

SCHEDULE A - OCP16-0022

OCP16-0022 - DRAFT				
List of Amendments to Official Community Plan Bylaw No. 10500 for Temporary Farm Worker Housing				
No.	Section	Existing	Proposed	Explanation
1	Chapter 5 - Development Processes Revise policy 5.34.2 to replace the words agricultural parcel with farm unit.	<p>Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:</p> <ul style="list-style-type: none"> • agriculture is the principal use on the parcel, and • the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to 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 (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.</p>	<p>Farm Help Housing. As a first option, farm help housing should be located within the Permanent Growth Boundary providing access to amenities for workers. Accommodation for farm help on the same farm unit will be considered only where:</p> <ul style="list-style-type: none"> • agriculture is the principal use on the parcel, and • the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to 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 (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.</p>	<p>Replace the words 'agricultural parcel' with 'farm unit' to be consistent with Zoning Bylaw. Add statement to encourage farm help housing to be within Permanent Growth Boundary.</p>
2	Chapter 15 - Farm Protection	1) Any development located on Agricultural Lands before:	1) Any development located on Agricultural Lands before:	Remove agri-tourist accommodation to be consistent

SCHEDULE A - OCP16-0022

	<p>Development Permit Guidelines</p> <p>Remove agri-tourist accommodation under Properties Affected 1. b. ii.</p>	<p>a. Subdivision of land; b. A Building Permit, Soil Permit, or alteration of land associated with the following uses: i. agri-tourism; ii. agri-tourist accommodation; iii. agricultural dwellings, additional; iv. secondary suite (within an accessory building or structure); v. utility services, minor impact; vi. wineries and cideries; vii. greenhouses and plant nurseries; viii. agricultural and garden stands; ix. temporary farm worker housing.</p>	<p>a. Subdivision of land; b. A Building Permit, Soil Permit, or alteration of land associated with the following uses: i. agri-tourism; ii. agricultural dwellings, additional; iii. secondary suite (within an accessory building or structure); iv. utility services, minor impact; v. wineries and cideries; vi. greenhouses and plant nurseries; vii. agricultural and garden stands; viii. temporary farm worker housing.</p>	<p>with Zoning Bylaw amendment to prohibit the use of Agri-tourist accommodation within the A1 zone. (received third reading at August 23, 2016 Council meeting).</p>
3	<p>Chapter15 - Farm Protection Development Permit Guidelines</p> <p>Add new guideline under 1.7 and label it 1.8</p>		<p>Design temporary farm worker housing such that:</p> <ul style="list-style-type: none"> • Temporary farm worker housing 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 	<p>Addition of policy on where temporary farm worker housing should be located, the type of buffer required as well as using existing dwellings first prior to construction of new temporary farm worker housing.</p>

SCHEDULE A - OCP16-0022

			<p>the existing septic system, prior to the authorization of a new temporary farm worker housing structure.</p> <ul style="list-style-type: none">• Temporary farm worker housing footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 50 metres of the road.• Temporary farm worker housing should have a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.	
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SCHEDULE B - TA16-0015

Zoning Bylaw No. 8000				
List of Amendments to Zoning Bylaw No. 8000 for Temporary Farm Worker Housing				
No.	Section	Existing	Proposed	Explanation
1	Replace in Section 2 Interpretation, 2.3 General Definitions	AGRICULTURAL DWELLINGS, ADDITIONAL means any dwelling on a bona fide agricultural operation that is used to house full-time permanent or seasonal farm workers employed on the same site as the agricultural operation only. This may include but is not limited to single detached houses, mobile homes , or bunkhouses.	AGRICULTURAL DWELLING(S), ADDITIONAL means any dwelling on a bona fide agricultural operation that is used to house full-time permanent or temporary farm workers employed on the farm unit . This may include but is not limited to single detached houses, mobile homes , or bunkhouses.	Replaced the words “on the same site” with farm unit so the definition is consistent with temporary farm worker(s) . Replaced seasonal farm workers with temporary farm workers for consistency.
2	Add to Section 2 Interpretation, 2.3 General Definitions		RESIDENTIAL FOOTPRINT means the portion of a lot that includes all structures, landscaping, driveways and parking areas associated with the principal dwelling, including but not limited to the principal dwelling, mobile home for family, home based business (minor, major and rural) , accessory structures including garage and storage, recreation areas (including pools and sport courts), and outdoor living areas. Structures not included in the residential footprint are agricultural structures , including greenhouses ,	Introduction of a new definition consistent with Ministry of Agriculture “Guide for Bylaw Development in Farming Areas.”

