

COMMITTEE REPORT



Date: April 10, 2025
To: Agricultural Advisory Committee
From: Development Planning
Address: 1444-1448 Latta Road
File No.: A24-0011
Zone: A1 – Agriculture

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for a non-adhering residential use permit to allow for a 3rd dwelling on the subject property.

2.0 Development Planning

The subject property is 8.45 ha (20.88 acre) in area and is located on Latta Road. The applicant is seeking permission to retain a dwelling deemed by the owner to be a 'picker shack' on the subject property for the purpose of housing an existing permanent full-time employee. The dwelling currently referred to as a picker shack is the 3rd dwelling on the property and is located at the north-west end of the property and will require improvements to be compliant with the BC Building Code. There is currently one tenant who resides in the picker shack who provides maintenance duties on the property. If approval is issued, the applicant(s) would need to improve the structure to be compliant with the BC Building Code. The shack is approximately 35m² in size.

There are currently two legal dwellings on site, a primary dwelling that is currently being used to house 5 seasonal agricultural workers and a secondary mobile home occupied by tenants. The 3rd dwelling was constructed in the 1970s. The owners have decommissioned 3 other remaining secondary structures on the subject property to ensure compliance.

The subject property has a cherry crop in production on all portions of the property. Improvements have been made that include an updated irrigation system and a new fence along the boundary of the crops. The applicant(s) have several large agricultural properties in Kelowna designated for cherry crop production.

3.0 Subject Property & Background

3.1 Site Context

The subject property is located on Latta Road, north of the intersection of McCurdy Road East and West of Tower Ranch Golf Course in East Kelowna. The surrounding area consists of agriculture, rural residential, and park space.

Orientation	Zoning	ALR	Land Use
North	A1 – Agriculture	Yes	Agriculture
South	A1 – Agriculture	Yes	Agriculture
East	P3 – Parks & Open Space	Yes	Golf Course
West	A1 – Agriculture	Yes	Agriculture

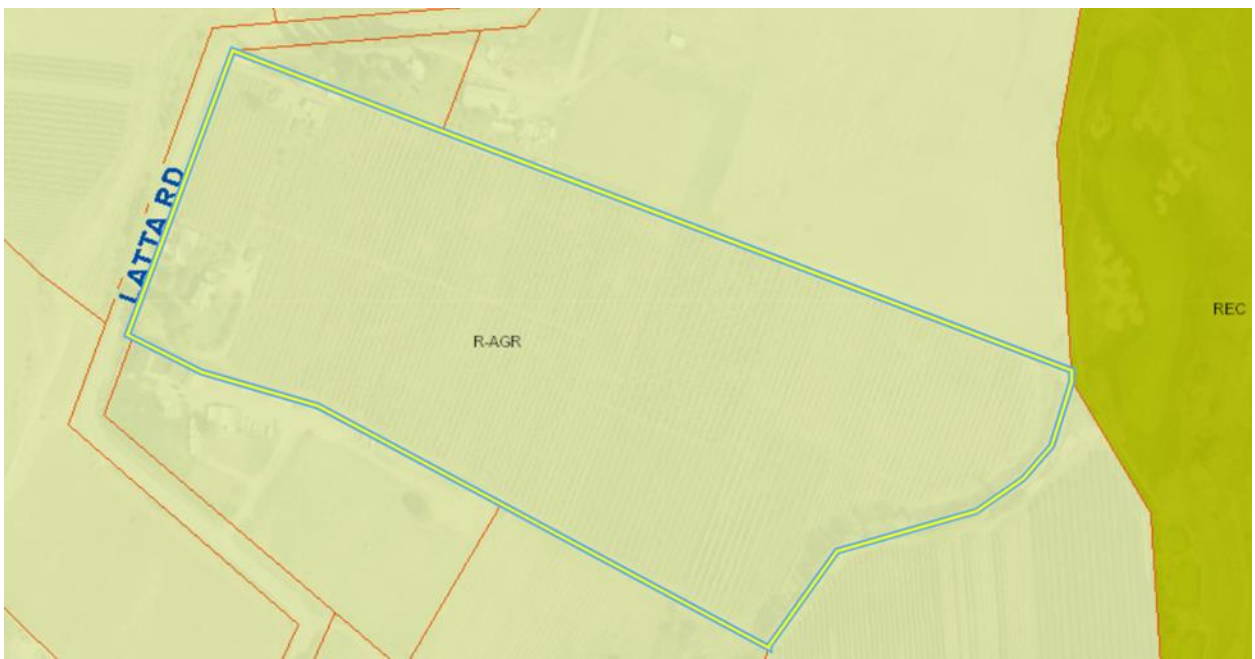
Subject Property Map



ALR Map



Future Land Use Map



3.2 Background

There were 3 other un-permitted dwellings on the property which ultimately have been issued decommissioning permits to bring the property into compliance. The dwelling under consideration is considered an illegal suite and is the basis for the ALC non-adhering residential use application.

Report prepared by: Carson Mackonka, Planner II

Reviewed by: Alex Kondor, Development Planning Manager - North

Approved for Inclusion: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A – ALC Application File No:101744

Attachment B – Site Plan

Attachment C – Ministry of Agriculture Memo