



City of  
Kelowna

FH22-0005 A21-0010  
3845 Hart Road

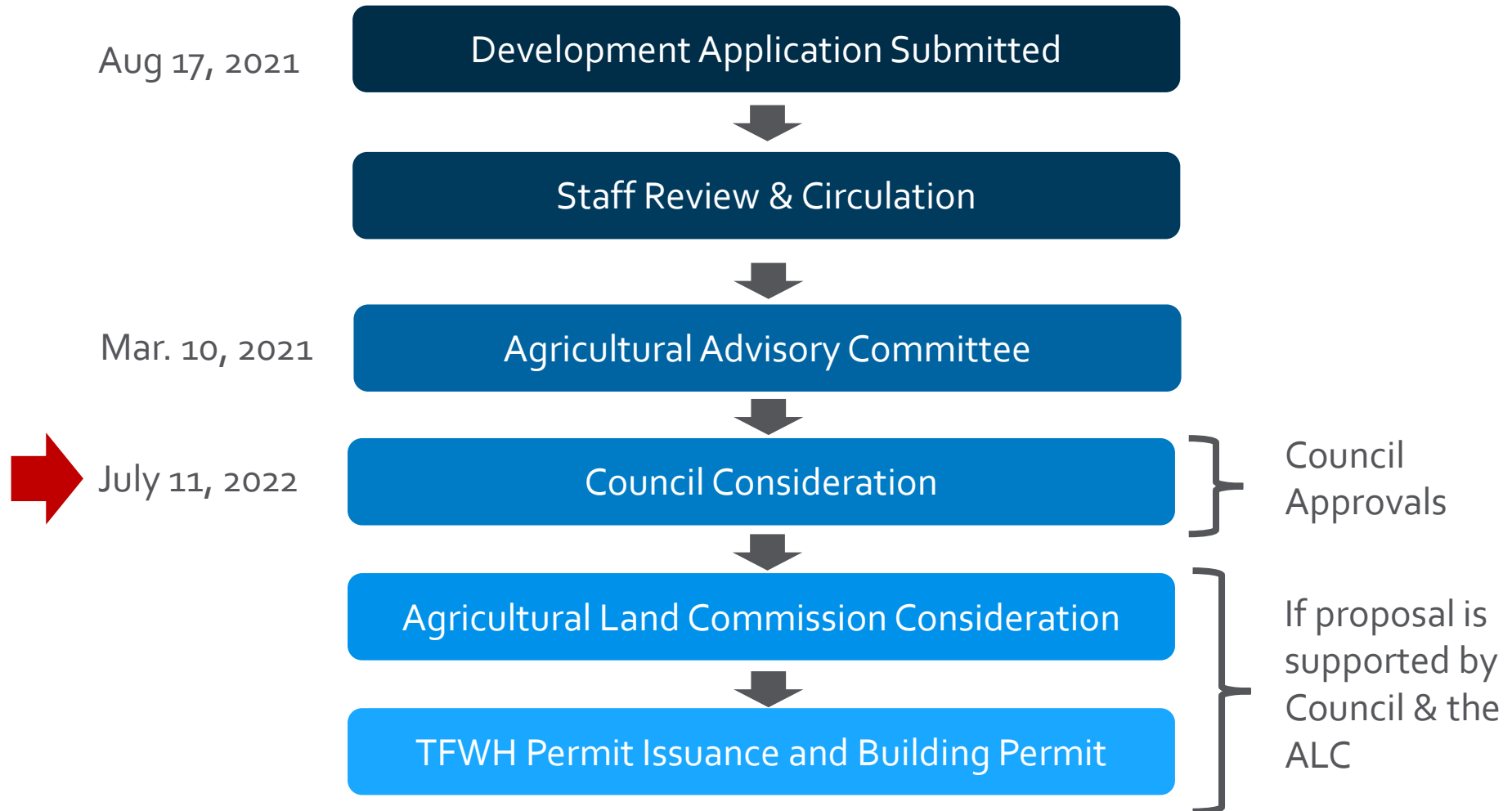
ALR Application for Non-Adhering Residential Use Permit



