



ALR Application

3677 Spiers Rd

A24-0004

Purpose

- To support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to allow temporary farm help housing to accommodate four (4) seasonal farm workers on the subject property.

Development Process

Feb 5, 2024 Development Application Submitted



Staff Review & Circulation



Apr 10, 2025 Agricultural Advisory Committee



May 12, 2025 Council Consideration



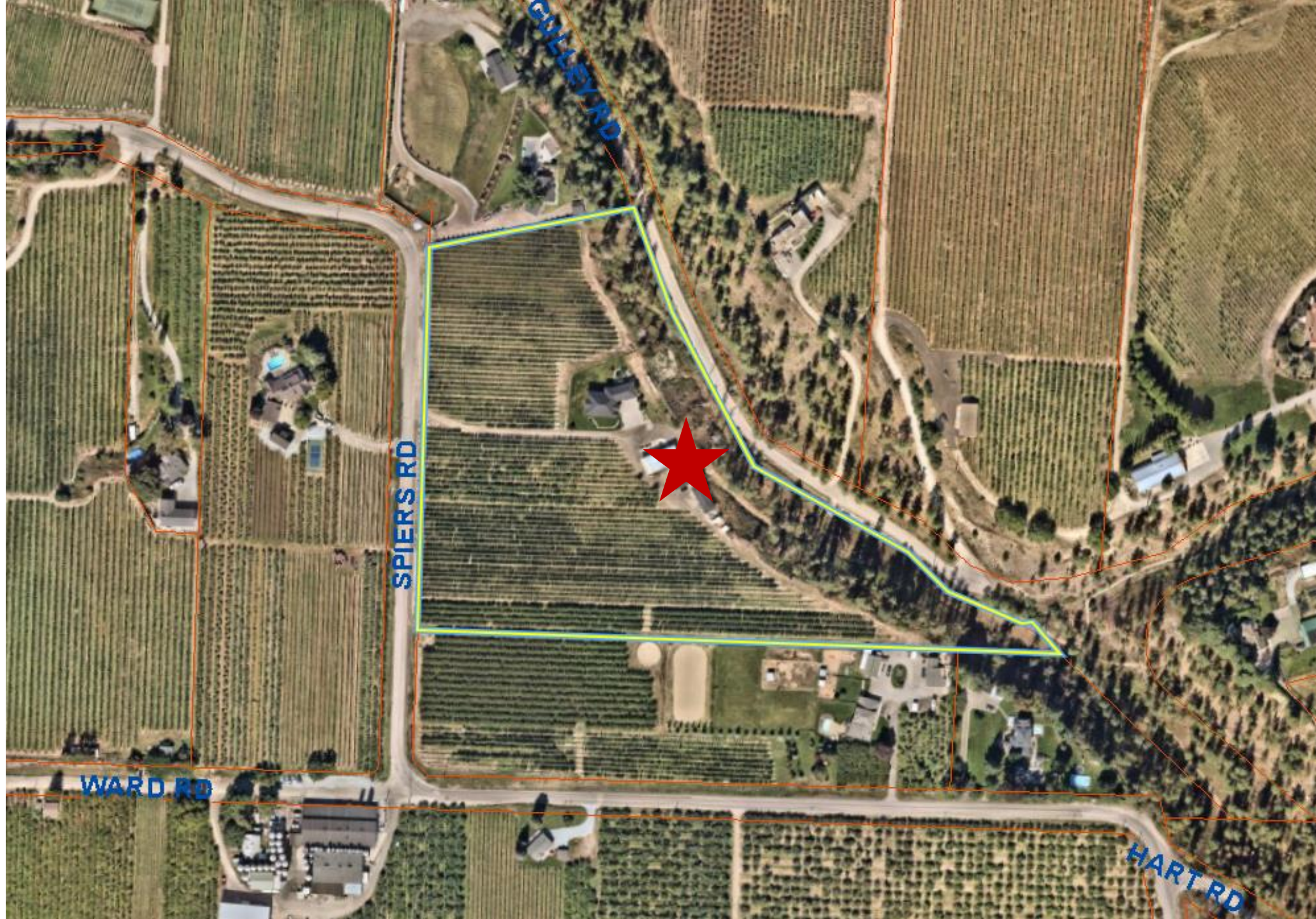
Agricultural Land Commission Consideration