SCHEDULE B - TA16-0015

			agricultural and garden stands and those structures associated with the temporary farm worker housing footprint .	
3	Add to Section 2 Interpretation, 2.3 General Definitions		FARM UNIT means one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, within City limits, which forms and is managed as a single farm.	Introduction of a new definition consistent with Ministry of Agriculture "Guide for Bylaw Development in Farming Areas."
4	Add to Section 2 Interpretation, 2.3 General Definitions		<p>ON-FARM PROCESSING means the undertaking of processes, including mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, and biological treatments on a farm unit to:</p> <ul style="list-style-type: none"> • Prepare value added products from farm products to sell, or • Prepare feed for livestock, poultry, farmed game, located on the farm <p>But excludes on-farm composting, on-farm soil preparation, and on-farm soilless medium production.</p>	Introduction of a new definition consistent with Ministry of Agriculture "Guide for Bylaw Development in Farming Areas."
5	Add to Section 2 Interpretation, 2.3 General Definitions		TEMPORARY FARM WORKER(S) means an individual or individuals who carry out agricultural work on a temporary and seasonal basis on a farm unit .	Introduction of a new definition consistent with Ministry of Agriculture "Guide for Bylaw Development in Farming Areas."

SCHEDULE B - TA16-0015

6	Add to Section 2 Interpretation, 2.3 General Definitions		TEMPORARY FARM WORKER HOUSING (TFWH) means a dwelling to temporarily accommodate temporary farm worker(s) , which is accessory to a farm unit , that is used to provide spaces for cooking, sanitary, living and sleeping.	Introduction of a new definition consistent with Ministry of Agriculture "Guide for Bylaw Development in Farming Areas."
7	Add to Section 2 Interpretation, 2.3 General Definitions		TEMPORARY FARM WORKER HOUSING (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.	Definition modified from residential footprint to distinguish the area used for temporary farm worker housing .
8	Add to Section 9 Specific Use Regulations		9.13 Temporary Farm Worker Housing	Addition of category to specific use regulations for temporary farm worker housing .
9	Add to Section 9 Specific Use Regulations, 9.13 Temporary Farm Worker Housing		<p>9.13.1 The following requirements must be met prior to the issuance of a permit for a temporary Farm Worker Housing structure:</p> <p>(a) Farm Classification for the parcel, as determined by the <i>BC Assessment Act</i>.</p> <p>(b) Minimum parcel size is 3.8 ha.</p> <p>(c) The need for temporary farm worker housing onsite to house temporary farm workers must be</p>	Addition of specific use regulations outlining the conditions that must be met for temporary farm worker housing .

SCHEDULE B - TA16-0015

			<p>demonstrated through documentation such as a contract with the federal government through a migrant worker program, such as the Seasonal Agricultural Worker Program, farm receipts and / or previous employment records, and/or a farm plan prepared by a professional agrologist.</p> <p>(d) New TFWH structures shall include a communal kitchen.</p> <p>(e) The TFWH shall be occupied only during the farm unit's growing, harvesting and pruning periods. .</p> <p>(f) A statutory declaration must be filed with the City of Kelowna annually, by January 31st, stating that the building will be used only for TFWH and specify the time(s) of year when the TFWH will be occupied. The specified period of time may be no greater than eight months of that calendar year.</p> <p>(g) If the temporary farm worker housing is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structures for temporary</p>	
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SCHEDULE B - TA16-0015

			farm worker housing, and remove or decommission any existing buildings that had been repurposed for temporary farm worker housing purposes, by December 31 st of the second year of vacancy.	
10	Add to Section 9 Specific Use Regulations, 9.13 Temporary Farm Worker Housing		9.13.2 TFWH Footprint Size (a) TFWH footprint may not exceed 0.20 ha.	Addition of specific use regulations for temporary farm worker housing footprint size .
11	Add to Section 9 Specific Use Regulations, 9.13 Temporary Farm Worker Housing		9.13.3 TEMPORARY FARMWORKER ALLOCATION (a) Structure(s) to accommodate a maximum of forty temporary farm workers per farm unit . (b) Farm units with greenhouses and/or on-farm processing structures may increase allowable number of workers by 1 worker per each 1000 m2 of greenhouse and/or on-farm processing structures. (c) Where a farm unit comprises of multiple parcels of land, TFWH may be clustered on a single parcel, subject to: i. A restrictive covenant be registered on all other parcels of the	Addition of specific use regulations for the number of temporary farm workers .

