



City of
Kelowna

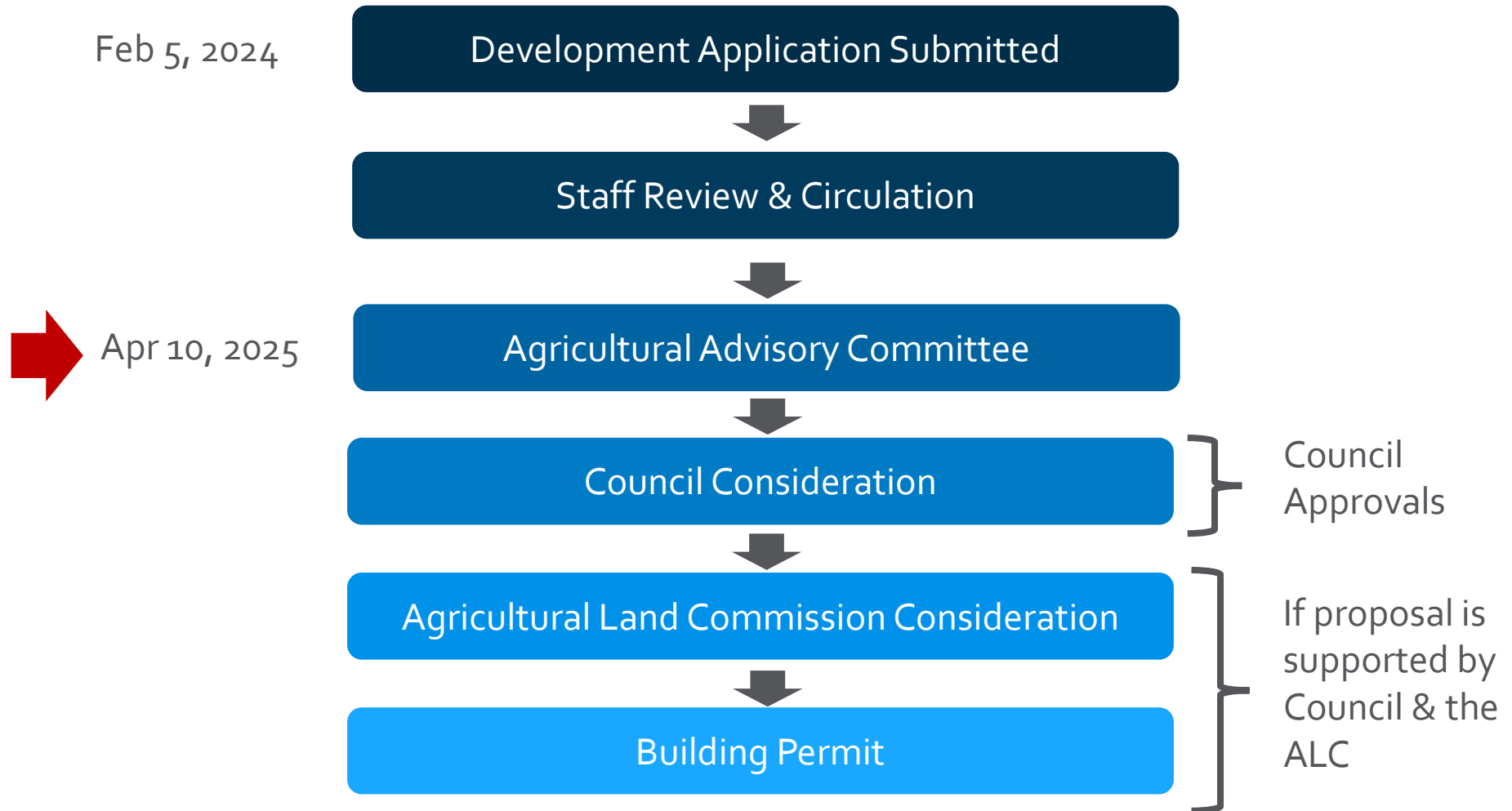
A24-0004 / FH25-0001
3677 Spiers Rd

ALR Application for a Non-Adhering Residential Use

