

REPORT TO COUNCIL

ALR APPLICATION



Date: March 30, 2026
To: Council
From: City Manager
Address: 3251 East Kelowna Road
File No.: A25-0018 and FH26-0001
Zone: A1 - Agriculture

1.0 Recommendation

THAT Agricultural Land Reserve Application No. A25-0018 for Lot 1 Section 15 Township 26 ODYD Plan 3379 located at 3251 East Kelowna Road, Kelowna, BC for ALC Non-Adhering Residential Use Permit application No. 106135, pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration;

AND THAT Council authorizes the issuance of Temporary Farm Worker Housing Permit No. FH26-0001 for Lot 1 Section 15 Township 26 ODYD Plan 3379 located at 3251 East Kelowna Road, Kelowna, BC subject to the following:

1. Approval by the Agricultural Land Commission of Non-Adhering Residential Use Permit Application No. A25-0018;
2. The dimensions and siting of the building and landscaping to be constructed on the land be in accordance with Schedule "A";
3. The applicant is required to post the City a Landscape Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscape buffer, as determined by a professional landscaper;
4. Registration of a Section 219 Restrictive Covenant on the Title that states:
 - a. The dwellings will be used for temporary farm workers only;
 - b. The owner will remove the dwellings if the farm operation changes such that if they are no longer required;
 - c. The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
 - d. The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers; and,
 - e. The temporary farm worker housing building footprint is a maximum of 0.3 ha.

AND FURTHER THAT this Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use permit (NARU) to allow for temporary farm help housing to accommodate forty-two (42) seasonal farm workers on the subject property.

3.0 Development Planning

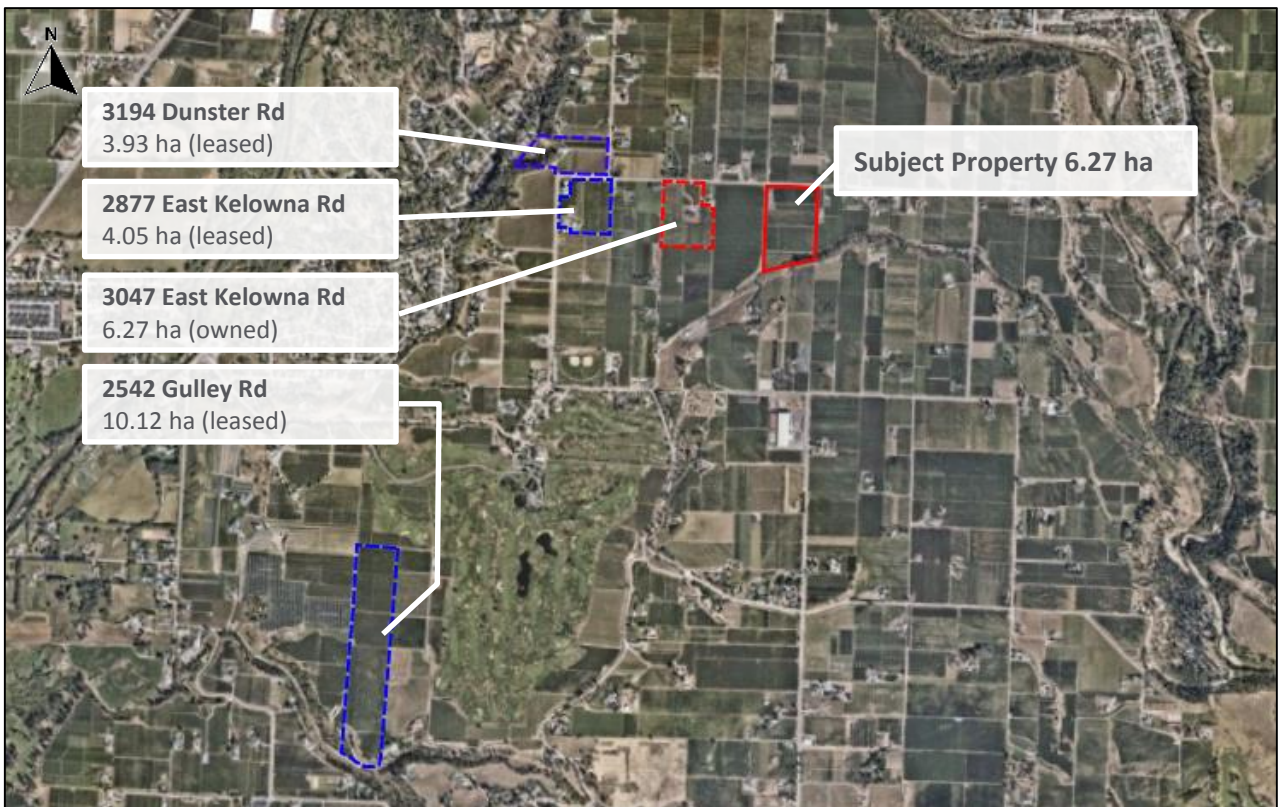
Staff support the proposed NARU application to accommodate 42 seasonal farm workers on the subject property, as the proposal complies with the City of Kelowna Official Community Plan (OCP) policies for temporary farm worker housing (TFWH). The parcel has approximately 5.2 hectares of apple orchards and the farm workers housed at the property are also intended to support agricultural activities across four other farms in the area, as shown on Map 4.1¹.