# Proposal

- ▶ To consider an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit application to allow Temporary Farm Worker Housing to accommodate 60 seasonal workers on the subject property

# Development Process





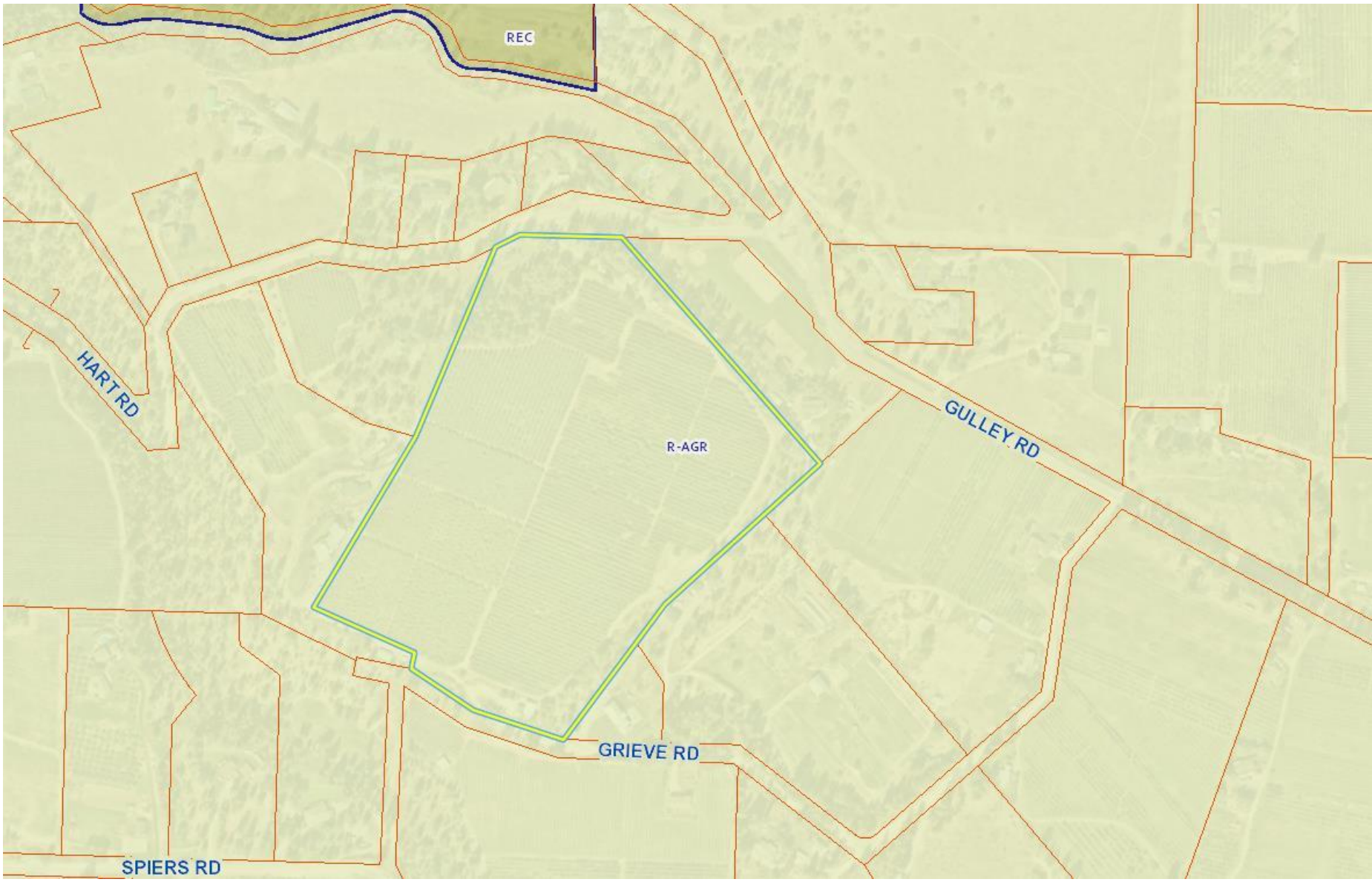
