



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 and to allow a seasonal food truck to operate as part of the farm retail stand operations.

# Development Process



Mar 5, 2024

Development Application Submitted



Staff Review & Circulation



Jun 13, 2024

Agricultural Advisory Committee



Jul 8, 2024

Council Consideration



Council Approvals



Agricultural Land Commission Consideration



If proposal is supported by Council & the ALC



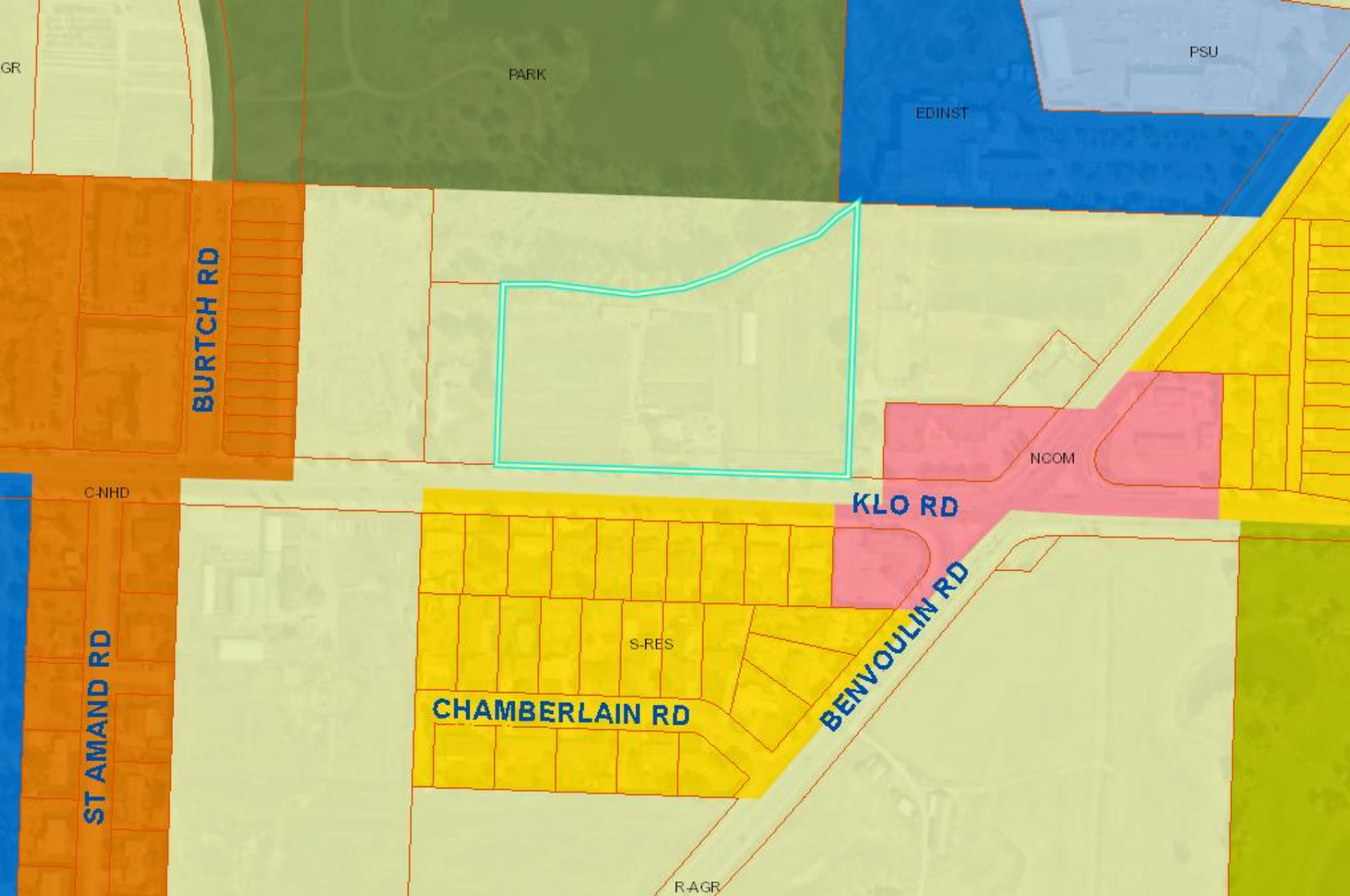
Building Permit

# Context Map

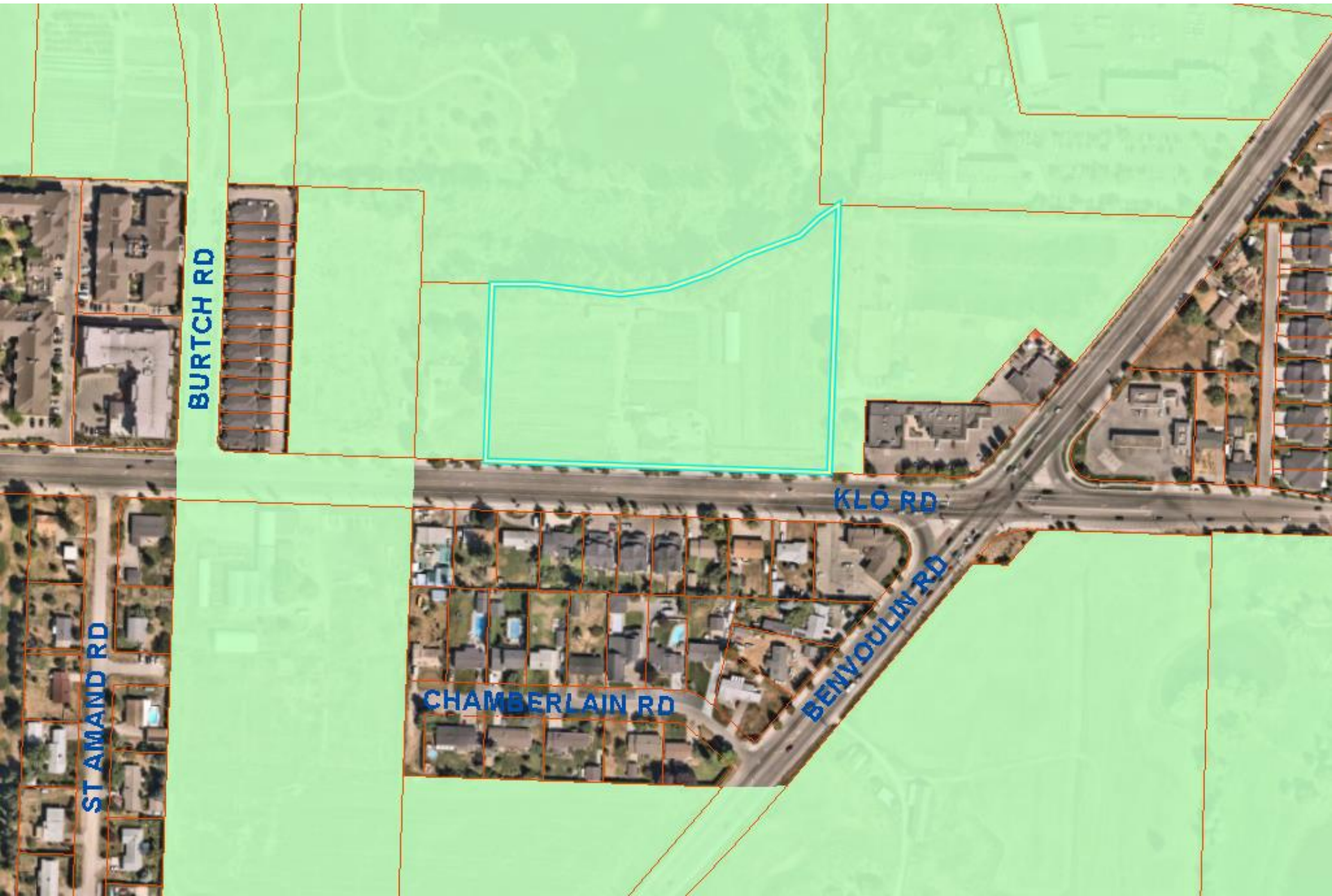




# OCP Future Land Use / Zoning



# Agricultural Land Reserve





# Aerial View





# Site Photos



City of Kelowna



# Site Photos



City of Kelowna



# Site Photos



City of Kelowna

