

# ALR Application Non-Adhering Residential Use

3251 East Kelowna Road

A25-0018



# Purpose

To support 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 seasonal farm workers on the subject property.

# Development Process

Nov 27, 2025 Development Application Submitted



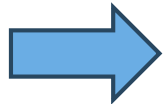
Staff Review & Circulation



Mar 12, 2026 Agricultural Advisory Committee



Mar 30, 2026 Council Consideration



Council Approval



Agricultural Land Commission Consideration



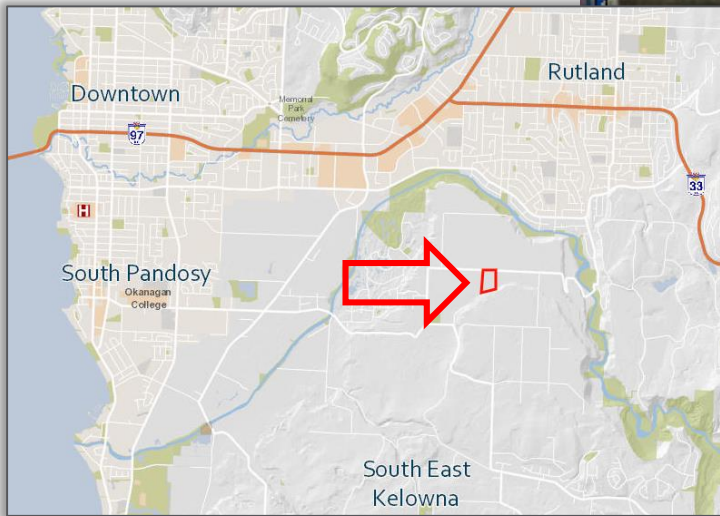
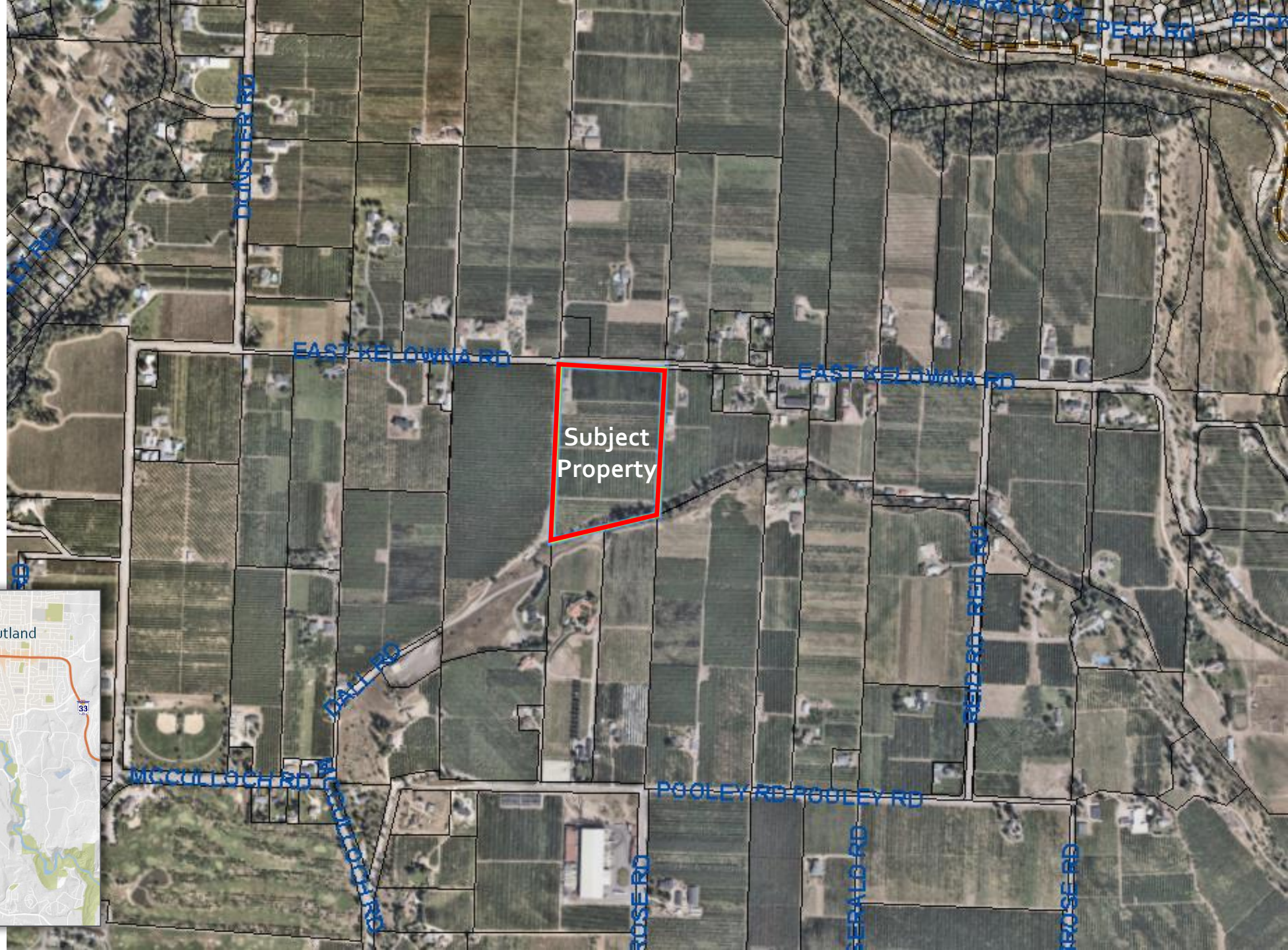
Building Permit



