

TEMPORARY FARM WORKER HOUSING

Oct. 31 Council Presentation



REGIONAL APPROACH

- ▶ Initiated in late 2015
- ▶ Participants:
 - ▶ City of Kelowna
 - ▶ RDCO
 - ▶ City of West Kelowna
 - ▶ District Lake Country
 - ▶ Ministry of Agriculture
 - ▶ Agriculture Land Commission



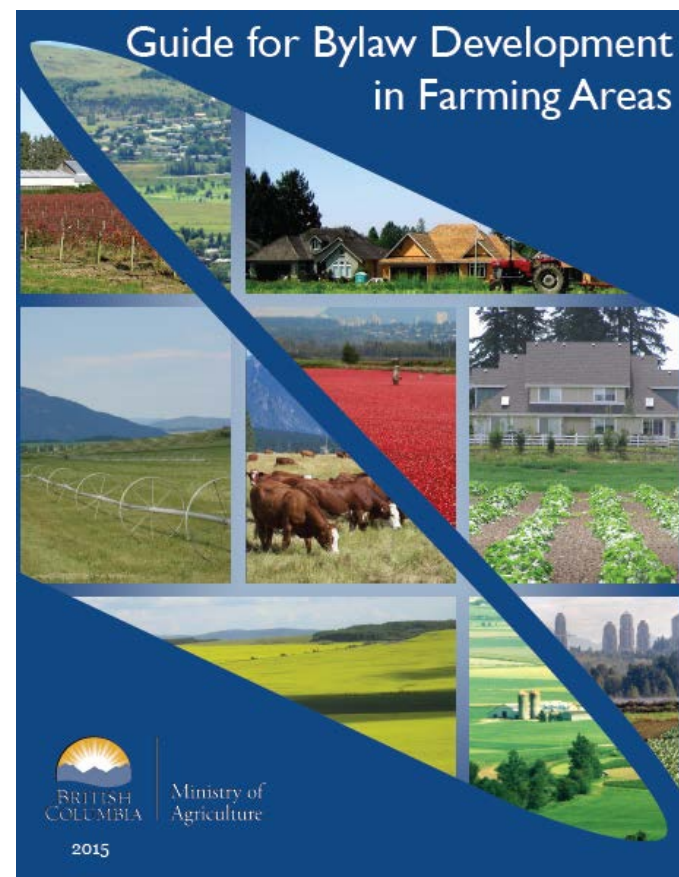
TFWH POLICY OBJECTIVES

1. Address majority of applications
2. Minimize footprints on farm land
3. Use existing dwellings within the farm unit as first option
4. New TFWH on non-permanent foundations
5. Addresses all properties within farm unit
6. Addresses buffers to adjacent properties
7. Measurable



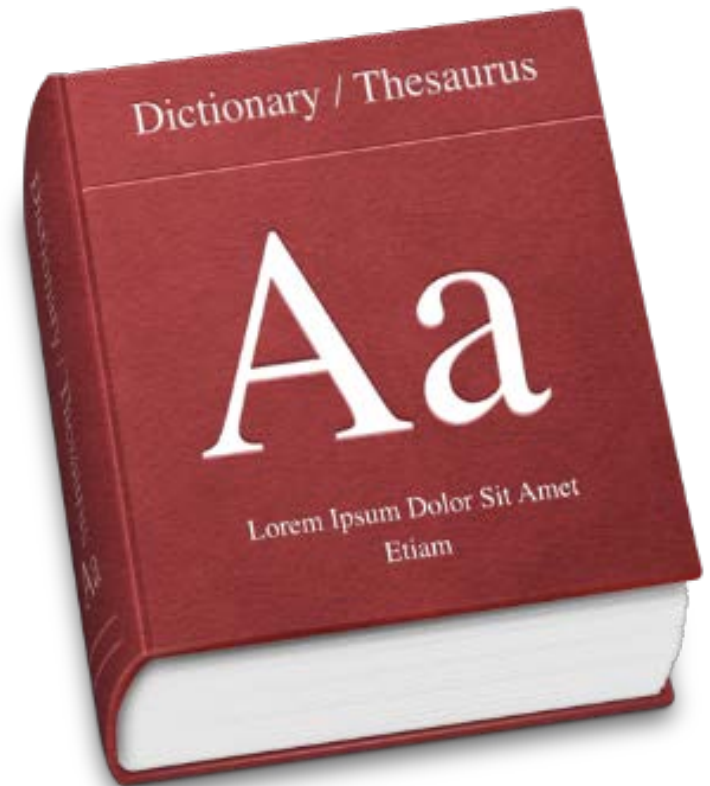
THE POLICY

- ▶ Based on Guide to Bylaw Development in Farming Areas
- ▶ Policy changes and updates to:
 - ▶ OCP
 - ▶ Zoning Bylaw
 - ▶ Development Application Procedures Bylaw