SCHEDULE B - TA16-0015

			<p>farm unit restricting the development of further TFWH on said parcels, and transferring the allocation of TFWH to the parcel being developed with TFWH.</p>	
12	Replace in Section 11 Agriculture Zones 11.1.3 Secondary Uses	(a) agricultural dwellings, additional	(a) agricultural dwelling(s), additional	Update the word to match with revised definition.
13	Add to Section 11 Agriculture Zones 11.1.4 Buildings and Structures Permitted		<p>(f) TFWH may be in one of the following structure types:</p> <ul style="list-style-type: none"> i. Existing structure with a Building Permit that was approved at least 2 years prior to TFWH application, to be converted into TFWH, on the parcel within the farm unit. ii. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted. 	Regulations for type of structures permitted for TFWH .

SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT				
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing				
No.	Section	Existing Text	Proposed Text	Explanation
1	Update wording in section 1.3.7	An application for an Additional Dwelling for Farm Employee Permit	An application for a Temporary Farm Worker Housing Permit	
2	Add to 1.4 Definitions		‘Community Planning’ means the City of Kelowna’s Community Planning Department.	Consistent with re-organization
3	Remove from 1.4 Definitions	‘Land Use Management’ means the City of Kelowna’s Land Use Management Department;	‘Land Use Management’ means the City of Kelowna’s Land Use Management Department;	Consistent with re-organization
4	Replace all instances in Zoning Bylaw	‘Land Use Management’	‘Community Planning’	Consistent with re-organization
5	Replace all instances in Zoning Bylaw	‘Director of Land Use Management’	‘Department Manager, Community Planning’	Consistent with re-organization. Note: the definition for Department Manager, Community Planning was added during a previous revision, and Director of Land Use Management definition was removed during a previous revision.
6	Remove from Section 1.4.1 Definitions	‘Additional Dwelling for Farm Employee Permit’ means a permit authorized by Section 15(1) of the <i>Community Charter</i> for the accommodation of a full-time employee or employees paid to work on a farm operation.	‘Additional Dwelling for Farm Employee Permit’ means a permit authorized by Section 15(1) of the <i>Community Charter</i> for the accommodation of a full-time employee or employees paid to work on a farm operation.	Remove additional dwelling for farm employee permit.
7	Add to Section 1.4.1 Definitions		‘Agricultural Advisory Committee’ means an advisory committee established by Council .	No definition in bylaw.

SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT				
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing				
No.	Section	Existing Text	Proposed Text	Explanation
8	Add to Section 1.4.1 Definitions		<p>‘Temporary Farm Worker Housing Permit Minor Direct’ means a permit authorized by Section 15 (1) of the Community Charter, issued by the Department Manager, Community Planning that applies to development that meets the following criteria:</p> <ul style="list-style-type: none"> • Is for eight or fewer sleeping units in one or more Temporary farm worker agricultural dwellings; and • Is consistent with the applicable guidelines and policies of the Official Community Plan and regulations of the Zoning Bylaw. 	No definition in bylaw. Wording is consistent with Development Application Fees Bylaw.
9	Section 1.4.1 Definitions		‘Temporary Farm Worker Housing Permit Major’ means a permit authorized by Section 15(1) of the <i>Community Charter</i> for the accommodation of an employee(s) paid to work on a farm for less than eight months per calendar year.	No definition in bylaw. Wording is consistent with Development Application Fees Bylaw.
10	Revise 2.1.2 in Section 2.1 Making Application	<p>2.1.2 Application Requirements and Processing</p> <p>h) An Application for an Additional Dwelling for Farm Employee Permit will be made and processed substantially in accordance with Schedule ‘9’ of this bylaw.</p>	<p>2.1.2 Application Requirements and Processing</p> <p>h) An Application for a Temporary Farm Worker Housing Permit will be made and processed substantially in accordance with Schedule ‘9’ of this bylaw.</p>	Replace Additional Dwelling for Farm Employee Permit with Temporary Farm Worker Housing Permit
11	Replace wording Section 2.3.4 Delegation of Authority	<p>2.3.4 Issuance or Refusal of Additional Dwelling for Farm Employee Permits</p> <p>The powers of Council under Section 15(1) of the <i>Community Charter</i> to issue, to refuse, to amend and to set conditions for permits for the placement of dwellings for the accommodation of farm help, in</p>	<p>2.3.4 Issuance of Temporary Farm Worker Housing Permits</p> <p>The powers of Council under Section 15(1) of the <i>Community Charter</i> to issue, to amend and to set conditions for permits for the placement of dwellings for the accommodation of Temporary farm workers, in accordance with the <i>Agricultural Land Commission Act</i> and Regulations.</p>	Replace Additional Dwelling for Farm Employee Permit with Temporary Farm Worker Housing Permit; remove words ‘farm help’; and remove the words “to refuse” as Council cannot refuse

SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT				
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing				
No.	Section	Existing Text	Proposed Text	Explanation
		accordance with the <i>Agricultural Land Commission Act</i> and Regulations.		an application for up to 40 temporary farm workers as Kelowna is a Farm Bylaw community.
12	Add to Section 2.4.2 's)' and Renumber 't) Development Approval Information	s) Any other topic in relation to which the Director of Land Use Management considers the proposed activity or development impacts the jurisdiction of the City	s) Agricultural impacts, including, but not limited to a soils assessment; t) Any other topic in relation to which the Department Manager, Community Planning considers the proposed activity or development impacts the jurisdiction of the City .	
13	Rename schedule 9	Schedule '9' Applications for Additional Dwelling for Farm Employee Permits	Schedule '9' Applications for Temporary Farm Worker Housing Permits	
14	Replace Schedule '9' Applications for Additional Dwelling for Farm Employee Permits with Schedule '9' Applications for Permanent Farm Worker Housing Permits	This information is meant as a general guide only and is not regarded as the right to development approval if the steps indicated are followed. 1.0 APPLICATION REQUIREMENTS The following information will be required to accompany an application for an Additional Dwelling for Farm Employee Permit under this Bylaw: 1.1 State of Title, printed within ninety (90) days before making application, for all properties subject of the application; 1.2 Owner's Authorization (where required); 1.3 Project Rationale outlining the justification for the additional farm help in relation to the agricultural	This information is meant as a general guide only and is not regarded as the right to development approval if the steps indicated are followed. 1.0 TEMPORARY FARM WORKER HOUSING PERMIT MINOR DIRECT 1.1 Restriction on Delegation. As a restriction on Section 2.3.4, the Department Manager, Community Planning may only issue or amend Temporary Farm Worker Housing Permits that meet the following criteria: <ul style="list-style-type: none"> The Permit is consistent with OCP DP Guidelines; The Permit authorizes eight (8) or fewer sleeping units; and No variances to the Zoning Bylaw are required. 	Update wording to reflect Permanent Farm Worker Housing Permit

SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT																			
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing																			
No.	Section	Existing Text	Proposed Text	Explanation															
		<p>activities, including maps, as necessary.</p> <p>2.0 PROCESSING PROCEDURES An Additional Dwelling for Farm Employee Permit application submitted in accordance with this bylaw will be processed as follows:</p> <p>2.1 Upon receipt of an application package submitted to the City in accordance with the requirements of this bylaw, staff will issue a fee receipt to the applicant.</p> <p>2.2 Land Use Management will review the application to determine whether it is complete and, if incomplete, will request the required information from the applicant. One Window Staff will open a file only upon a complete submission package.</p> <p>2.3 Land Use Management will refer the application to all applicable City departments, government and external agencies.</p> <p>2.4 Land Use Management will evaluate the proposal for compliance with relevant City bylaws and policies and relevant provincial regulations, which include but is not limited to Agricultural Land Reserve Use, Subdivision and Procedure Regulation.</p> <p>2.5 Relevant technical comments will be incorporated into a staff report for</p>	<p>Applications not eligible for issuance or amendment by the Department Manager, Community Planning must be considered by Council.</p> <p>1.2 Application Requirements a) The following information listed in Schedule ‘1’ of this bylaw will be required to accompany an application for a Temporary Farm Worker Housing Permit Minor Direct under this bylaw:</p> <table><tr><td>(a) Application Form</td><td>(g) Photographs</td><td></td></tr><tr><td>(b) State of Title Certificate</td><td>(i) Site Plan</td><td></td></tr><tr><td>(c) Owner’s Authorization form (if applicable)</td><td>(j) Floor Plans</td><td></td></tr><tr><td>(d) Site Profile or Site Profile Waiver</td><td>(k) Elevation Drawings</td><td></td></tr><tr><td>(f) Project Rationale</td><td>(m) Landscape Plan</td><td></td></tr></table> <p>b) Additional information may be required by the Department Manager, Community Planning to evaluate adequately and to issue a Permit, in accordance with Section 2.4 of this bylaw.</p> <p>1.3 Processing Procedures A Temporary Farm Worker Housing Permit Minor Direct application</p>	(a) Application Form	(g) Photographs		(b) State of Title Certificate	(i) Site Plan		(c) Owner’s Authorization form (if applicable)	(j) Floor Plans		(d) Site Profile or Site Profile Waiver	(k) Elevation Drawings		(f) Project Rationale	(m) Landscape Plan		
(a) Application Form	(g) Photographs																		
(b) State of Title Certificate	(i) Site Plan																		
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(d) Site Profile or Site Profile Waiver	(k) Elevation Drawings																		
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SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT				
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing				
No.	Section	Existing Text	Proposed Text	Explanation
		<p>consideration by the Director of Land Use Management.</p> <p>2.6 Land Use Management will notify the applicant in writing of the decision of the Director of Land Use Management.</p> <p>2.7 If authorized for issuance by the Director of Land Use Management, staff will prepare the required Additional Dwelling for Farm Employee Permit, related schedules and required covenants for signature.</p>	<p>submitted in accordance with this bylaw will be processed as follows:</p> <p>a) Upon receipt of an application package submitted in accordance with the requirements of this bylaw, staff will issue a fee receipt to the applicant.</p> <p>b) Community Planning will review the application to determine whether it is complete and, if incomplete, will request the required information from the applicant. One Window Staff will open a file only once a complete package has been submitted.</p> <p>c) Community Planning will refer the application to all applicable City departments.</p> <p>d) Community Planning will evaluate the proposal for compliance with relevant City bylaws and policies.</p> <p>e) Relevant technical comments will be incorporated into a staff report for consideration by the Department Manager, Community Planning.</p> <p>f) Community Planning will notify the applicant in writing of the decision of the Department Manager, Community Planning.</p> <p>g) If authorized for issuance by the Department Manager, Community Planning, staff will prepare the required Permit and related schedules for signature, and obtain</p>	

SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT

List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing

No.	Section	Existing Text	Proposed Text	Explanation															
			<p>the required Landscape Bonding, pursuant to Section 2.8 of this bylaw.</p> <p>h) Upon sign-off of the Permit by the Department Manager, Community Planning and receipt of the related bonding, the Permit will be issued and then registered on the State of Title.</p> <p>2.0 TEMPORARY FARM WORKER HOUSING PERMIT MAJOR</p> <p>2.1 Application Requirements</p> <p>a) The following information listed in Schedule ‘1’ of this bylaw will be required to accompany an application for a Temporary Farm Worker Housing Permit Major under this Bylaw:</p> <table><tr><td>(a) Application Form</td><td>(g) Photographs</td><td></td></tr><tr><td>(b) State of Title Certificate</td><td>(i) Site Plan</td><td></td></tr><tr><td>(c) Owner’s Authorization form (if applicable)</td><td>(j) Floor Plans</td><td></td></tr><tr><td>(d) Site Profile or Site Profile Waiver</td><td>(k) Elevation Drawings</td><td></td></tr><tr><td>(f) Project Rationale</td><td>(m) Landscape Plan</td><td></td></tr></table> <p>b) Additional information may be required the Department Manager,</p>	(a) Application Form	(g) Photographs		(b) State of Title Certificate	(i) Site Plan		(c) Owner’s Authorization form (if applicable)	(j) Floor Plans		(d) Site Profile or Site Profile Waiver	(k) Elevation Drawings		(f) Project Rationale	(m) Landscape Plan		
(a) Application Form	(g) Photographs																		
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SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT				
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing				
No.	Section	Existing Text	Proposed Text	Explanation
			<p>Community Planning to evaluate adequately and to make a recommendation to Council concerning a Permit, in accordance with Section 2.4 of this bylaw.</p> <p>2.2 Processing Procedures A Temporary Farm Worker Housing Permit application submitted in accordance with this Bylaw will be processed as follows:</p> <ul style="list-style-type: none"> a) Upon receipt of an application package submitted in accordance with the requirements of this bylaw, staff will issue a fee receipt to the applicant. b) Community Planning will review the application to determine whether it is complete and, if incomplete, will request the required information from the applicant. Staff will open a file only upon a complete submission package. c) Community Planning will refer the application to all applicable City departments, and government and external agencies. d) Community Planning will evaluate the proposal for compliance with relevant City bylaws and policies. e) The applicant will undertake the form(s) of public notification and 	