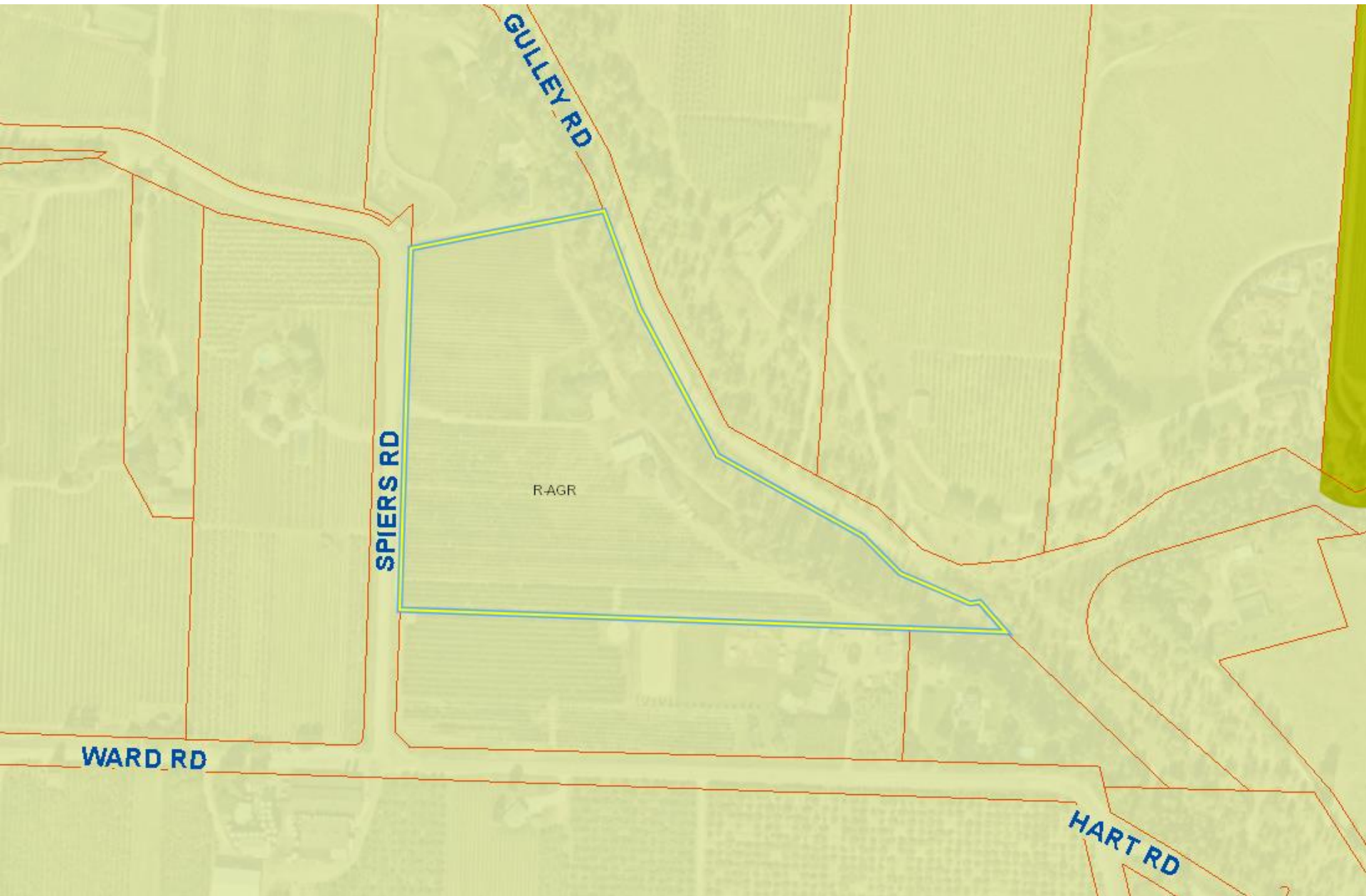
Proposal

- ▶ 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 4 seasonal farm workers on the subject property.