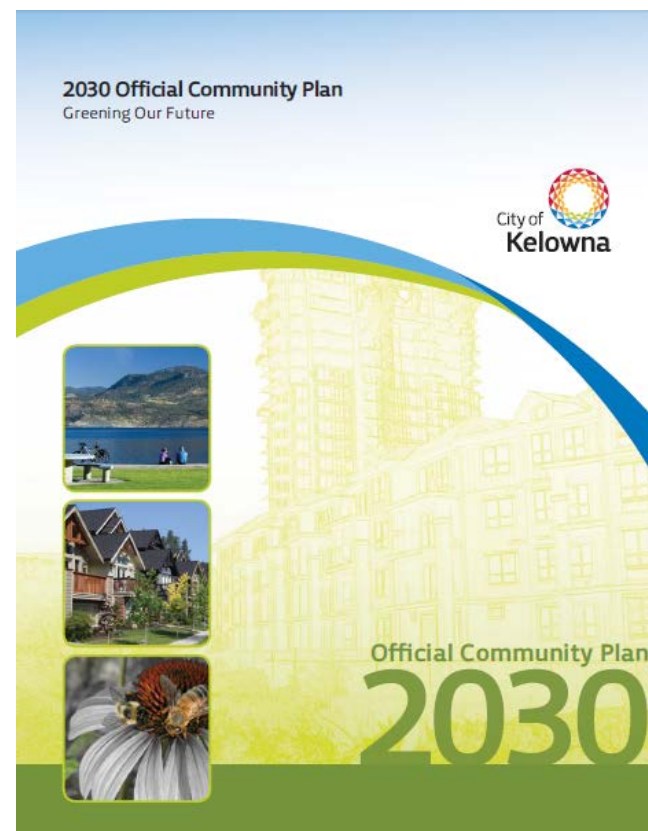
NEW DEFINITIONS

- ▶ Temporary Farm Worker Housing
- ▶ Temporary Farm Worker
- ▶ Farm Unit
- ▶ Farm Residential Footprint
- ▶ On-Farm Processing
- ▶ TFWH Footprint



OCP POLICY UPDATES - FARM PROTECTION DP GUIDELINES

- ▶ TFWH footprint contiguous with farm residential footprint (homeplating) or 50 meters of road
- ▶ Vegetated buffer
- ▶ Use all existing dwellings on farm unit first



ZONING BYLAW UPDATE: REQUIREMENTS

- ▶ Farm classification status
- ▶ Minimum parcel size 3.8 ha
- ▶ TFW need demonstrated through documentation
- ▶ Include a communal kitchen
- ▶ TFWH occupied only Mar. 1 to Oct. 31
- ▶ TFWH footprint not exceed 5% of parcel size and may not exceed 0.25 ha.
- ▶ Statutory declaration filed each year that building is used for TFWH
- ▶ Removal or decommission to approved use after being vacant for two consecutive growing seasons.



ZONING BYLAW UPDATE: FARMWORKER ALLOCATION

- ▶ Farm units less than 30 ha
 - ▶ Structures can accommodate a maximum of 40 TFWH
- ▶ Farm units greater than 30 ha
 - ▶ Structures can accommodate a maximum of 1.34 workers per one ha or land
- ▶ Farm units with multiple parcels land can cluster TFWH on a single parcel subject to covenant on other parcels



ZONING BYLAW UPDATE: STRUCTURES PERMITTED

- ▶ Existing structure on farm unit
- ▶ New TFWH structure on non-permanent foundations, such that it is designed to be removed by truck or vehicle



DEVELOPMENT PROCEDURES BYLAW UPDATE

- ▶ Direct TFWH permit if:
 - ▶ Consistent with OCP DP Guidelines
 - ▶ Authorizes 8 or fewer sleeping units
 - ▶ No variances
- ▶ TFWH DP to Council
 - ▶ All other applications



BEST PRACTICE EXAMPLES

Local Gov't	Min. Farm Unit	Min. Lot Size	Max. workers per operation	Occupancy time limits	Farm Community (Section 918)
Kelowna (RDCO)	3.8 ha	3.8 ha	< 30 ha = 40 > 30 ha = 1.34 per ha	March 1 – Oct. 31	yes
Delta	8 ha	4 ha	42 max	specified on declaration	yes
Langley	4 ha	4 ha	10 persons / 4 ha 40 workers max	April 1 - Nov 30	yes
Abbotsford	3.8 ha (A1) 8 ha (A2)	3.8 ha	not specified	specified on declaration	yes
Pitt Meadows	2 ha	2 ha	10 persons / 4 ha 40 workers max	April 1 - Nov 30	no
Richmond	8.09 ha	8.09 ha	30 max	10 months in any 12 month period	no