If supported by Council & the ALC

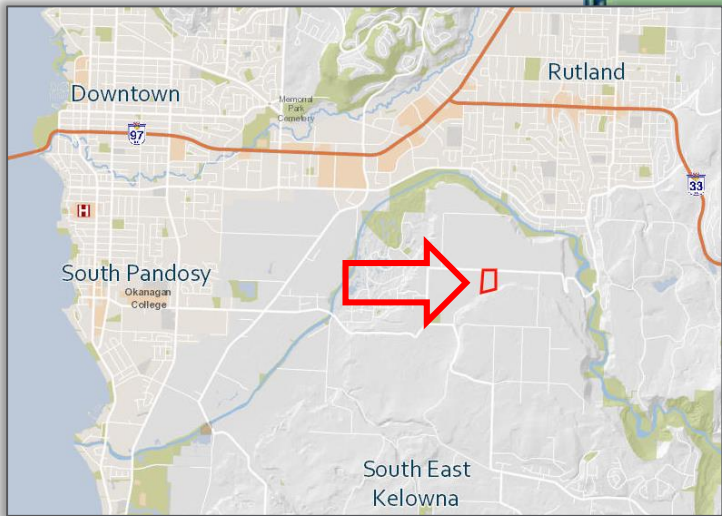
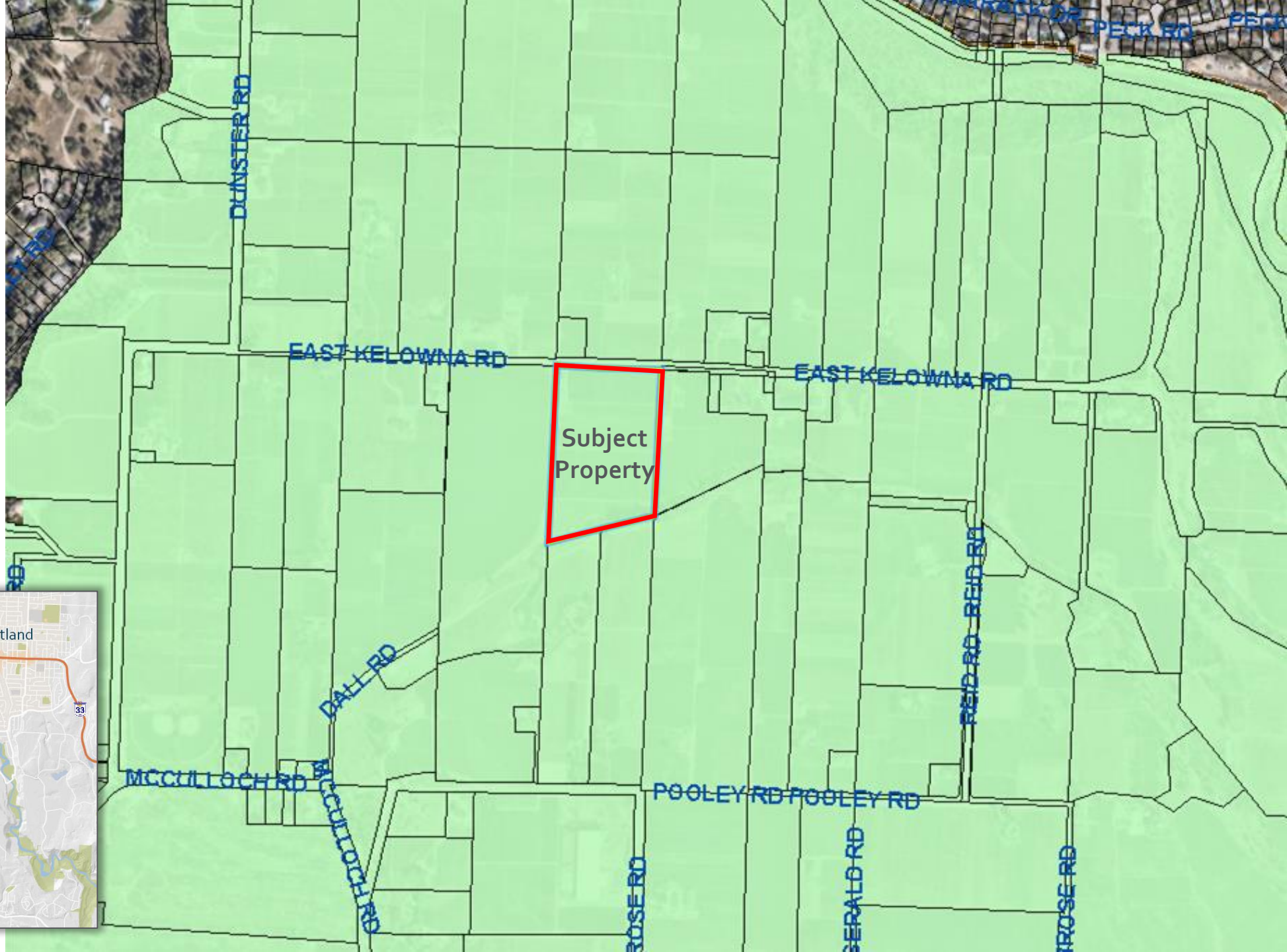


