



October 12, 2016

Agricultural Land Commission
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Reply to the attention of Martin Collins
ALC File:

Todd Cashin
Suburban & Rural Planning Manager
City of Kelowna
1435 Water St
Kelowna, BC
V1Y 1J4

Dear Sir:

Re: City of Kelowna Temporary Farm Worker Housing Bylaw Amendments
Zoning Bylaw 8000 and Procedures Bylaw 10540
TA16-0015 and TA16-0016

Thank you for forwarding draft copies of proposed bylaw amendments proposed for the City of Kelowna Bylaws referenced above pertaining to Temporary Farm Worker Housing.

The ALC would like to commend the City for its draft bylaw amendments which attempt to ensure that the proposed Temporary Farm Worker Housing (TFWH) located within the ALR is consistent with the purposes of the Agricultural Land Commission Act and regulation.

The only substantive comment on the amendments is that a 60 meter setback from the road may be excessive for this type of housing, and that instead the rear of the TFWH building be no greater than 50 meters from a road. The ALC commonly recommends that residential structures be located no deeper than 50 meters from the public road to help limit negative impacts on agriculture from long driveways, and residences that are located adjacent to production areas (which are commonly located deeper within the parcel).

Apart from the above, the ALC has no objection to the proposed Temporary Farm Worker Housing amendments proposed for the bylaw(s), finding them to be consistent with the ALC's mandate to preserve agricultural land and encourage farming.

Again thank you for the opportunity to comment. If you have any further questions please contact the undersigned.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'Martin Collins', is written over a horizontal line.

Martin Collins, Regional Planner