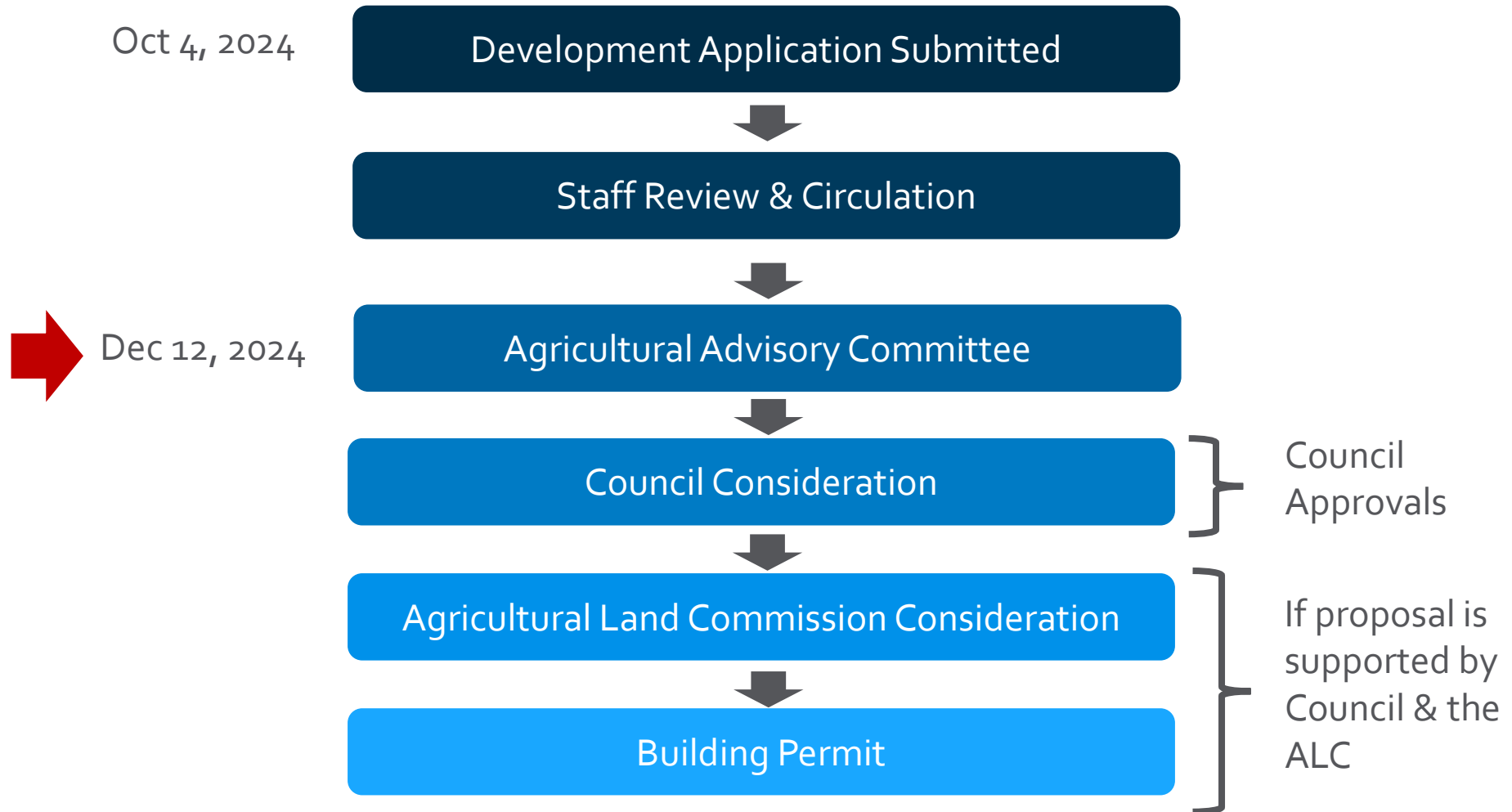City of
Kelowna

A24-0013 / FH24-0002
2360 Saucier 