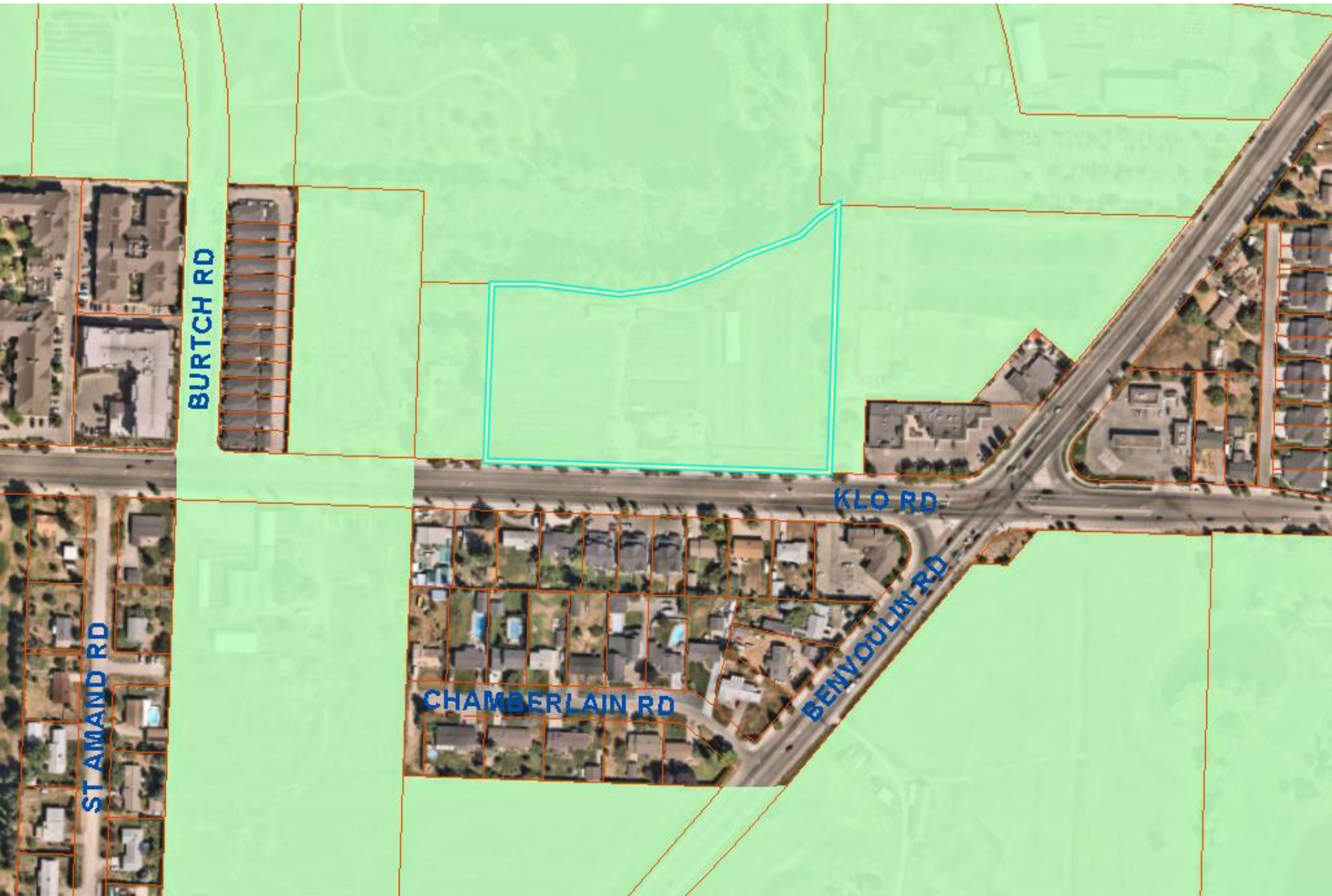
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



