



ATTACHMENT		C
This forms part of application # A24-0011		
Planner Initials	CM	The logo for the City of Kelowna, featuring a colorful geometric design and the text "City of Kelowna DEVELOPMENT PLANNING".

September 9, 2024

File No: 0280-30

Local Government File No: A24-0011

Breanna Sartori, Planner 1
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
Via E-mail: planninginfo@kelowna.ca

Dear Breanna Sartori:

Re: Non- adhering Residential Use Application for 1444-1448 Latta Road (the Subject Property) (PID: 028-368-762; ALC Application ID: 101744)

Thank you for providing B.C. Ministry of Agriculture and Food staff the opportunity to comment on the proposed Non-adhering Residential Use application to retain the existing pickers shack on the Subject Property for the purpose of housing temporary farm workers. Ministry staff offer the following comments:

- The property is planted to cherries and is of adequate size (8.45 ha) to warrant additional labour, which the owners are proposing to provide with temporary farm workers registered with the federal Seasonal Agricultural Worker Program (SAWP). This program requires the employer to provide housing for the workers.
- Ministry staff note that the application states there is an existing 35m² pickers shack with a tenant that keeps an eye on the farm and a 35m² mobile home with tenants that cannot be evicted. Beyond the security issues, it is not clear why these tenants cannot be evicted.
- Ministry staff would typically expect that all existing housing be used for housing temporary farm workers prior to the operation requesting additional housing, and note that caretaking may not be considered a farm use in all circumstances. The Agricultural Land Commission (ALC) is only able to approve additional residences that are necessary for farm use.
- More detail is required on the proposed number of SAWP workers proposed and the reasons for not using the existing mobile home before Ministry staff can provide a recommendation.

If you have any questions regarding our comments, please feel free to contact me via phone or email.

Sincerely,

A handwritten signature in black ink that reads "Alison Fox". The signature is written in a cursive, flowing style.

Alison Fox, P.Ag.
Land Use Agrologist
B.C. Ministry of Agriculture and Food
Alison.Fox@gov.bc.ca
(778) 666-0566

Email copy: Chris Zabek, Regional Agrologist, B.C. Ministry of Agriculture and Food
Claire Buchanan, Regional Planner, ALC ALC.Referrals@gov.bc.ca