The proposed TFWH includes 10 portable trailers containing 42 sleeping units, kitchen and washroom facilities, and the workers will assist with the planting, pruning, picking, packing and shipping of cherries and apples. The project will be located on a partially disturbed area, adjacent to existing buildings near the western property boundary, and the site area including landscape buffers will be approximately 0.21 hectares (0.52 acres).

If the NARU is approved by Council and the Agricultural Land Commission, a covenant is required to be registered on title indicating that the unit can only be used for farm workers for a maximum of 10 (ten) months of the year, and that units will be removed if workers are no longer required. A vegetative buffer is required to be planted to separate active agriculture areas from the worker accommodation.

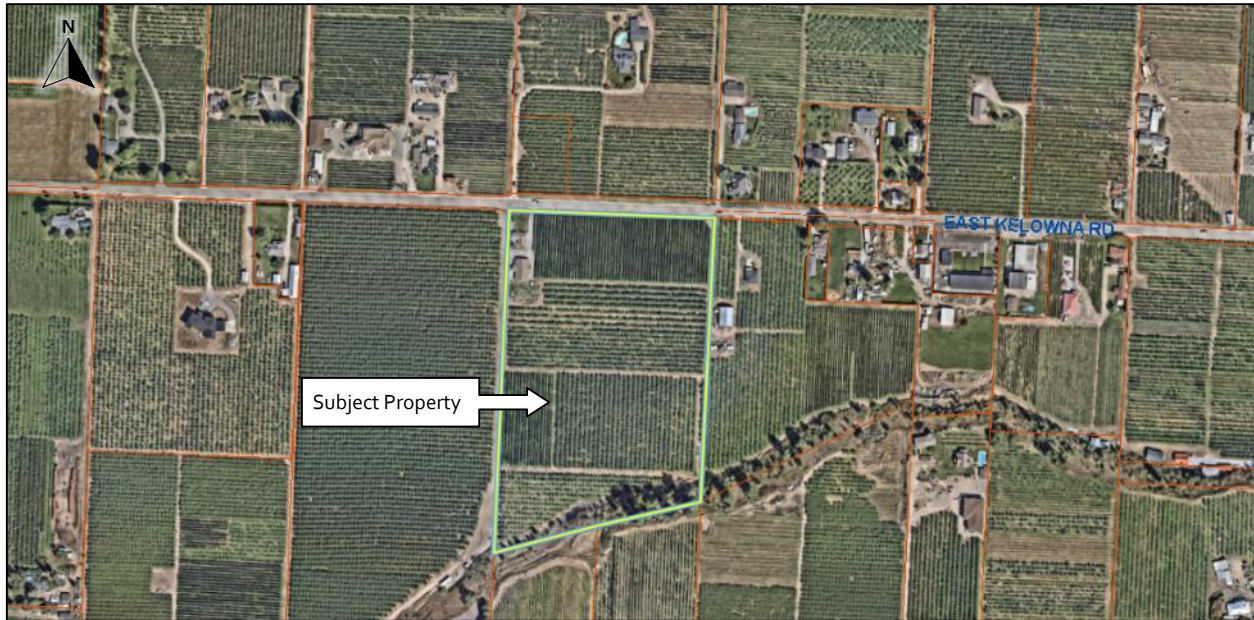
4.0 Subject Property & Background

4.1 Farm Unit and Property Location Map

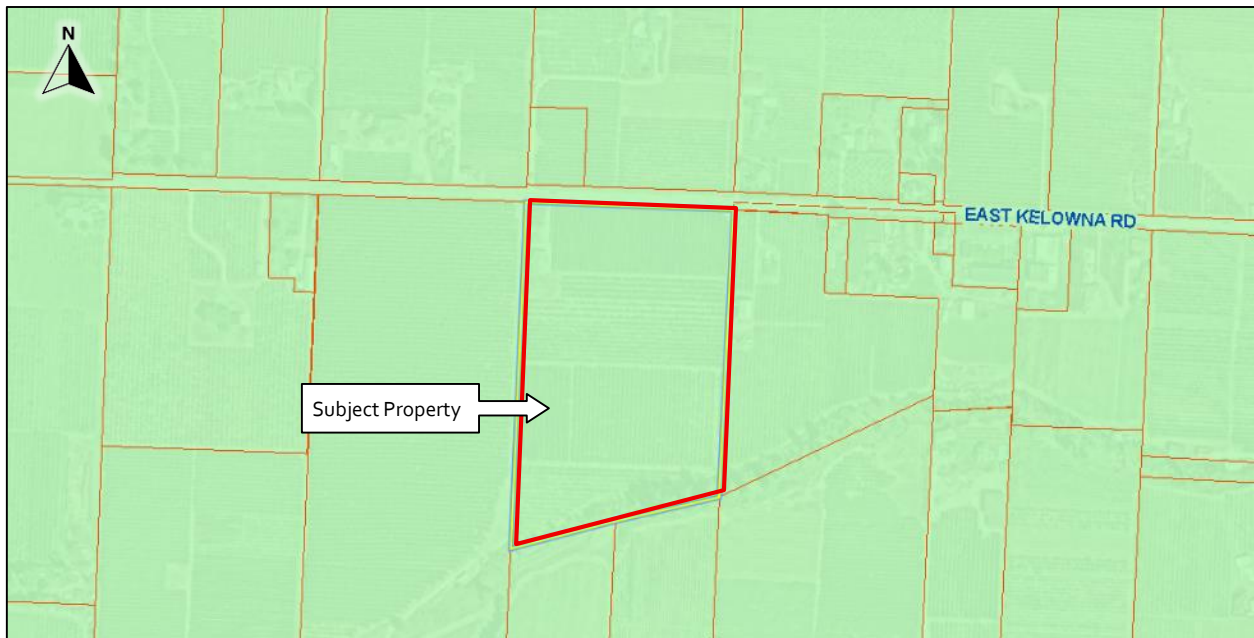


¹ The 5-property *farm unit* has a total of land area of 29 hectares. The workers are also intended to support operations on a 10-hectare farm at 3380 Popp Road, West Kelowna, however under Zoning Bylaw definitions, this property would not be considered part of the *farm unit*.

4.2 Subject Property Map



4.3 ALR Map



4.4 Site Context

The property at 3251 East Kelowna Road is a 6.27 hectare (15.5 acre) A₁ - Agriculture parcel within the Agricultural Land Reserve (ALR). The property currently contains a 135m² home and a 221m² additional residence for 8 temporary farm workers.