Building Permit

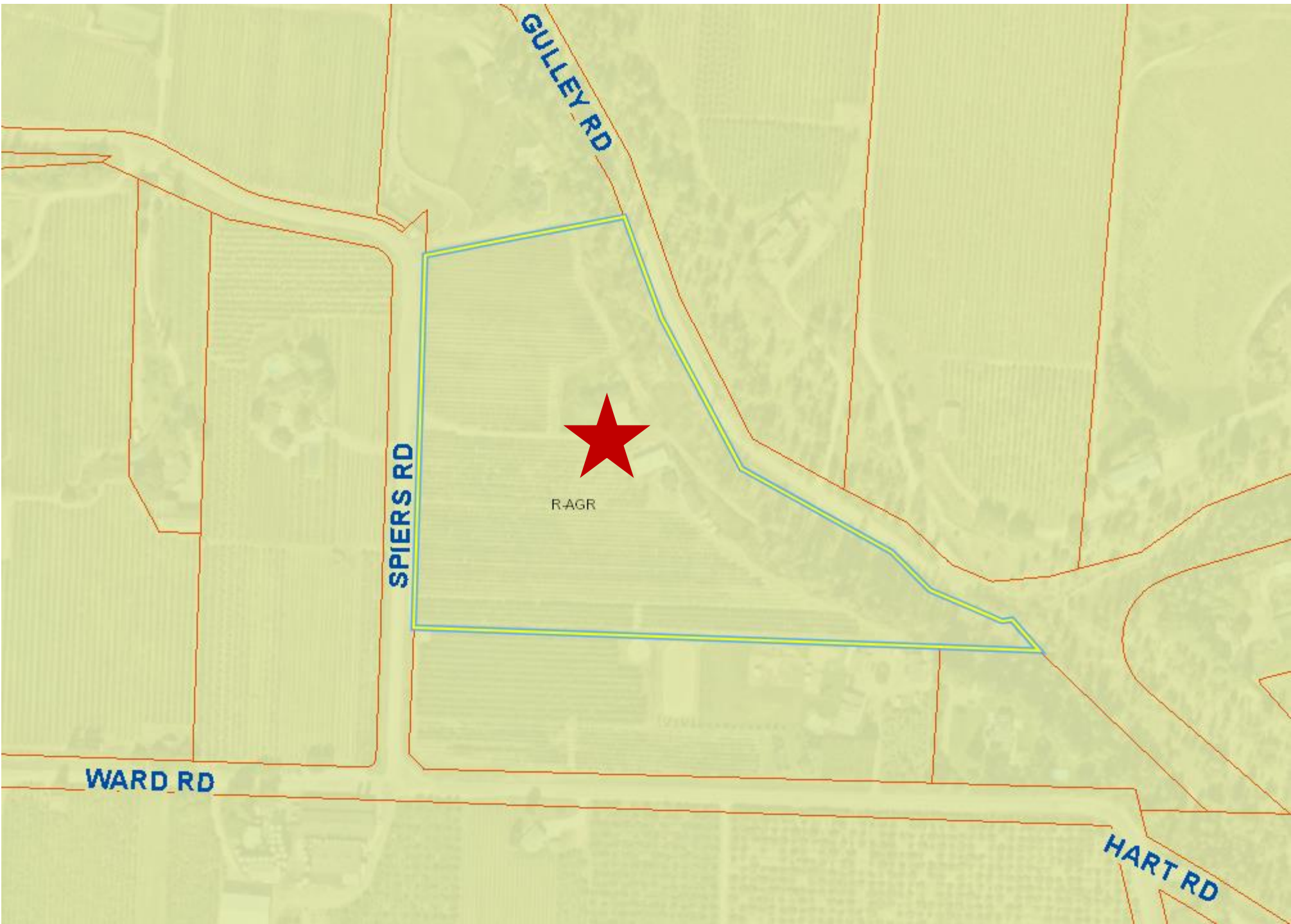


Context Map