# Context Map



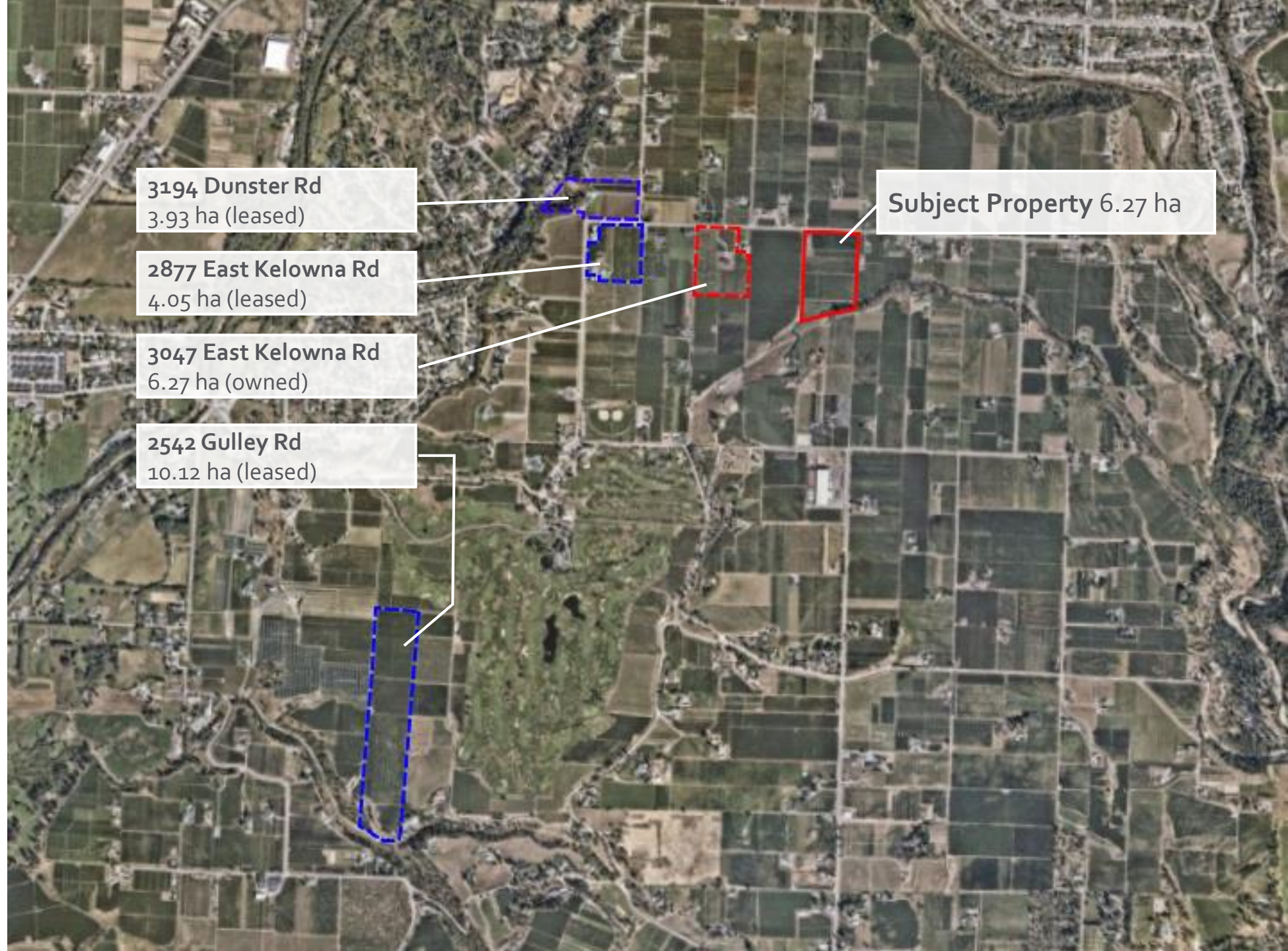


# Agricultural Land Reserve





# Context Map



**3194 Dunster Rd**  
3.93 ha (leased)

**2877 East Kelowna Rd**  
4.05 ha (leased)

**3047 East Kelowna Rd**  
6.27 ha (owned)

**2542 Gulley Rd**  
10.12 ha (leased)

**Subject Property 6.27 ha**

**3380 Popp Road West Kelowna**  
3.84 ha (leased)



# Subject Property Overview



East Kelowna Road

3254

SFD ~135m<sup>2</sup>

3253

TFWH ~221m<sup>2</sup>

Project  
location

Apple  
orchards

## Project Details

- Accommodations for 42 temporary farm workers housed in 10 trailer units
- Floor area = 624m<sup>2</sup> (6,720 sq. ft.)
- Project area = 0.21 hectares (0.52 acres) including vegetative buffer
- Covenant required to limit occupancy to 10 months