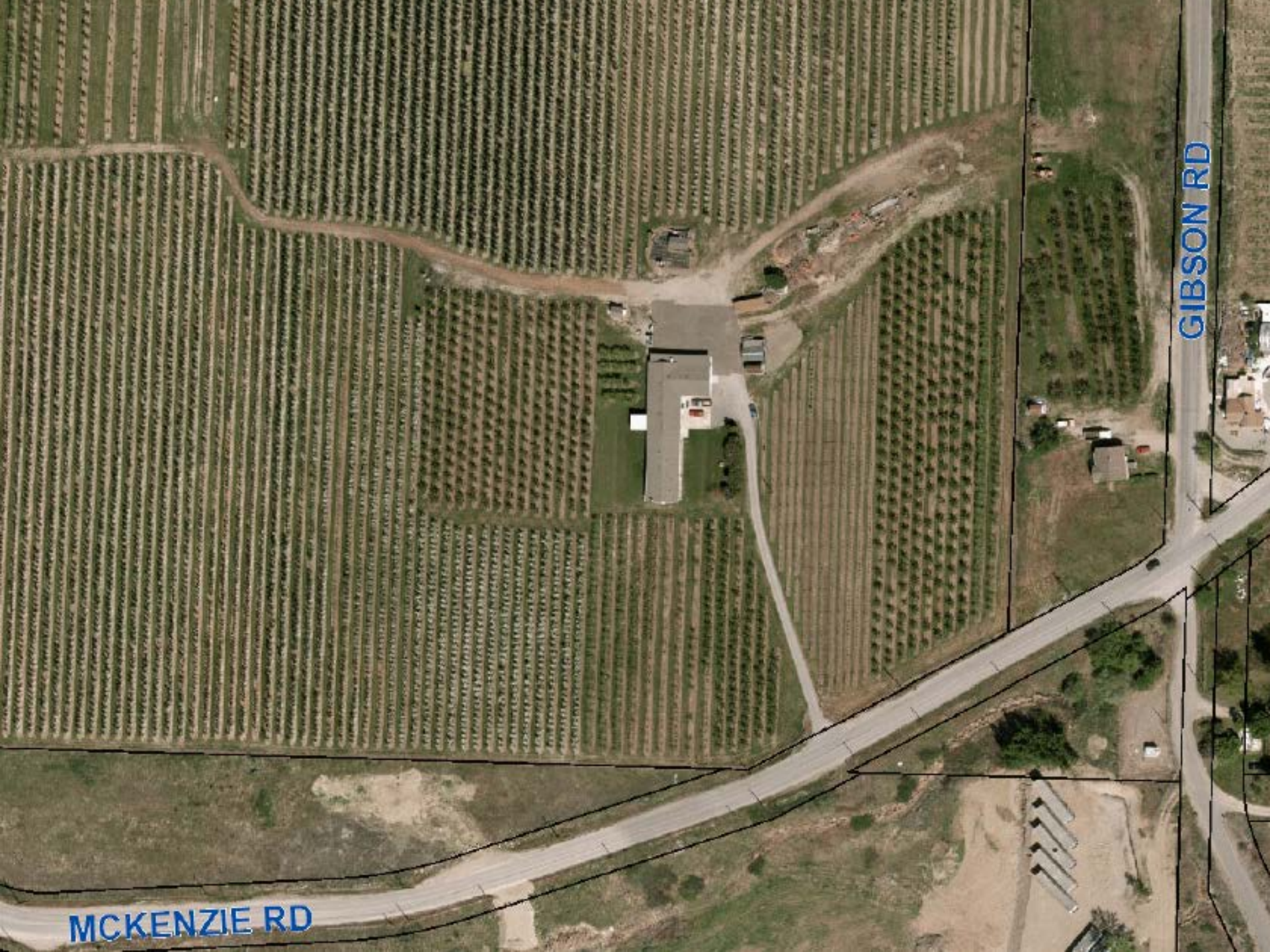
EXAMPLE 1



- Property size = 12.9 ha
- Farm unit = 77 ha
- Maximum TFW Allowed = 104
- Maximum TFWH Footprint = 0.25 ha
- TFW = 48
- TFWH Footprint = 0.15 ha
- Meets proposed regulations