SCHEDULE C - TA16-0016

Procedures Bylaw No. 10540 - DRAFT				
List of Amendments to Development Application Procedures Bylaw No. 10540 for Temporary Farm Worker Housing				
No.	Section	Existing Text	Proposed Text	Explanation
			<p>consultation required in accordance with Section 4 of this bylaw</p> <p>f) Community Planning will prepare a staff report and refer the application to the Agricultural Advisory Committee.</p> <p>g) The applicant is encouraged to attend the meeting of the Agricultural Advisory Committee at which the Permit application is being reviewed.</p> <p>h) Upon receipt of the recommendation of the Agricultural Advisory Committee and the comments of other referral agencies, Community Planning staff will prepare a staff report and draft Permit for review by Council.</p> <p>i) Staff of the Office of the City Clerk will notify the applicant in writing of the decision of Council.</p> <p>j) If authorized for issuance by Council, Community Planning staff will prepare the required Permit and related schedules for signature, and obtain the required Bonding, pursuant to Section 2.8 of this bylaw.</p> <p>Upon sign-off of the Permit by the Department Manager, Community Planning and receipt of the related bonding, the Permit will be issued and then registered.</p>	

SCHEDULE C - TA16-0016

Schedule D



September 9, 2016

File: 0280-20

Ref: 184951

Tracy Guidi
Sustainability Coordinator
City of Kelowna, BC
tguidi@kelowna.ca

RE: Okanagan regional approach to Temporary Farm Worker Housing local government bylaws

Dear Ms. Guidi:

Thank you for providing a final opportunity to review the draft Temporary Farm Worker Housing bylaw provisions dated August 12, 2016 which were prepared by City of Kelowna staff and other Central Okanagan local government staff.

Ministry of Agriculture staff acknowledge the effort involved in co-ordinating a regional approach to temporary farm worker housing and recognize the potential benefits for both local governments and the farming community. Temporary Farm Worker Housing is an important and complex issue involving multiple levels of government which affects farmers, local governments and the public. Ministry staff are encouraged with the initiative being taken by the working group and appreciate having had the opportunity to participate in the formulation of the draft bylaw provisions.

Ministry staff have reviewed the August 12, 2016 version of the draft bylaw provisions and are of the opinion that they are consistent with the intention of the Minister's Bylaw Standard on Temporary Farm Worker Housing. If you have any questions or require any further assistance through the bylaw approval process, please continue to engage with Ministry staff.

Sincerely,

Joan Easton
Executive Director

pc: Brenda Lennox, Senior Manager, Strengthening Farming Unit, Ministry of Agriculture

Schedule E



October 12, 2016

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

Reply to the attention of Martin Collins
ALC File:

Todd Cashin
Suburban & Rural Planning Manager
City of Kelowna
1435 Water St
Kelowna, BC
V1Y 1J4

Dear Sir:

Re: City of Kelowna Temporary Farm Worker Housing Bylaw Amendments
Zoning Bylaw 8000 and Procedures Bylaw 10540
TA16-0015 and TA16-0016

Thank you for forwarding draft copies of proposed bylaw amendments proposed for the City of Kelowna Bylaws referenced above pertaining to Temporary Farm Worker Housing.

The ALC would like to commend the City for its draft bylaw amendments which attempt to ensure that the proposed Temporary Farm Worker Housing (TFWH) located within the ALR is consistent with the purposes of the Agricultural Land Commission Act and regulation.

The only substantive comment on the amendments is that a 60 meter setback from the road may be excessive for this type of housing, and that instead the rear of the TFWH building be no greater than 50 meters from a road. The ALC commonly recommends that residential structures be located no deeper than 50 meters from the public road to help limit negative impacts on agriculture from long driveways, and residences that are located adjacent to production areas (which are commonly located deeper within the parcel).