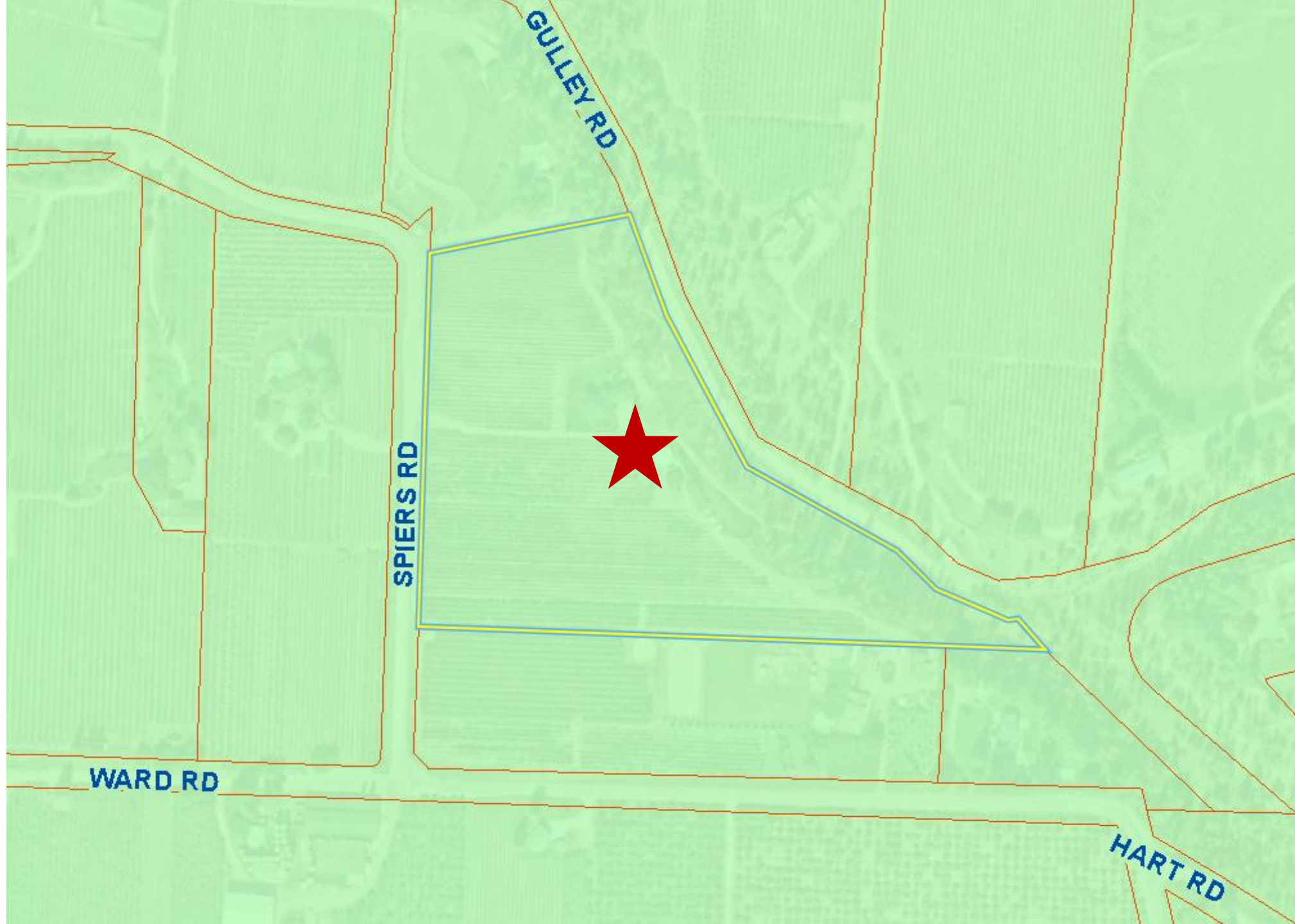


OCP:
Future
Land Use



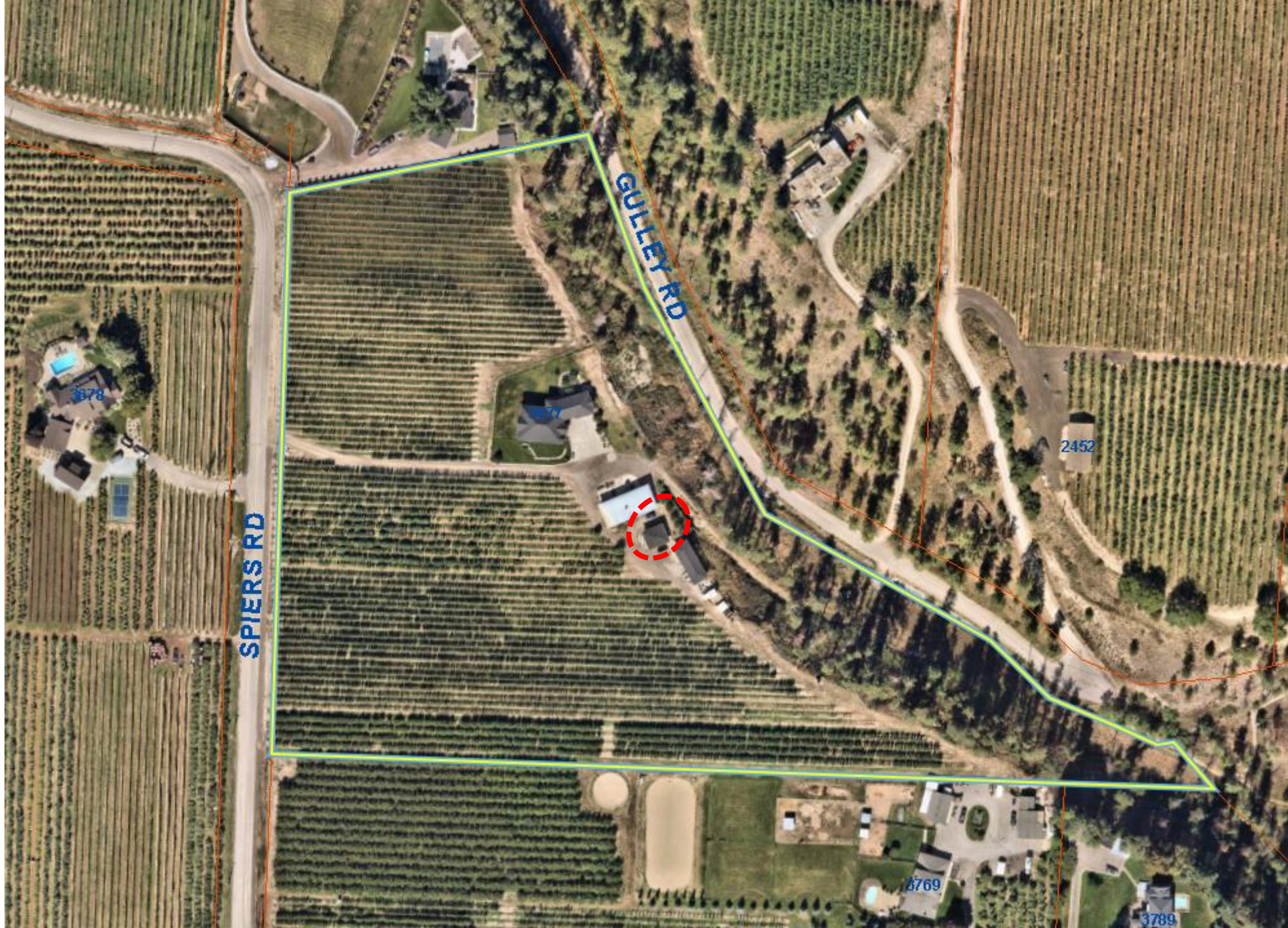