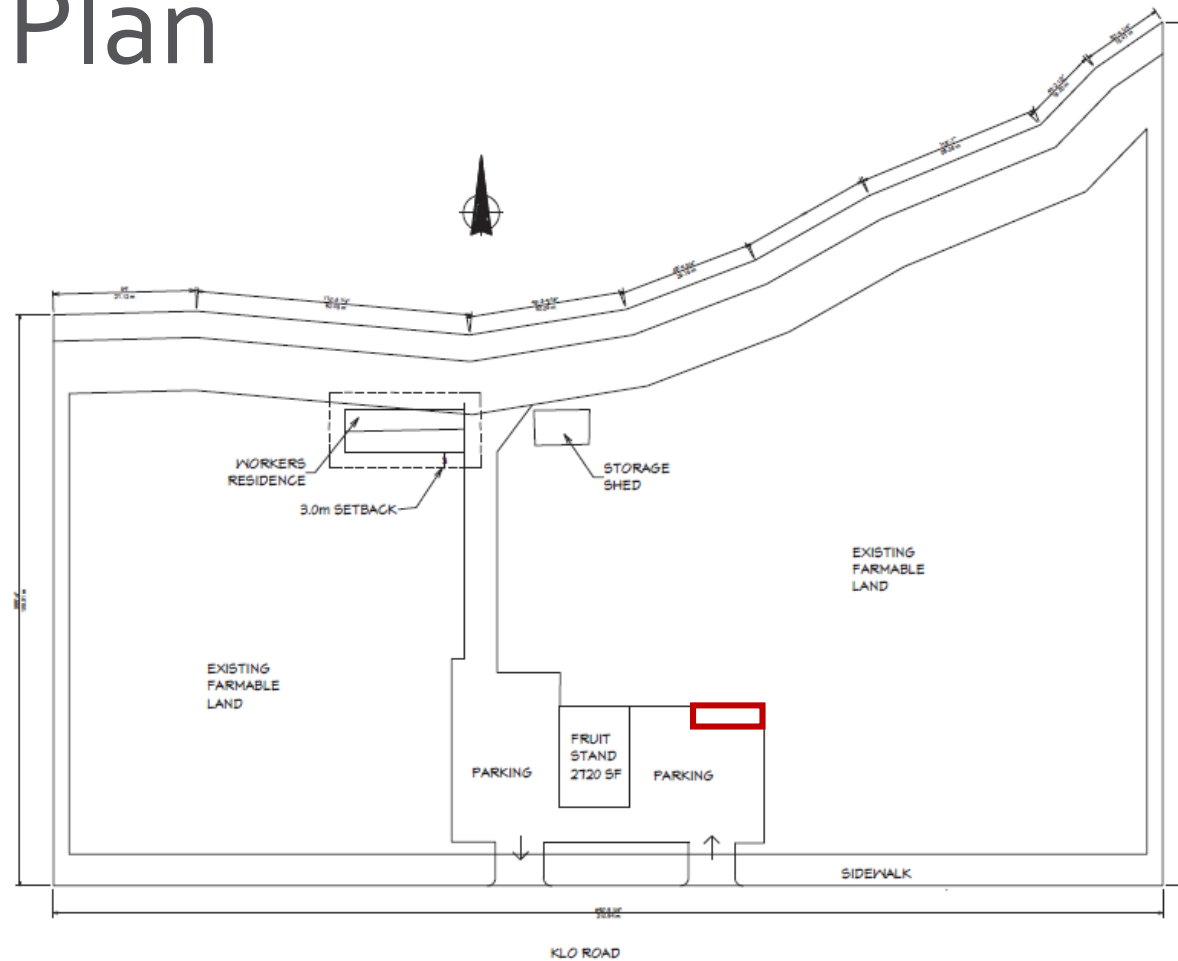


# Project Details

- ▶ The applicant is seeking approvals to allow for four seasonal agriculture workers;
  - ▶ The workers will be located in a 165 m<sup>2</sup> 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.
- ▶ The applicant is also seeking approvals for a seasonal food truck to operate as part of the farm retail stand operations.