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 18 seasonal farm workers on the subject property.
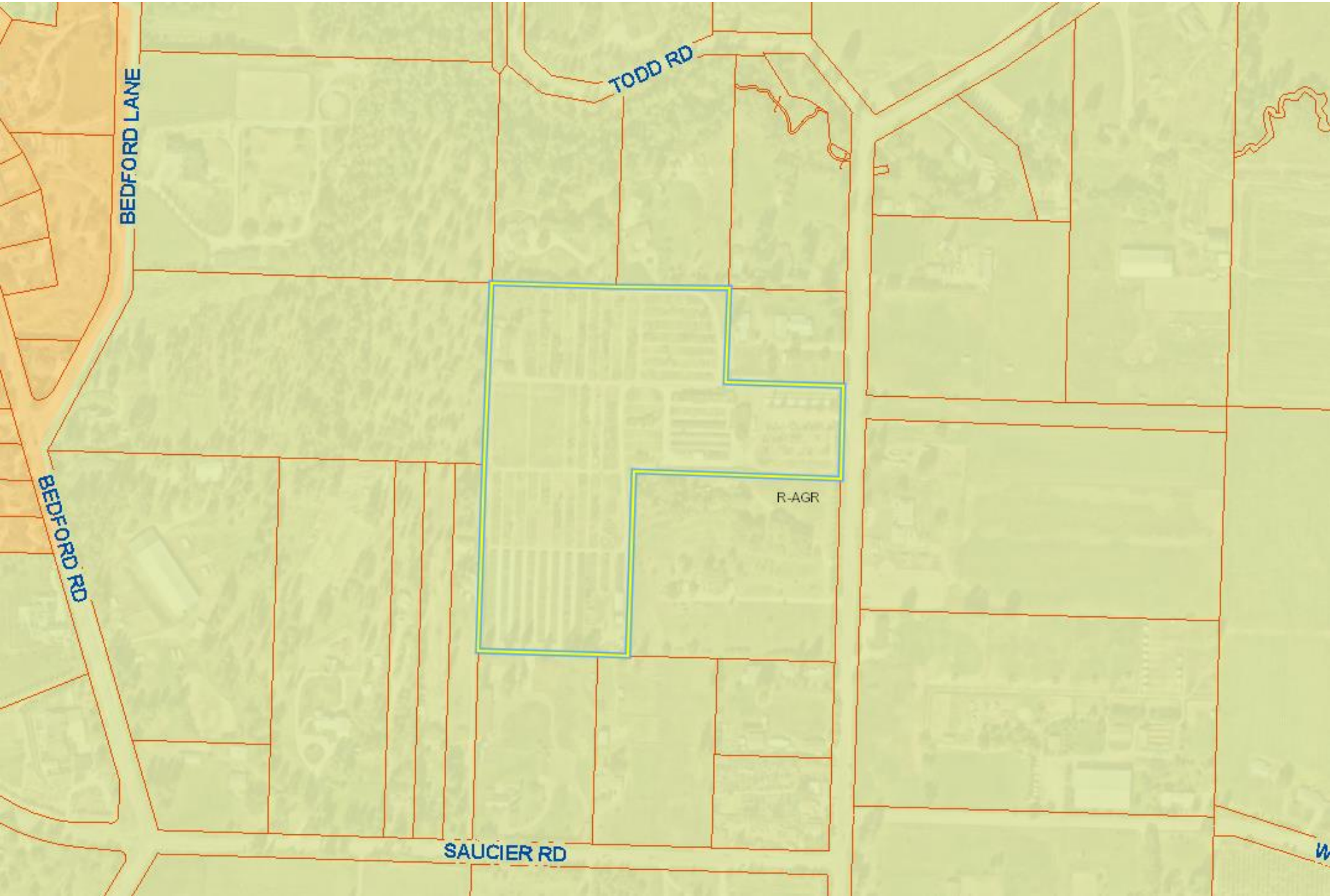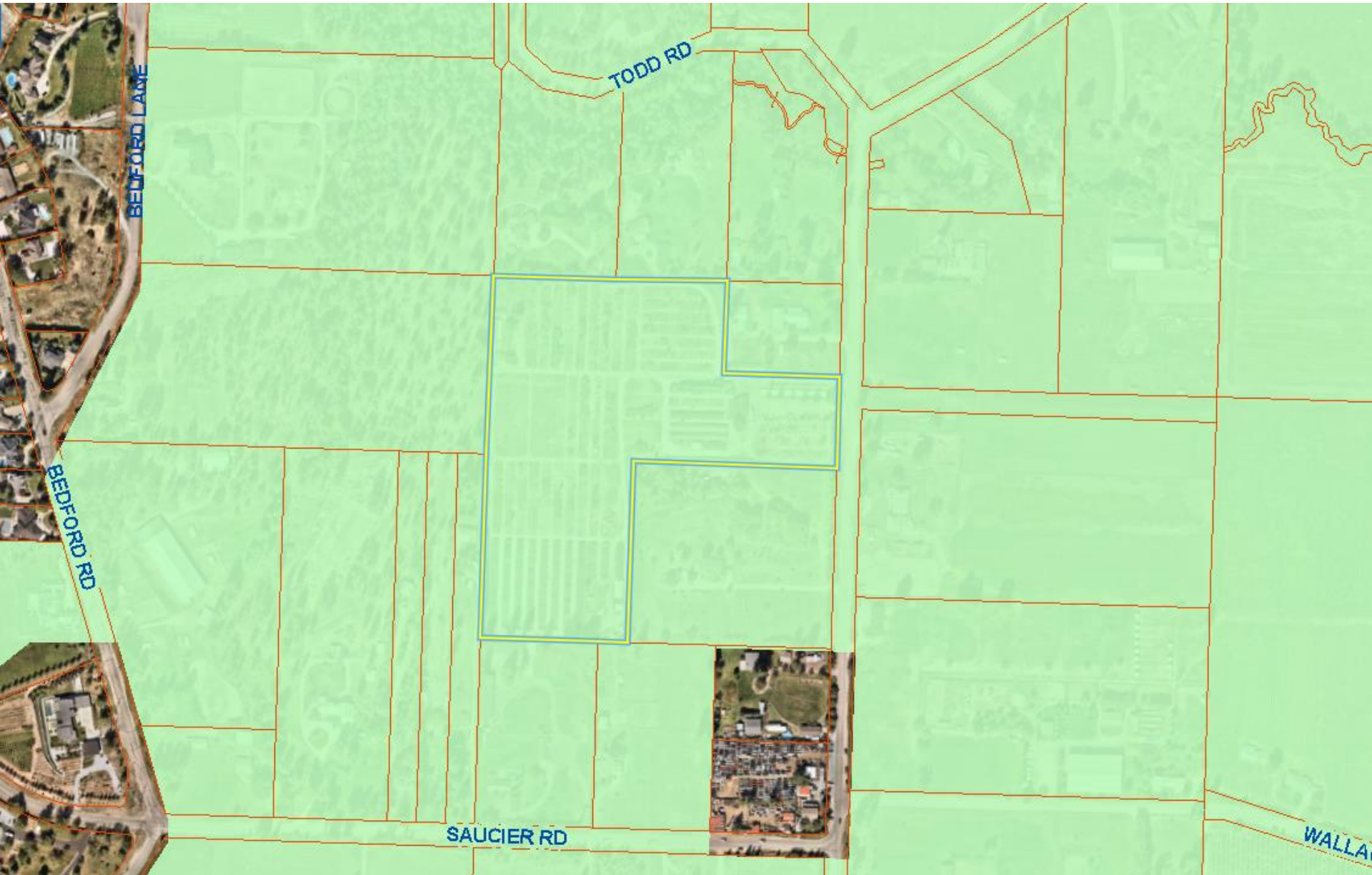
Development Process