# Context Map



City of Kelowna

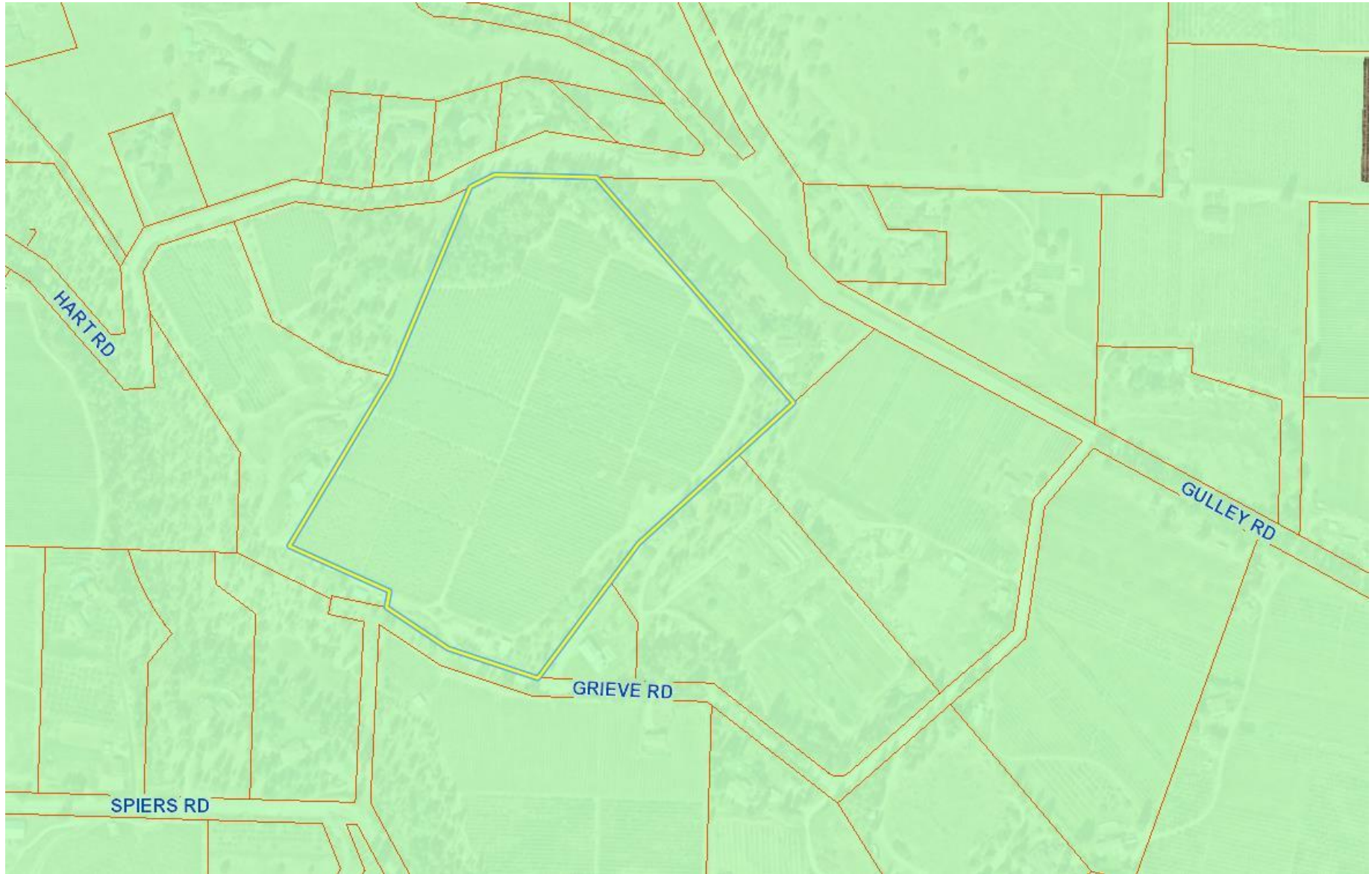


# OCP Future Land Use / Zoning



City of Kelowna

# Agricultural Land Reserve



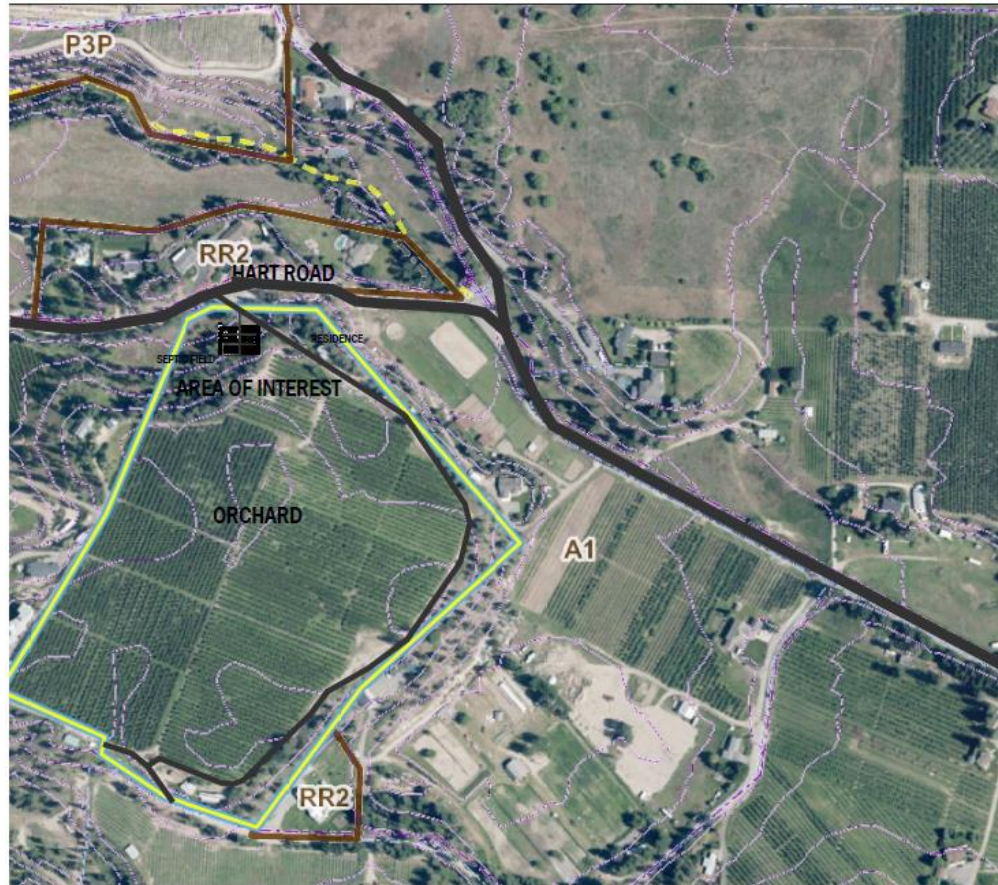
City of Kelowna

# Project Details

- ▶ The application is to construct temporary farm worker housing to accommodate 60 seasonal workers
- ▶ The owners are seeking seasonal agricultural workers to help with the maintenance and planting on their 27 acre orchard and their other properties
- ▶ The proposed building is 200m<sup>2</sup> in gross floor area and 1 storey in height