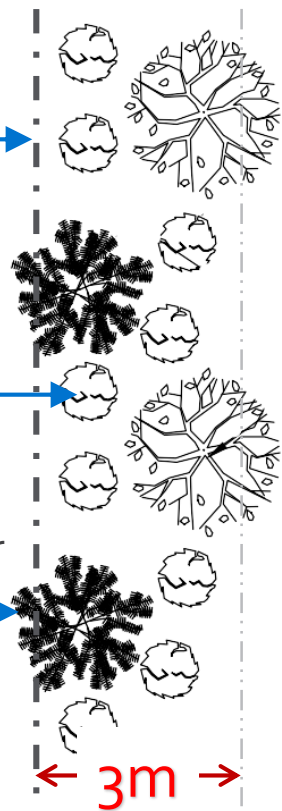
# Site Plan

## Buffer design

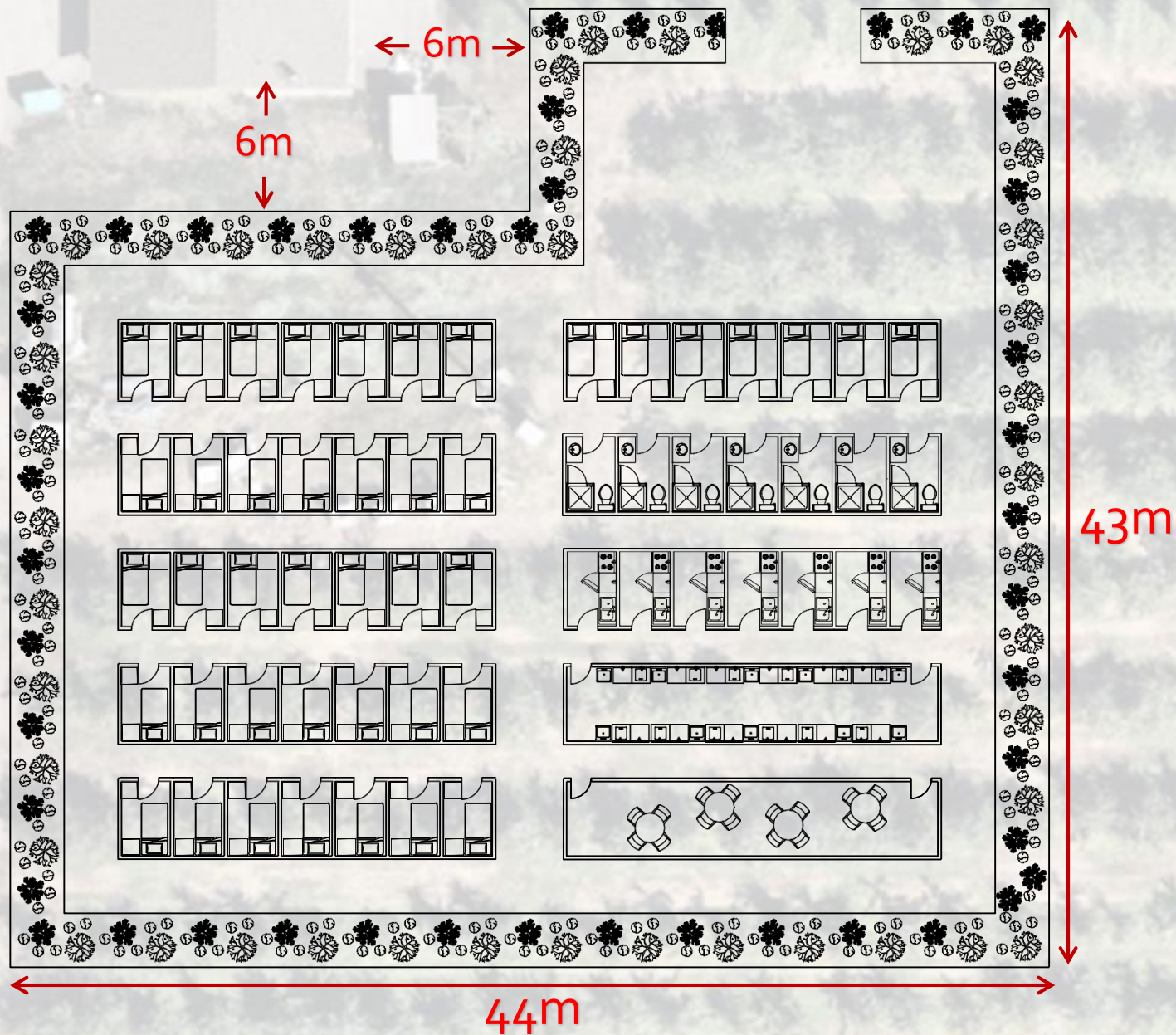
Opaque barrier fence

Screen hedging  
i.e. juniper

Trees i.e. Douglas fir  
and red maple

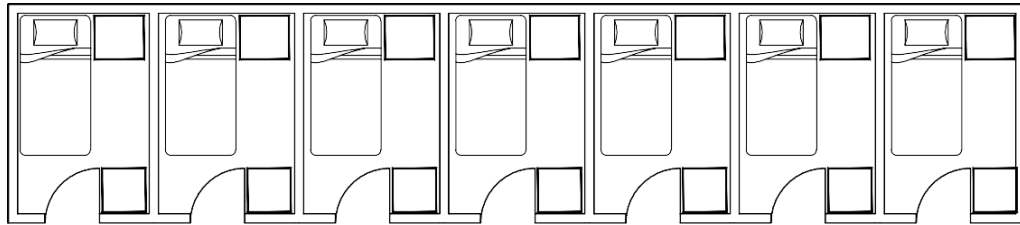


← 3m →

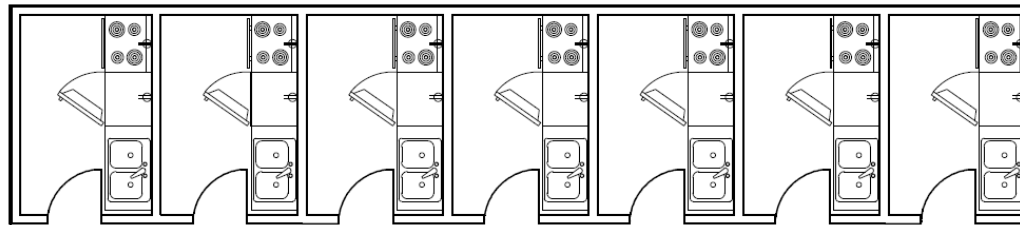


# Trailer units

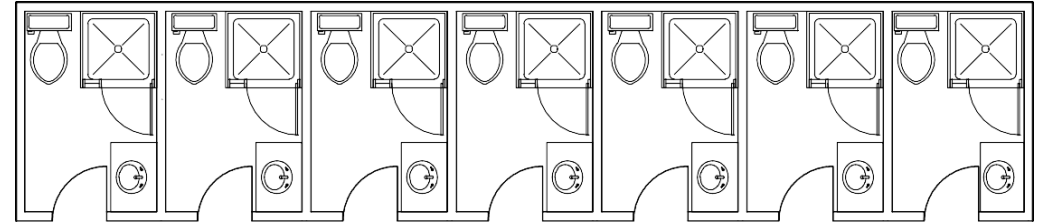
6 x Sleeper Units



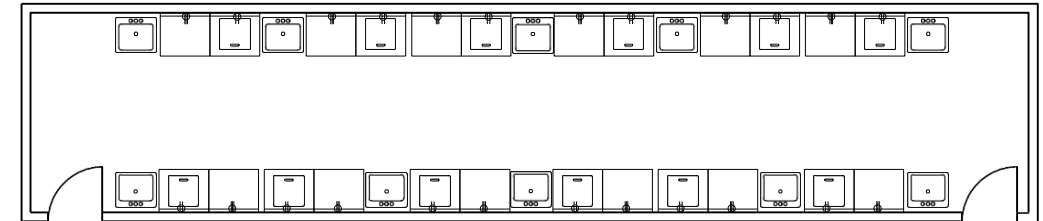
1 x Kitchen Unit



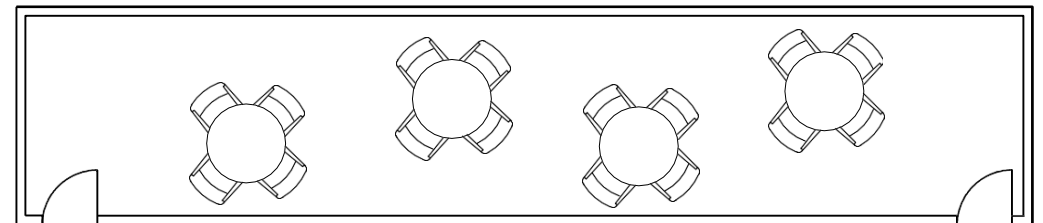
1 x Washroom Unit



1 x Laundry Unit



1 x Recreational Room



# Zoning Bylaw Regulations

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 & pruning periods	<input checked="" type="checkbox"/>
Occupied no more than 10 months of a calendar year	<input checked="" type="checkbox"/>
Maximum 0.30 ha TFWH footprint	<input checked="" type="checkbox"/>
Maximum temporary farm workers per city sector: 60	<input checked="" type="checkbox"/>

## OCP Policy / Guidelines

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	<input checked="" type="checkbox"/>
Scale of operation is large enough to warrant farm help	<input checked="" type="checkbox"/>
TFWH is on non-permanent foundations	<input checked="" type="checkbox"/>
The TFWH is within <ul style="list-style-type: none"><li>- a contiguous residential footprint</li><li>- and/or within 60m of the road</li><li>- and/or located to limit negative impacts on agriculture</li></ul>	<input checked="" type="checkbox"/>
A 3m wide buffer installed between TFWH and farming areas	<input checked="" type="checkbox"/>

# AAC Recommendation – March 12

- The Agricultural Advisory Committee recommends that Council supports the proposed Non-Adhering Residential Use.

# Staff Recommendation

- Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
  - Meets intent of Zoning Bylaw and OCP;
  - Limited impacts on agricultural lands and farm operations;
  - Applicant has demonstrated the scale of farm are sufficient to support workers.
- Recommend the application be forwarded to ALC for consideration.