City of **Kelowna**

Oct 4, 2024 — Development Application Submitted

Staff Review & Circulation

Dec 12, 2024 — Agricultural Advisory Committee

Council Consideration

Council Approvals

Agricultural Land Commission Consideration

Building Permit

If proposal is supported by Council & the ALC

Context Map

OCP Future Land Use / Zoning

Agricultural Land Reserve
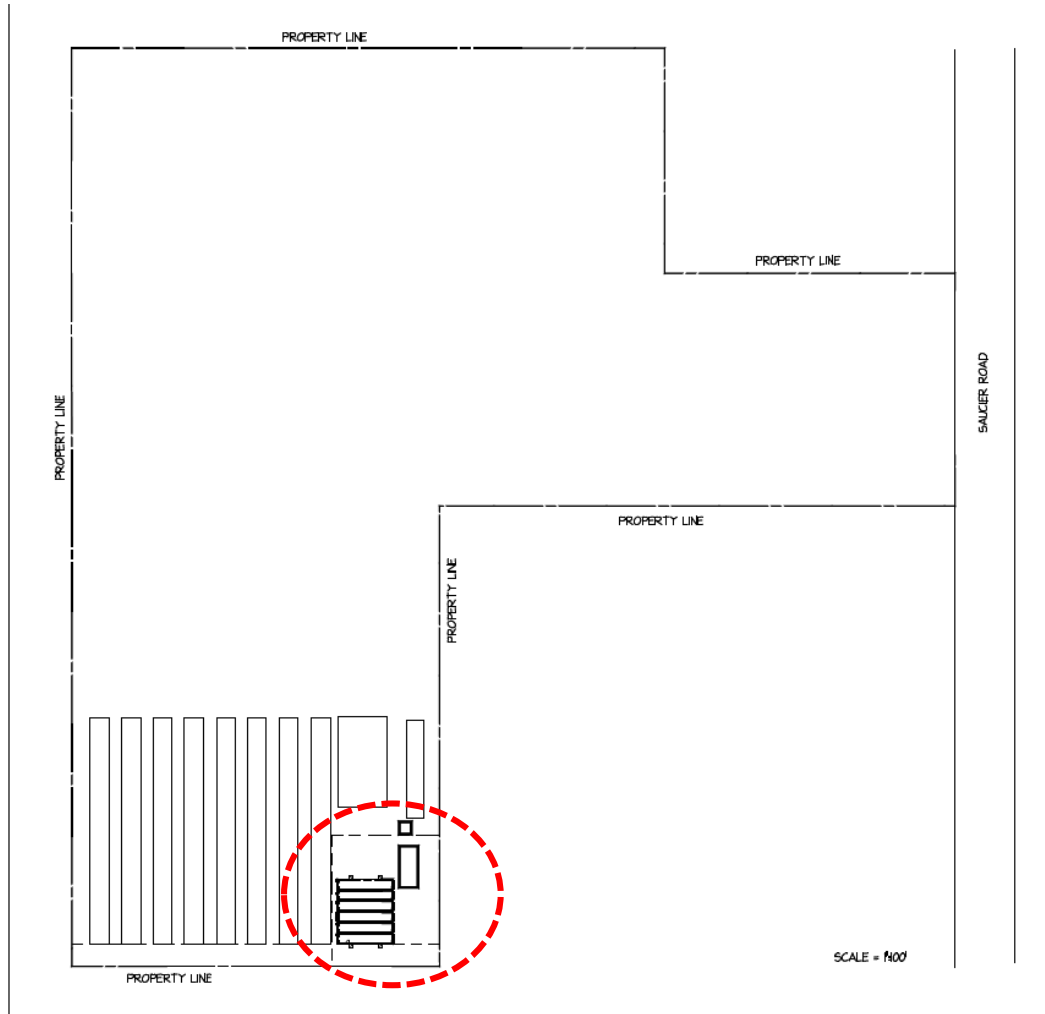
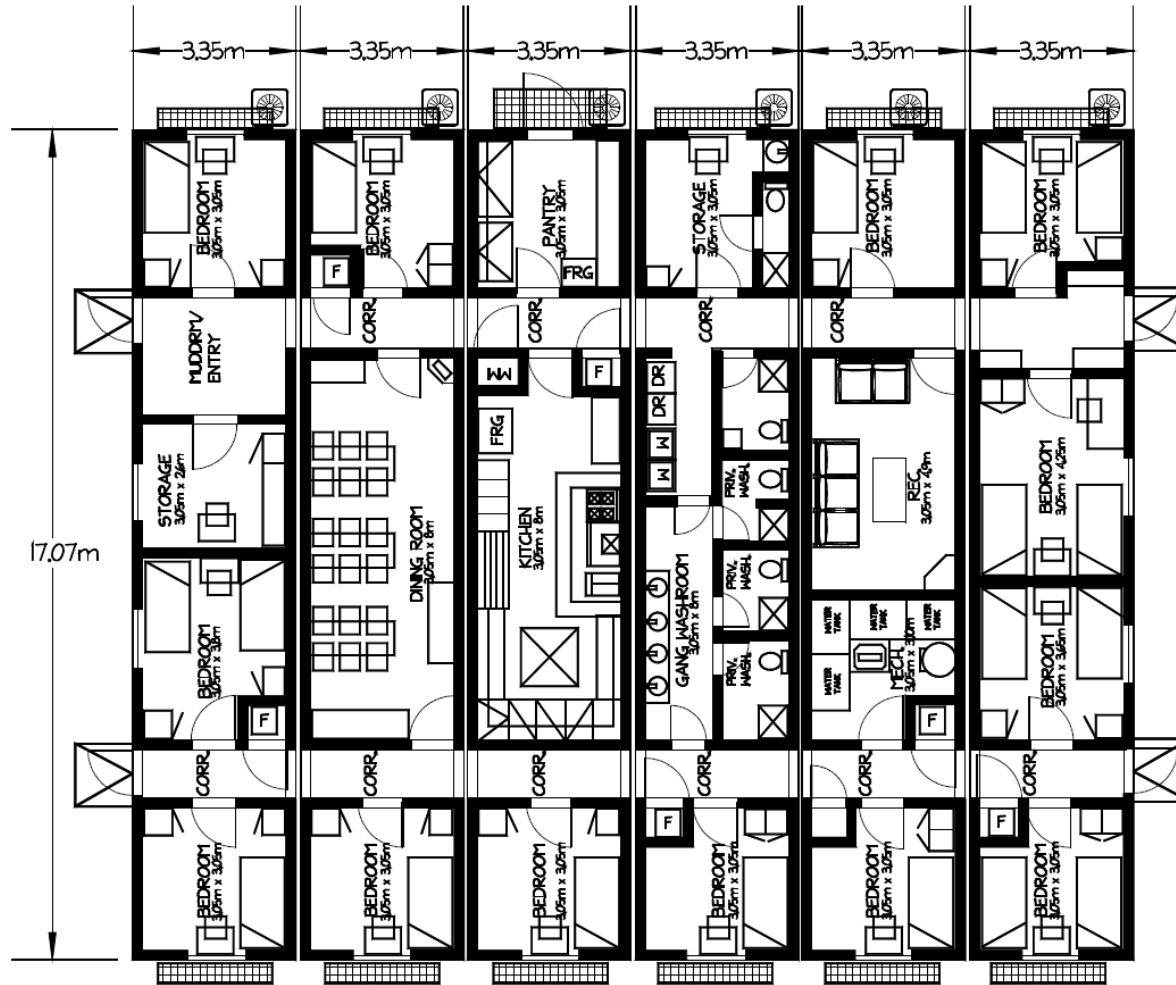# Aerial View