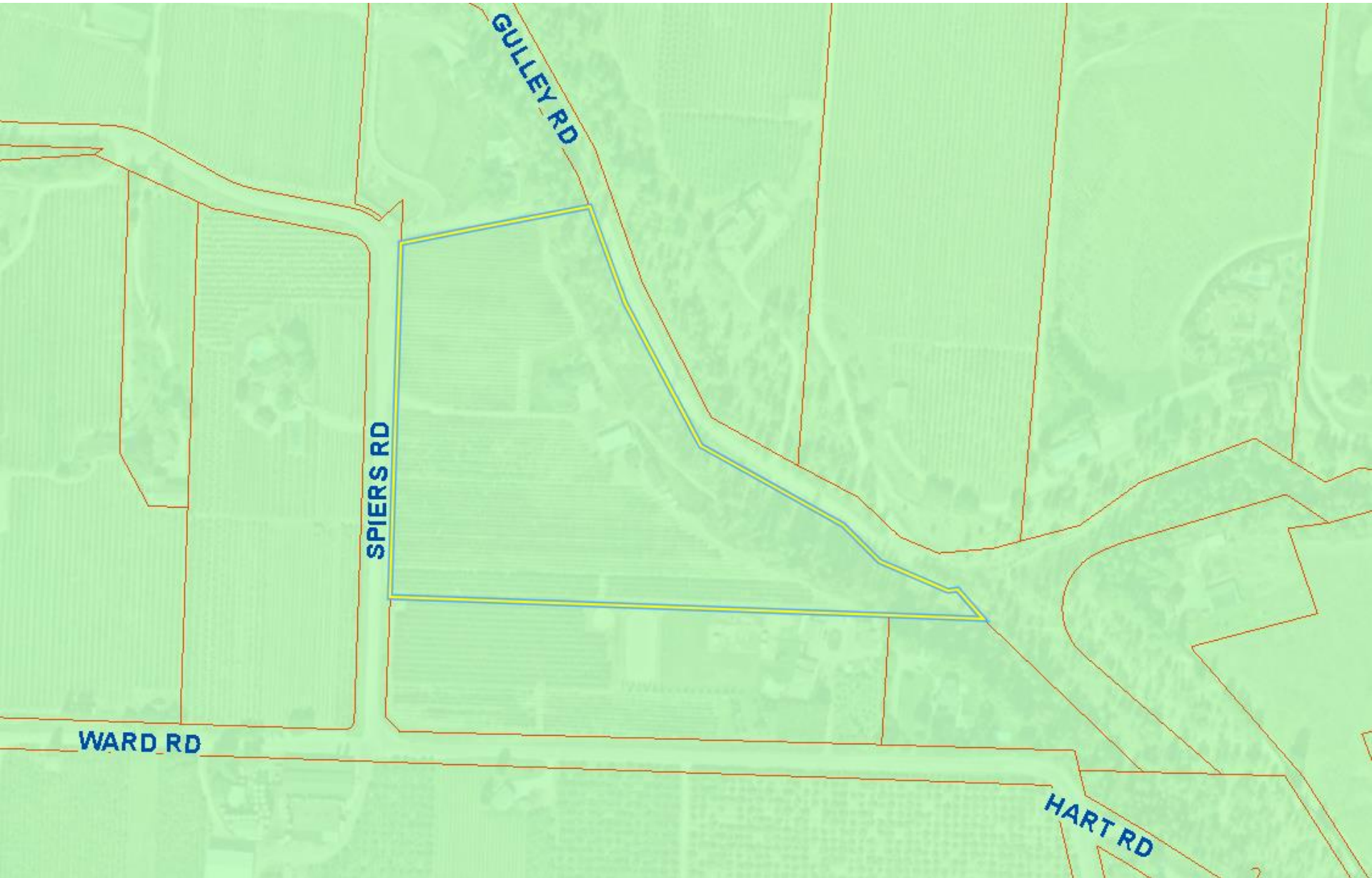
Development Process



OCP Future Land Use / Zoning



Agricultural Land Reserve



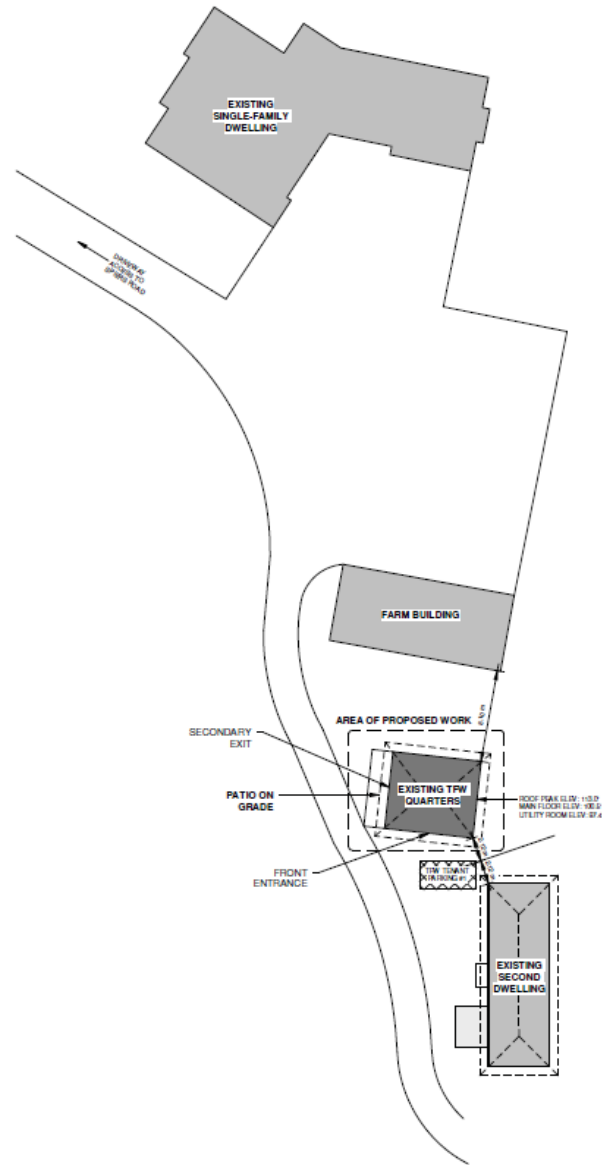