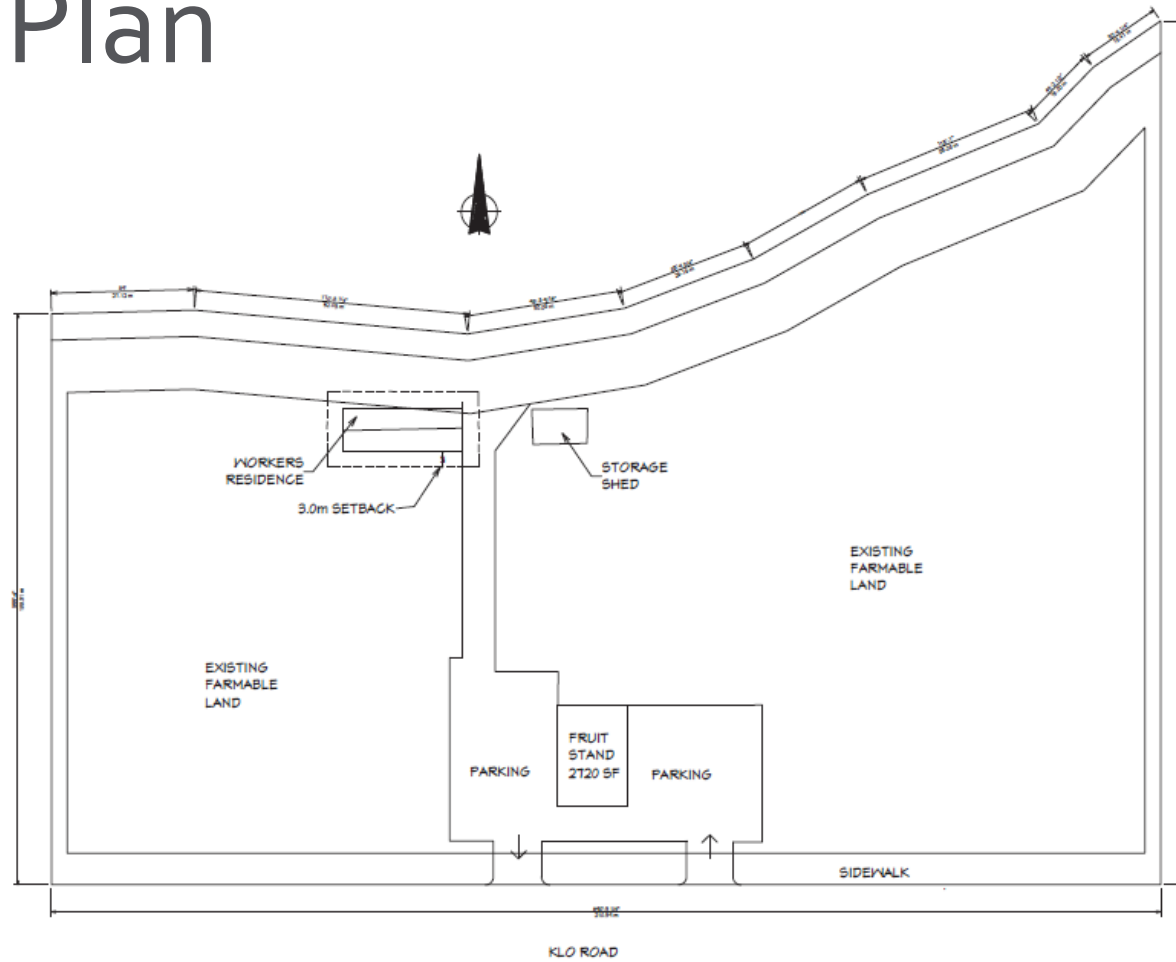
Aerial View



Project Details

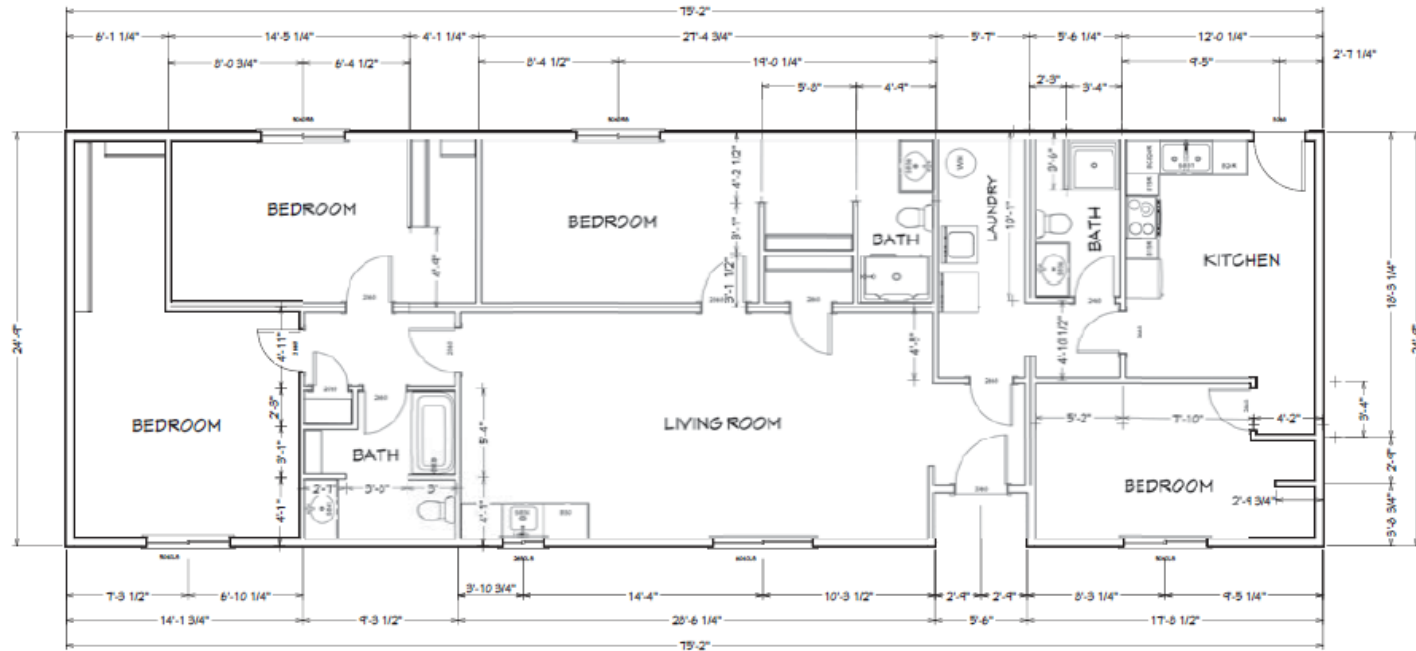
- ▶ The applicant is seeking approvals to allow for four seasonal agriculture workers;
 - ▶ The workers will be located in a 165 m² ATCO trailer;
 - ▶ There are four bedrooms in the structure.
- ▶ If approved, a covenant is required to be registered on title indicating that the residence can only be used for 10 months.
- ▶ A vegetative buffer is also required to be planted.