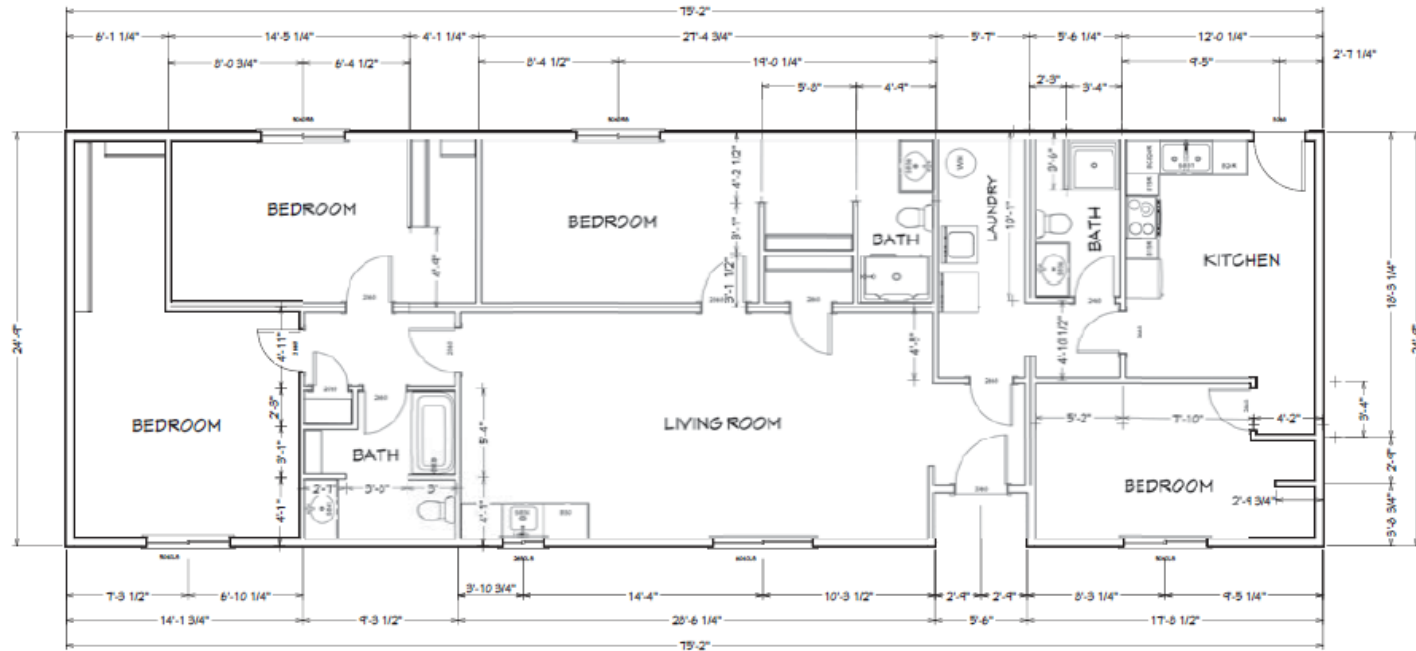


# Site Plan



"1760 KLO ROAD  
KELOWNA, BC

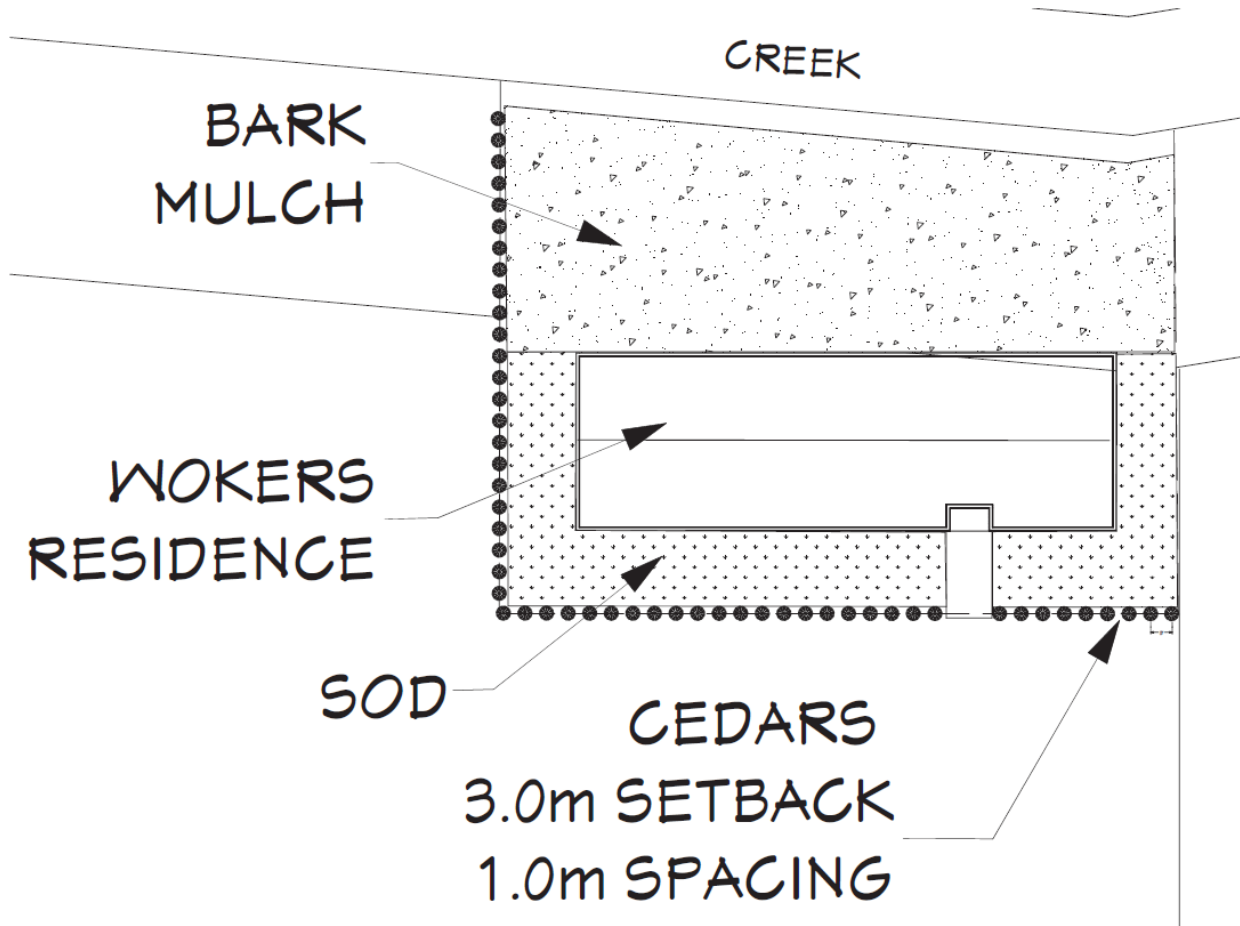
# Floor Plan



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

- ▶ Application went to the Agricultural Advisory Committee on June 13<sup>th</sup>, 2024;
  - ▶ AAC Recommended that Council support the application.



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
  - ▶ Meets intent of Zoning Bylaw and OCP;
  - ▶ Does not utilize productive agricultural lands or harm adjacent farm operations;
  - ▶ Residential uses are contained in a contiguous area.
- ▶ Recommend the application be forwarded to ALC for consideration.



*Conclusion of Staff Remarks*