Aerial View



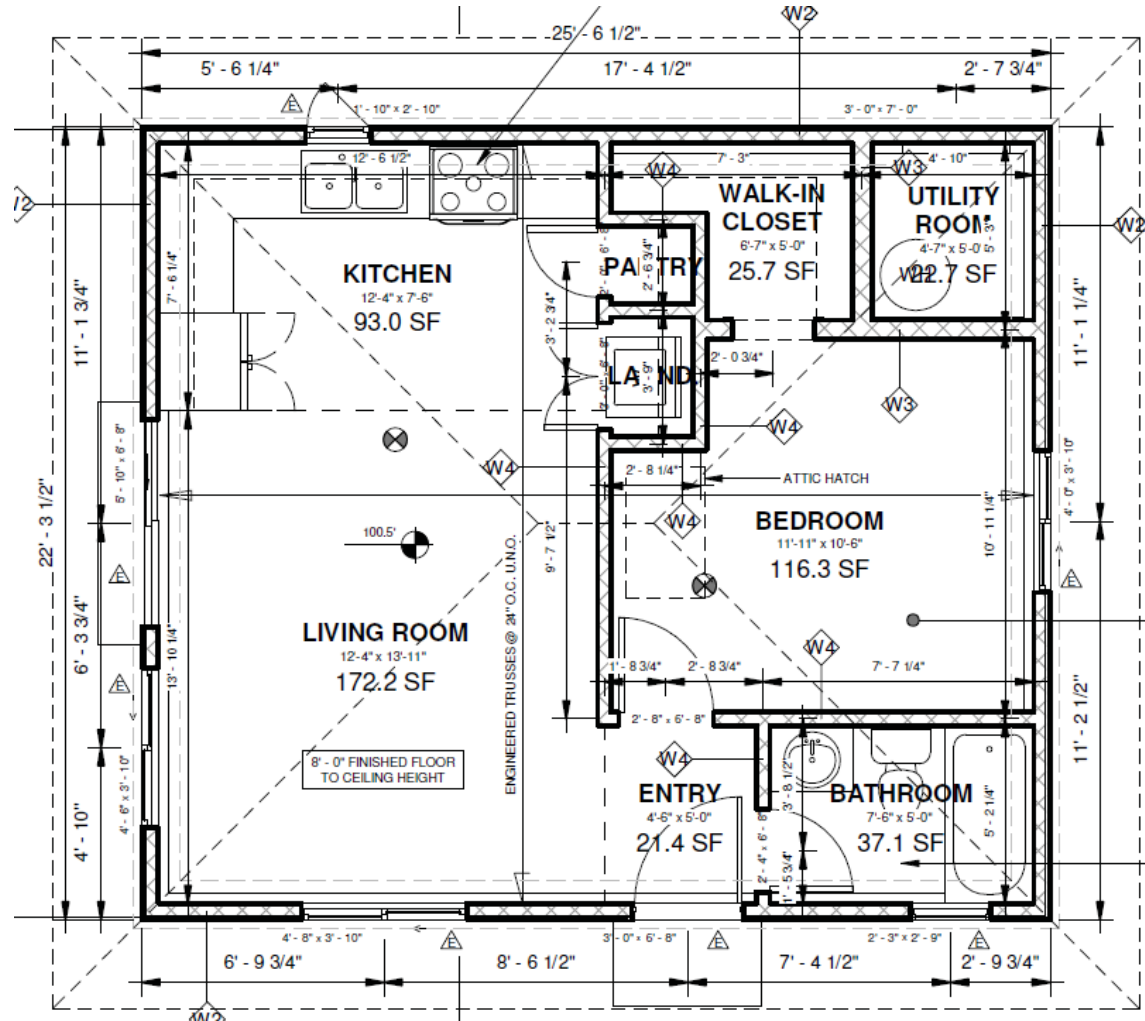
Project Details

- ▶ The applicant is seeking approvals to allow for four seasonal agriculture workers;
 - ▶ The workers will reside in a 52.8 m² building;
 - ▶ This would be the third residence on site.
- ▶ 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.