Site Plan



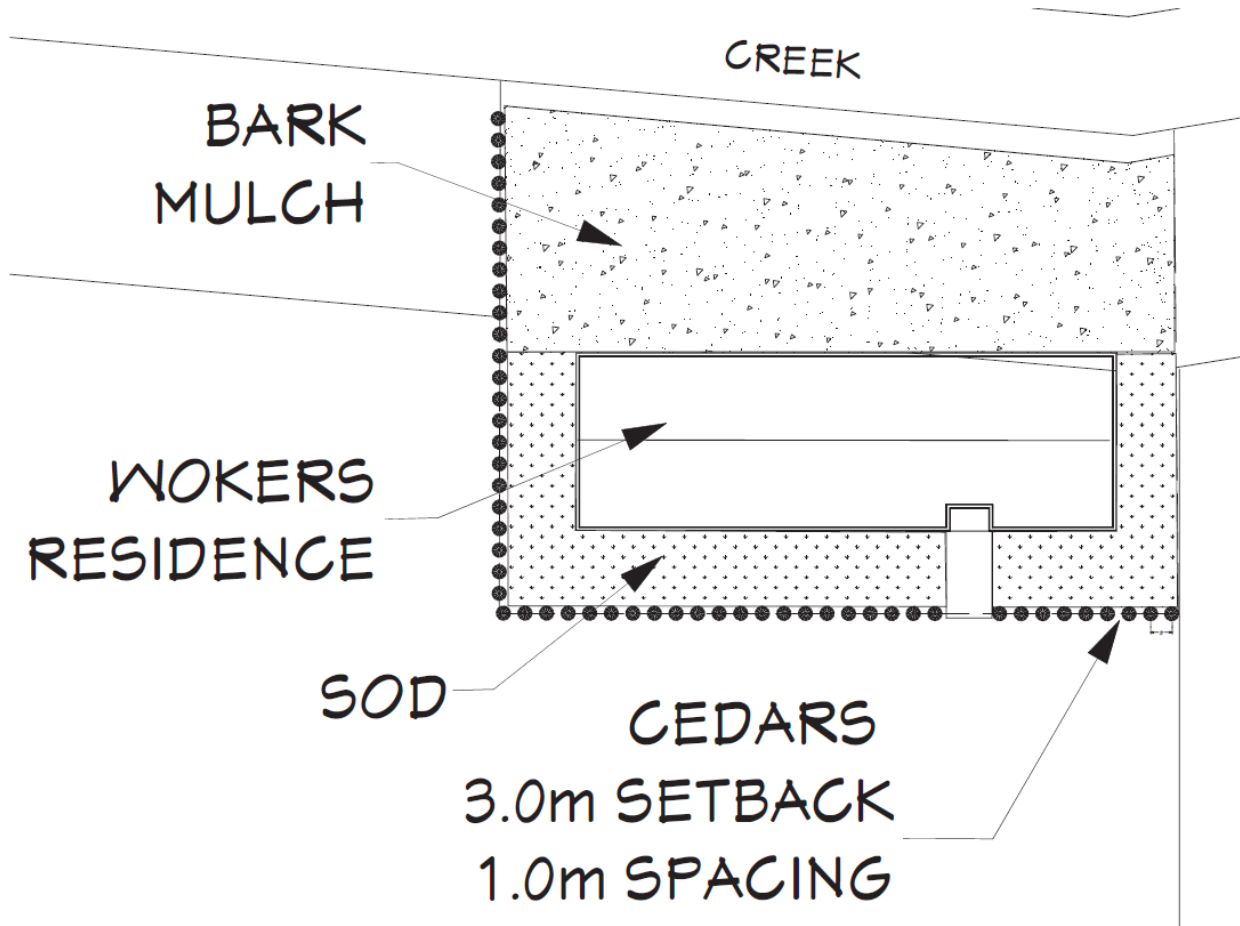
"1760 KLO ROAD
KELOWNA, BC

Floor Plan



LIVING AREA
1843 SQ FT

Landscape Plan



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	☑
Scale of farm operation is large enough that permanent help is deemed necessary	☑
TFWH on non-permanent foundations where the need for farm worker housing is justified	☑
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	X
Minimum 3 m wide vegetated buffer for screening to adjacent property lines and between TFWH and active farming (In the process of being done)	☑

AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Following the meeting the application will be forwarded to Council.



Conclusion of Staff Remarks