Agricultural Land Reserve





Subject Property Map

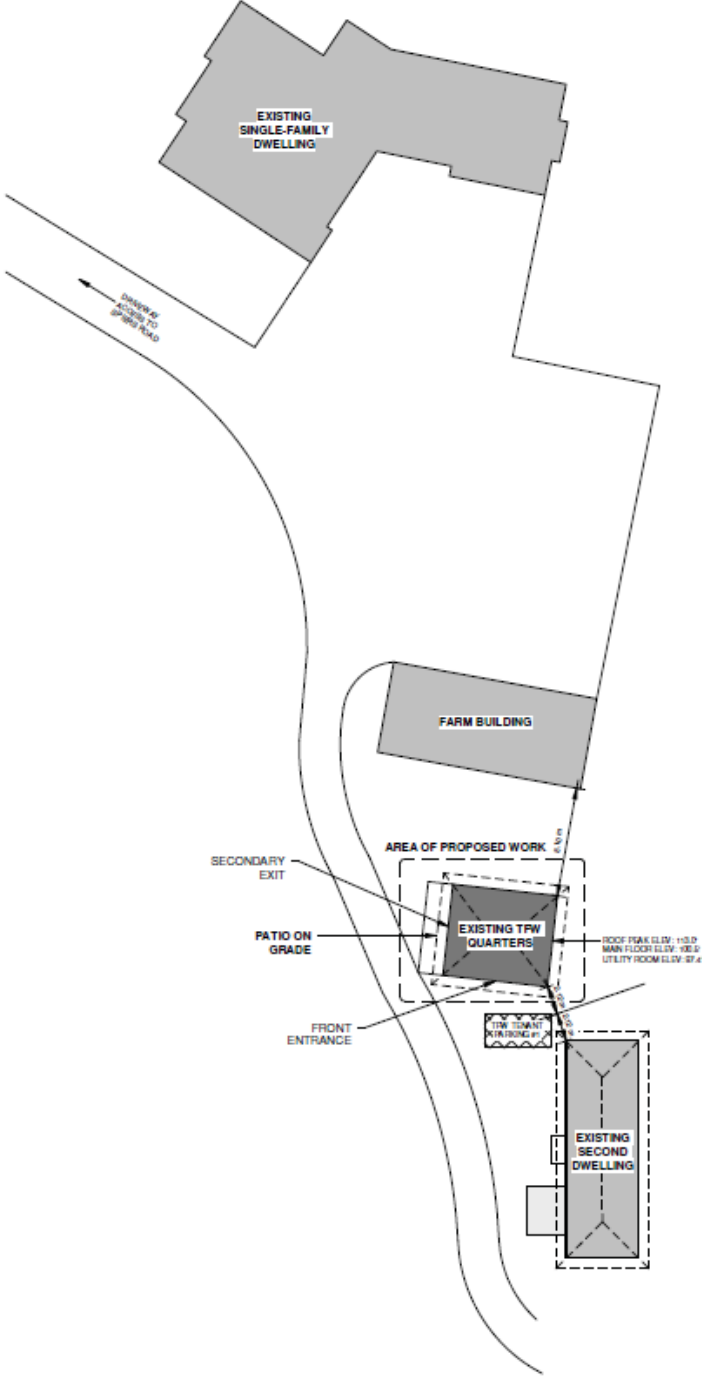