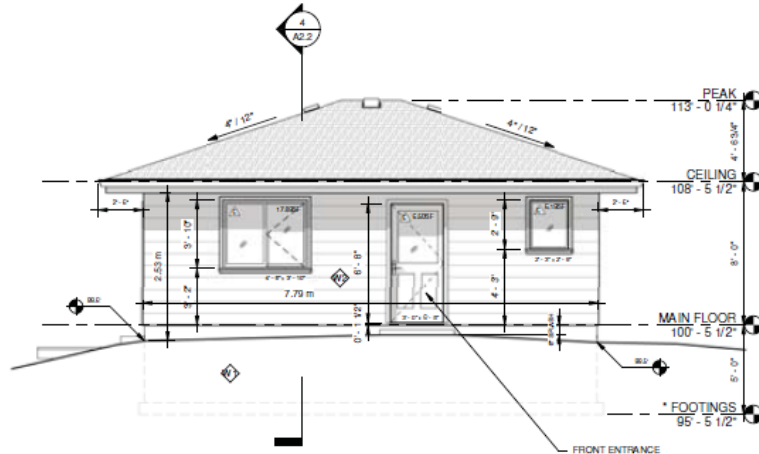
Site Plan



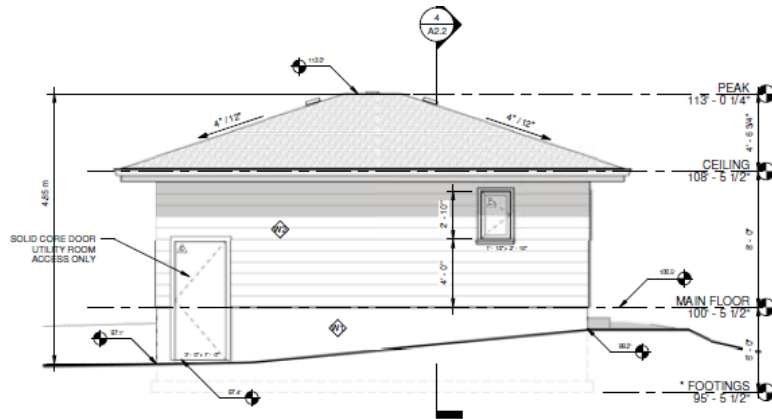
Floor Plan



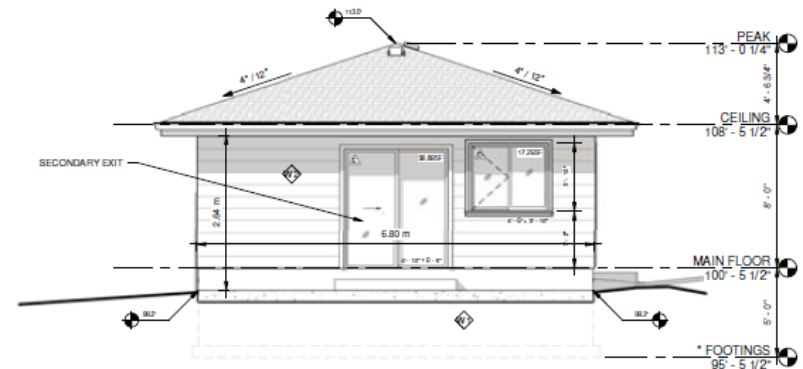
Elevation Drawings



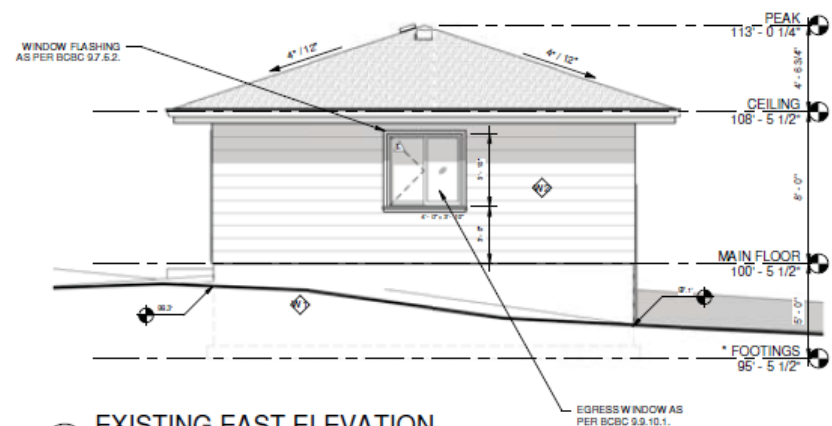
1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING WEST ELEVATION



4 EXISTING EAST ELEVATION
1/4" = 1'-0"

Landscape Plan



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 | X |
| 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) | <input checked="" type="checkbox"/> |

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.



Conclusion of Staff Remarks