# Site Plan

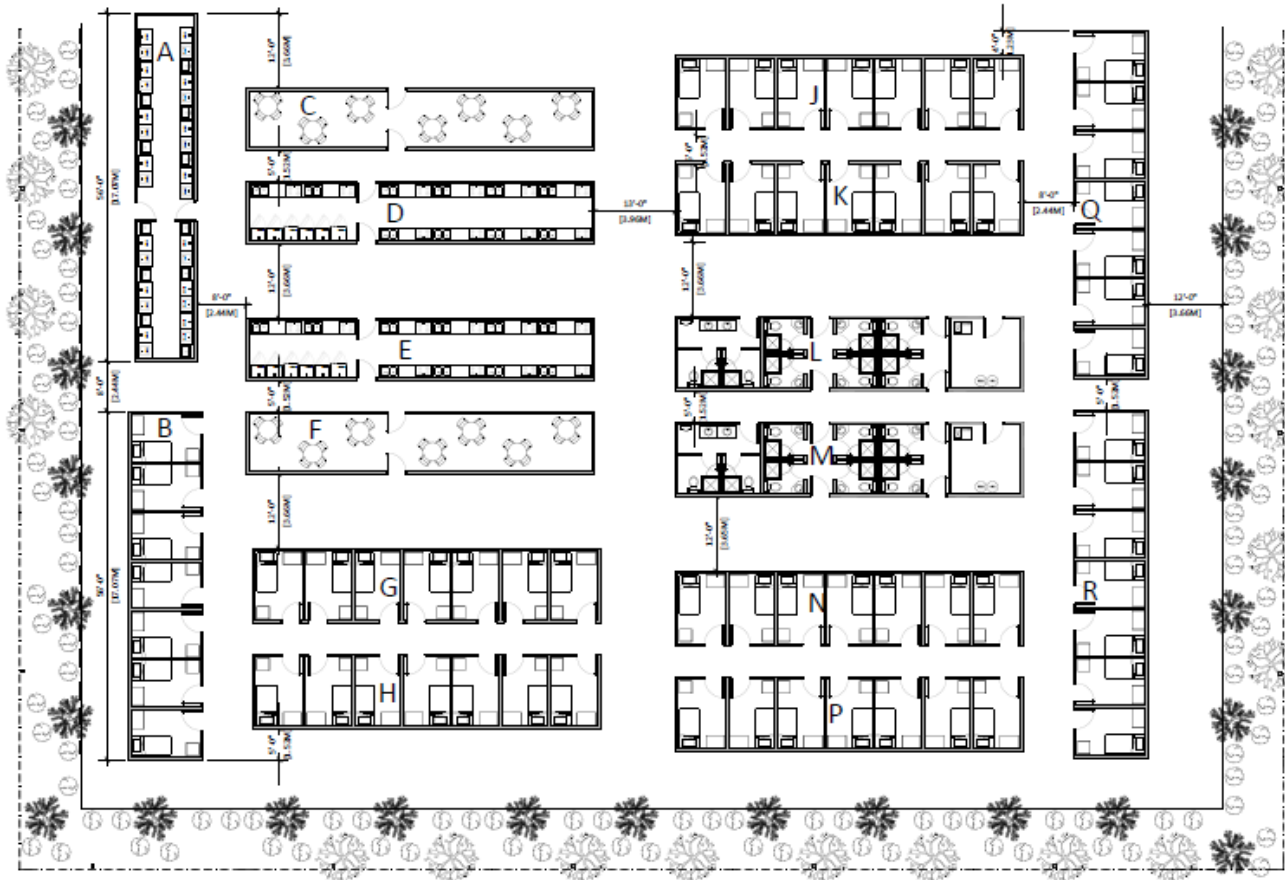


3845 HART ROAD



# Floor Plans

3845 HART ROAD



ORCHARD

# 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	<input checked="" type="checkbox"/>
Scale of farm operation is large enough that permanent help is deemed necessary	<input checked="" type="checkbox"/>
TFWH on non-permanent foundations where the need for farm worker housing is justified	<input checked="" type="checkbox"/>
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	<input checked="" type="checkbox"/>
Minimum 3 m wide vegetated buffer for screening to adjacent property lines and between TFWH and active farming	<input checked="" type="checkbox"/>

# AAC Recommendation

- ▶ Staff recommend **support** for the application for Temporary Farm Worker Housing (TFWH) for 60 seasonal agricultural workers on the subject property
  - ▶ Proposal meets the regulations of the Zoning Bylaw
  - ▶ Agriculture is the principal use on the parcel
  - ▶ Consistent with the Ministry of Agriculture standards for temporary farm worker accommodation





*Conclusion of Staff Remarks*