Site Photos

Site Photos

Site Photos

Project Details

▶ The applicant is seeking approvals to allow for eighteen (18) seasonal agriculture workers;

  ▶ The worker accommodation will be in six (6) portable trailers;

  ▶ 343 m2 in size;

  ▶ Includes bedrooms, dining room, and a communal kitchen.

▶ If approved, a covenant is required to be registered on title indicating that the residence can only be used for 10 months.
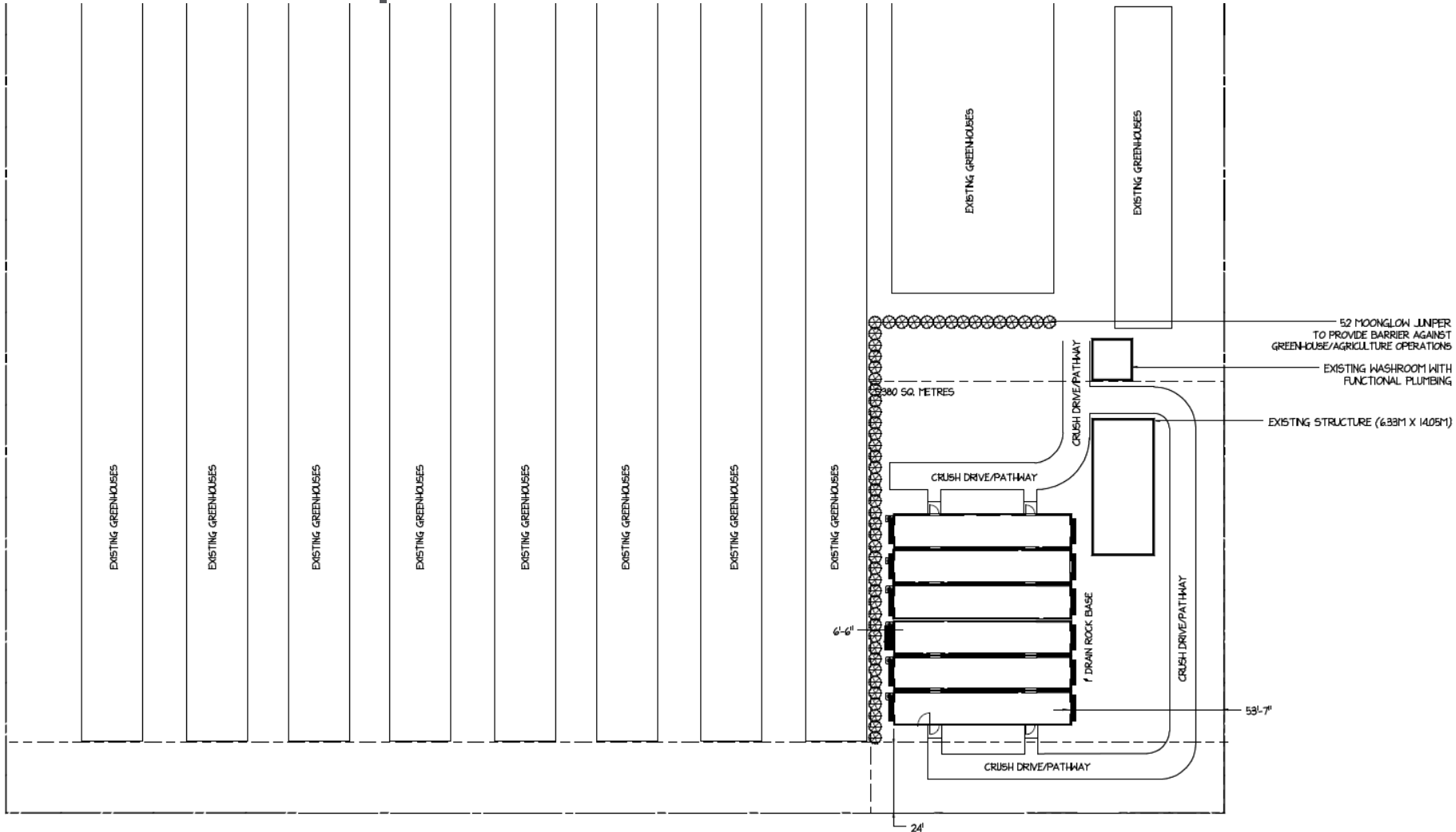
▶ A vegetative buffer is also required to be planted.

Site Plan

Floor Plan

City of **Kelowna**

kelowna.ca

Landscape Plan

EXISTING GREENHOUSES

EXISTING GREENHOUSES

52 MOONGLOW JUNIPER TO PROVIDE BARRIER AGAINST GREEN-HOUSE/AGRICULTURE OPERATIONS

EXISTING WASHROOM WITH FUNCTIONAL PLUMBING

EXISTING STRUCTURE (6.33M X 14.05M)

15380 SQ. METRES

CRUSH DRIVE/PATHWAY

CRUSH DRIVE/PATHWAY

CRUSH DRIVE/PATHWAY

CRUSH DRIVE/PATHWAY

1' DRAIN ROCK BASE

6'-6"

53'-7"

24'

EXISTING GREENHOUSES

EXISTING GREENHOUSES

EXISTING GREENHOUSES

EXISTING GREENHOUSES

EXISTING GREENHOUSES

EXISTING GREENHOUSES

EXISTING GREENHOUSES

EXISTING GREENHOUSES

Development Policy: Zoning Bylaw

City of
Kelowna

Regulation	Meets
Minimum farm unit size: 3.8 ha	☑
New TFWH structures must include a communal kitchen	☑
Only occupied during growing, harvesting and pruning periods	☑
Occupied no more than 10 months of a calendar year	☑
Maximum TFWH footprint: 0.30 ha for maximum of 60 workers	☑
Maximum temporary farm workers per city sector: 60	☑

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.

City of Kelowna

Conclusion of Staff Remarks