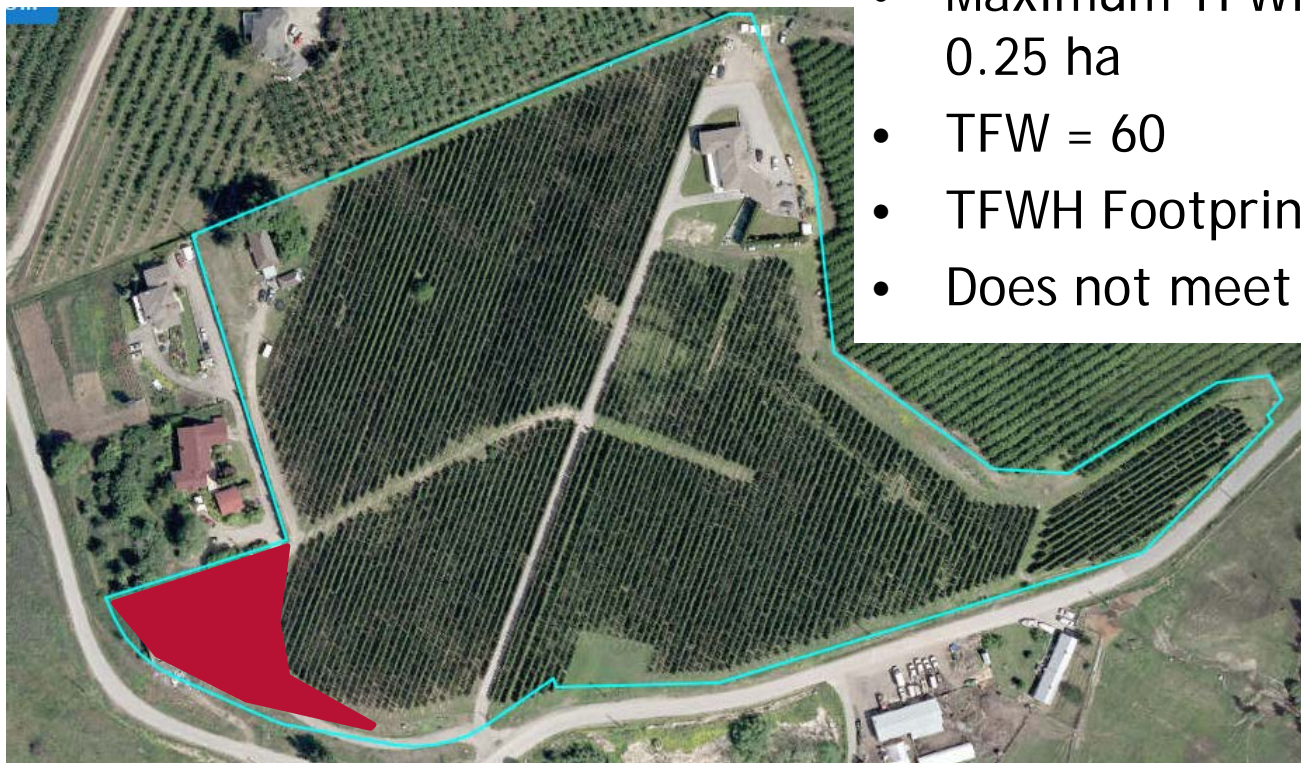
MCKENZIE RD

GIBSON RD



EXAMPLE 2

- Property size = 6.0 ha
- Farm unit = 77 ha
- Maximum TFW Allowed = 104
- Maximum TFWH Footprint = 0.25 ha
- TFW = 60
- TFWH Footprint = 0.28 ha
- Does not meet





EXAMPLE 3



- Property size = 6.0 ha
- Farm unit = 48 ha (in Kelowna)
- Maximum TFW Allowed = 64
- Maximum TFWH Footprint = 0.25 ha
- TFW = 40
- TFWH Footprint = 0.20 ha
- Meets proposed regulations

Latta Road

Tower
Ranch Golf
Course

Proposed
TFWH Site



N



AAC FEEDBACK

RECOMMENDATION(S) (SUPPORT)

- ▶ THAT the Agricultural Advisory Committee recommends that Council support text Amendment Application No. TA16-0015, Text Amendment Application No. TA16-0016 and Official Community Plan Bylaw Amendment Application No. OCP16-0022 in order to provide policy for temporary farm worker housing that meets the needs of farmers, who farm and exist to provincial standards, in conjunction with a consistent regional approach.



APPLICATIONS THAT DO NOT MEET CRITERIA

ISSUE: Parcel size less than 3.8 ha
REMEDY: Apply for variance to parcel size

ISSUE: More workers required than allowed in regulations
REMEDY: Apply for variance OR investigate distributing within region.

ISSUE: TFWH occupied outside March 1 - Oct. 31
REMEDY: Apply for variance to dates



NEXT STEPS

- ▶ Next steps for City:
 - ▶ Referral has been forwarded to
 - ▶ Internal departments
 - ▶ Interior Health
 - ▶ Irrigation Districts
 - ▶ Ministry of Transportation
 - ▶ Advertising proposed amendments in Kelowna Daily Courier and on website
 - ▶ End November - Present for first reading
- ▶ RDCO undergoing process concurrently.
- ▶ West Kelowna consider policies as part of Zoning Bylaw review later this fall.
- ▶ Lake Country initiate discussion with their Council end of year.



QUESTIONS?