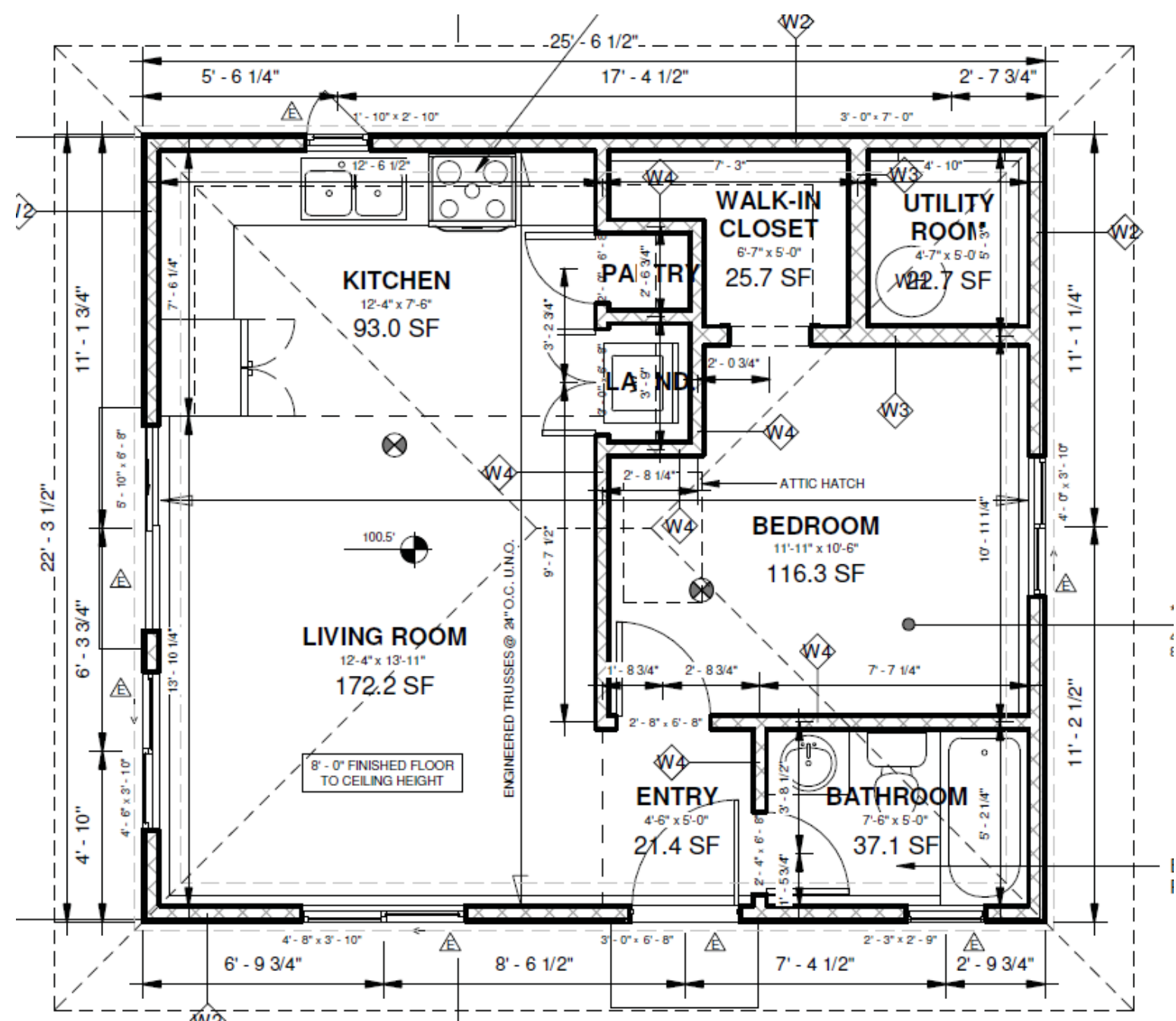
Technical Details

- 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 per year.
- A vegetative buffer is also required to be planted.