The property is zoned A₁ – Agriculture 1 and is designated R-AGR - Rural – Agricultural and Resource, as are the surrounding properties on East Kelowna Road, apart from Okanagan Montessori School. The City of Kelowna 2040 OCP classifies East Kelowna Road as a Rural Minor Arterial road, which would require approximately 3.6 m of land dedication along the entire road frontage to achieve a right-of-way width of 21 m. Staff will review this requirement and any necessary ALC approvals prior to Building Permit issuance.

Zoning and land uses adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Tree Fruits
South	A1 – Agriculture 1	Yes	Tree Fruits / Vineyards
East	A1 – Agriculture 1	Yes	Tree Fruits
West	A1 – Agriculture 1	Yes	Tree Fruits

5.0 Current Development Policies

The proposed temporary farm worker accommodation meets Zoning Bylaw regulations and is consistent with the Ministry of Agriculture standards for temporary farm worker accommodation.

5.1 Kelowna Official Community Plan (OCP)

Objective 8.1 Protect and preserve agricultural land and its capability	
Policy 8.1.9. Farm Help Housing.	<p>As a first option, encourage farm help housing to be located within the Permanent Growth Boundary, providing amenity for workers. As a second option, accommodation for farm help on agricultural land on the same farm unit, where approved by the ALC, will be considered only when:</p> <ul style="list-style-type: none"> • Agriculture is the principal use on the parcel; and • The applicant demonstrates that on-site housing for farm workers is necessary for the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary. <p>Temporary farm worker housing, such as a bunkhouse accommodation on non-permanent foundations, is the preferred solution where farm worker housing is justified.</p>
	<p><i>Comments: The property is not in the Permanent Growth Boundary, but agriculture is the principal use on the parcel and other parcels within the farm unit.</i></p>

The OCP Farm Protection Development Permit Guidelines state to design TFWH such that:

- TFWH should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use, or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- TFWH footprint should be contiguous with the residential footprint (i.e., Homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- TFWH should have a minimum 3.0-metre-wide vegetated buffer for screening to adjacent property lines and between the TFWH and active farming areas.

5.2 The City of Kelowna Agricultural Plan

Appendix G of the City of Kelowna's 2017 Agricultural Plan included recommendations for Zoning Bylaw updates, including:

Temporary Farm Worker Housing, as permitted by the City of Kelowna, should be allowed. The TFWH footprint means the portion of a lot that includes all structures, driveways and parking areas associated with the temporary farm worker housing, including but not limited to structures for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer.

5.3 Ministry of Agriculture's Guide to Bylaw Development in Farming Areas

In keeping with the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas and the City's policy for Temporary Farm Worker Housing, Development Planning Staff recommend the registration of Section 219 Restrictive Covenants which state:

- The TFWH shall be used for temporary farm workers only;
- The owner will remove the TFWH if the farm operation changes such that it is no longer required;
- The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
- The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers; and,
- The TFWH building footprint is a maximum of 0.3ha.

6.0 **Agricultural Advisory Committee**

The above noted application was considered by the Agricultural Advisory Committee at the meeting held on March 12th, 2026, and the following recommendation was carried:

THAT the Agricultural Advisory Committee recommend that Council approve an application to the Agricultural Land Commission for a non-adhering residential use permit to allow for temporary farm help housing to accommodate forty-two (42) seasonal farm workers on the subject property.

The Committee recognized that the siting of the TFWH a contiguous area with other residential structures minimizes the loss of farmland and they emphasized the need to ensure health and safety standards for farm workers, considering the large number of workers being hosted.

Report prepared by: Shaun O'Dea, Planner Specialist
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A – ALC Application File No. 106135
Attachment B – Draft Farm Help Permit FH26-0001
Schedule A – Site Plan, Building Plans and Landscape Plan
Attachment C – Development Engineering Memo

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.