Apart from the above, the ALC has no objection to the proposed Temporary Farm Worker Housing amendments proposed for the bylaw(s), finding them to be consistent with the ALC's mandate to preserve agricultural land and encourage farming.

Again thank you for the opportunity to comment. If you have any further questions please contact the undersigned.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Martin Collins, Regional Planner



January 20, 2017

Melanie Steppuhn, BES, BCLA
Land Use Planner
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Ms. Steppuhn:

RE: Temporary Farm Worker Housing Amendment files TAI6-0015; TAI6-0016 and OCPI6-0022

Thank you for the opportunity to provide comments regarding City of Kelowna Staff and Council consideration of Temporary Farm Worker Housing text amendment. It is our understanding the amendment is to balance the need for temporary farm workers in the agricultural industry and their accommodation, with the least impact to farmable land as possible. The bylaw amendment has been reviewed from Healthy Food Systems and Public Health Protection perspectives. The following information is provided for your consideration.

Healthy Food Systems

Interior Health has an interest in the protection of farmland to support local agricultural capacity now and in the future. Agricultural capacity is a key aspect of local healthy food systems. Food systems determine how we choose food and what food we have access to. The food we eat is critical to our health. Land use decisions can influence food production which can thereby impact the accessibility, quality and variety of food available to us. Having access to healthy and safe food helps to protect the population from chronic disease and infectious illnesses.

- Farmland preservation helps to maintain a level of food production that contributes to food self-sufficiency, and food self-sufficiency increases food security and supports healthy eating.
- Food self-sufficiency in BC is increasingly important, as extreme weather will affect food production in California and elsewhere. Currently, California supplies 40%-50% of BC's imported fruits and vegetables.
- The proposed OCP and zoning bylaw text amendments for Temporary Farm Workers Housing appear to protect farmland by minimizing the impact that the housing would have on the land.
 - Reducing and keeping a small and contained footprint, for both the structures and the utilities required for them (water, septic/sewer, fire protection), would have a long term, positive impact on the ability of farmland to produce food.

Bus: 1-855-744-6328 ext. 4
Fax: (250) 851-7341
hbe@interiorhealth.ca
www.interiorhealth.ca

Healthy Built Environment Team
Population Health
519 Columbia Street
Kamloops, BC, V2C 2T8

Interior Health's Community Nutrition and Food Security Program is able to review future Temporary Farm Worker Housing applications from a healthy food systems perspective.

Public Health Protection:

Interior Health, over the years, has received and investigated complaints of poor farm worker housing conditions. As such, we are interested in continuing to work with the City of Kelowna to ensure safe and sanitary housing conditions for farm workers. Therefore, it is recommended prior to Building Permit issuance Interior Health - Environmental Health program confirm all regulatory requirements have been met. The Environmental Health program can be contacted at HP.Admin.Central@interiorhealth.ca.

Regulatory Requirements:

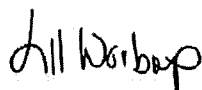
The Industrial Camps Regulation prescribes the minimum housing standards which must be met to protect the health and wellbeing of residents where there are 5 or more occupants. Interior Health strongly encourages connection to community water and sanitary sewer systems; however, onsite services may be possible if regulatory requirements can be met. Therefore, in addition to the Industrial Camps Regulation the following provincial health legislation may apply depending on the particulars of each temporary farm housing scenario:

- Industrial Camps Regulation;
- Drinking Water Protection Act and Regulation;
- Sewerage System Regulation or Municipal Wastewater Regulation depending whether more or less than 22,700 L of sewage is produced per day;
- Food Premises Regulation if food is prepared and served to workers.

More information about drinking water, sewerage and food premise requirements and processes can be found on the Interior Health - Your Environment webpage.

Overall, Interior Health supports the proposed OCP and Zoning Bylaw text amendments for Temporary Farm Workers Housing, and encourages continuing to work together to protect the health and safety of farm workers. If there are any questions please feel free to contact Jill Worboys at 250-469-7070 ext 12292, Anita Ely at 250-833-4114, or the Healthy Built Environment Team at 1-855-744-6328 ext 4 or hbe@interiorhealth.ca.

Kind regards,



Jill Worboys, RD
Public Health Dietitian



Anita Ely, CPHI(C)
Environmental Health Officer

JW&AE/ae