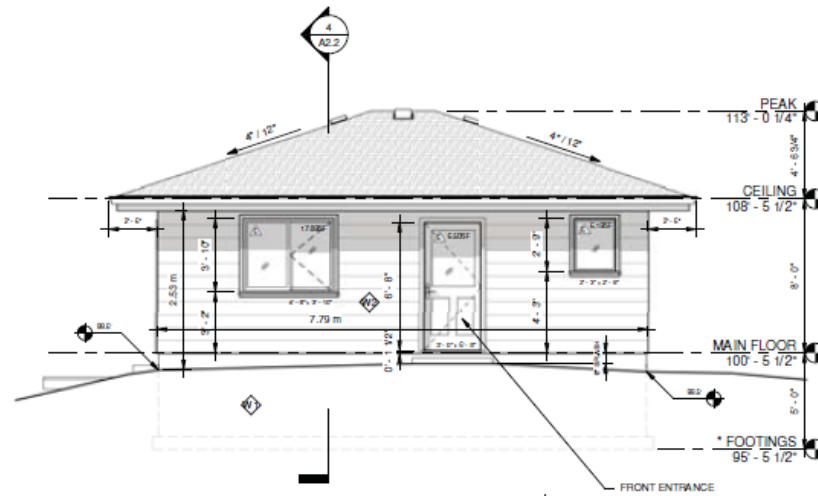


Site Plan

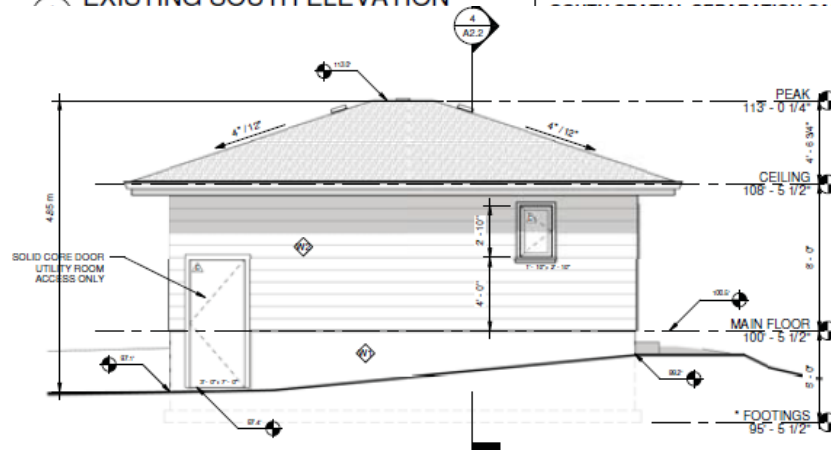




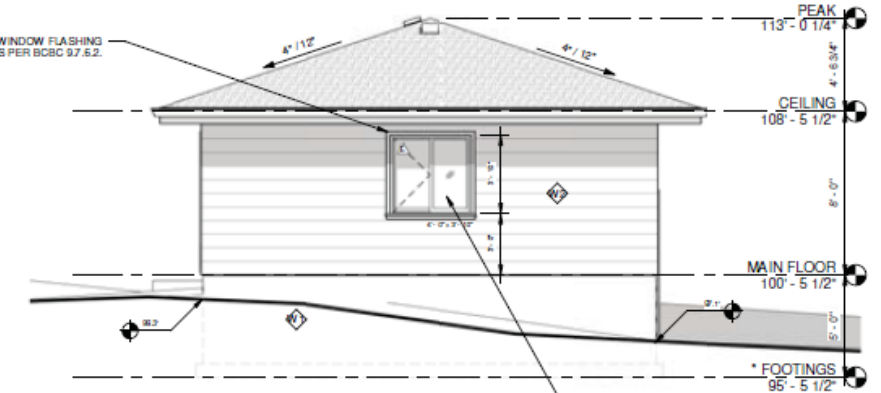
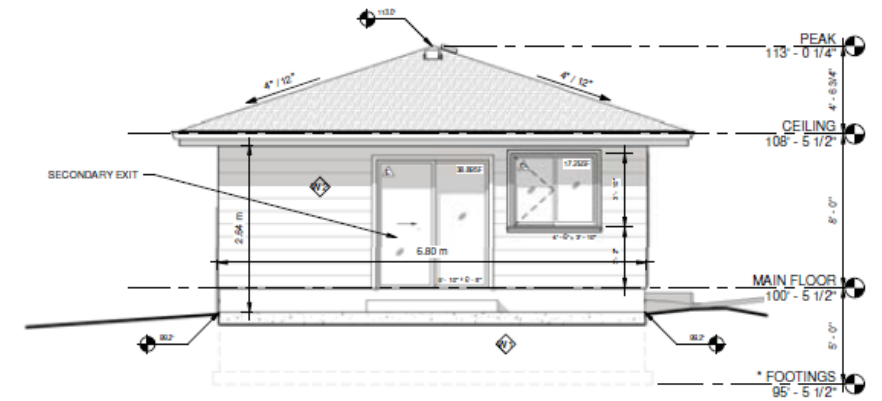
Elevation Drawings



EXISTING SOUTH ELEVATION



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



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

N CALC'S	
47.94m	(483.53FT)
18.0m ²	(193.8 SF)
18.0m ²	(193.8 SF)
5.2m ²	(56.1 SF)

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

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

- Application presented to the Agricultural Advisory Committee on April 10, 2025;
 - AAC Recommended that Council support the application.

Staff Recommendation

- Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
 - Meets intent of Zoning Bylaw and OCP;
 - Does not utilize productive agricultural lands or harm adjacent farm operations;
 - Applicant has demonstrated the scale of farm and nursery is large enough to support workers.
- Recommend the application be forwarded to ALC for consideration.