



City of
Kelowna

Temporary Farm Worker Housing

April 10, 2017

Purpose

- ▶ Provide clear policy and process direction for Temporary Farm Worker Housing
- ▶ Respond to the changing needs of the industry
- ▶ Provide a consistent regional approach
- ▶ Consistent with provincial bylaw standards

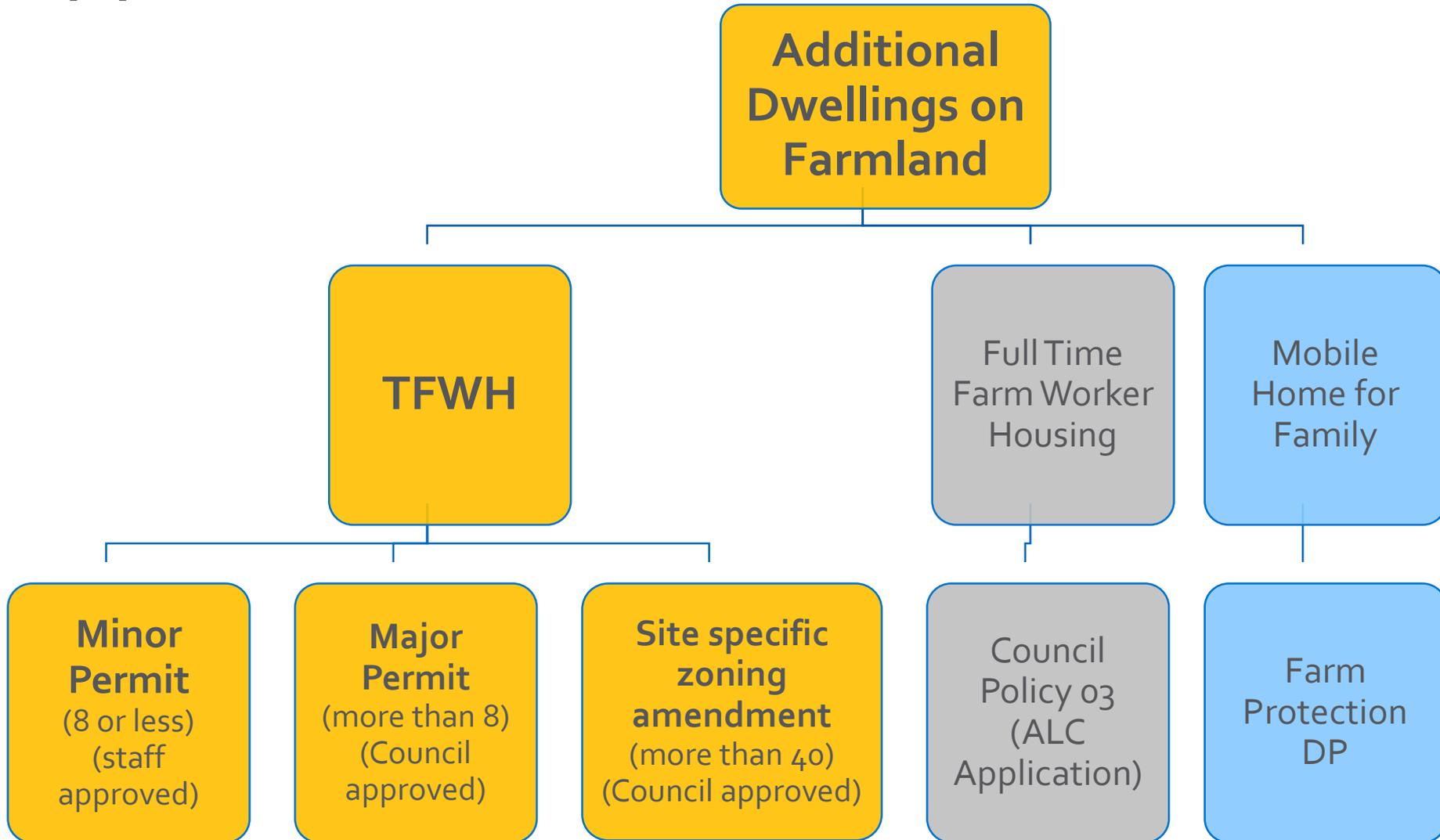


Council Priorities and Commitments

- ▶ Preserve agricultural land
- ▶ Fair but firm
- ▶ Responsive customer service
- ▶ Planning excellence



Application streams

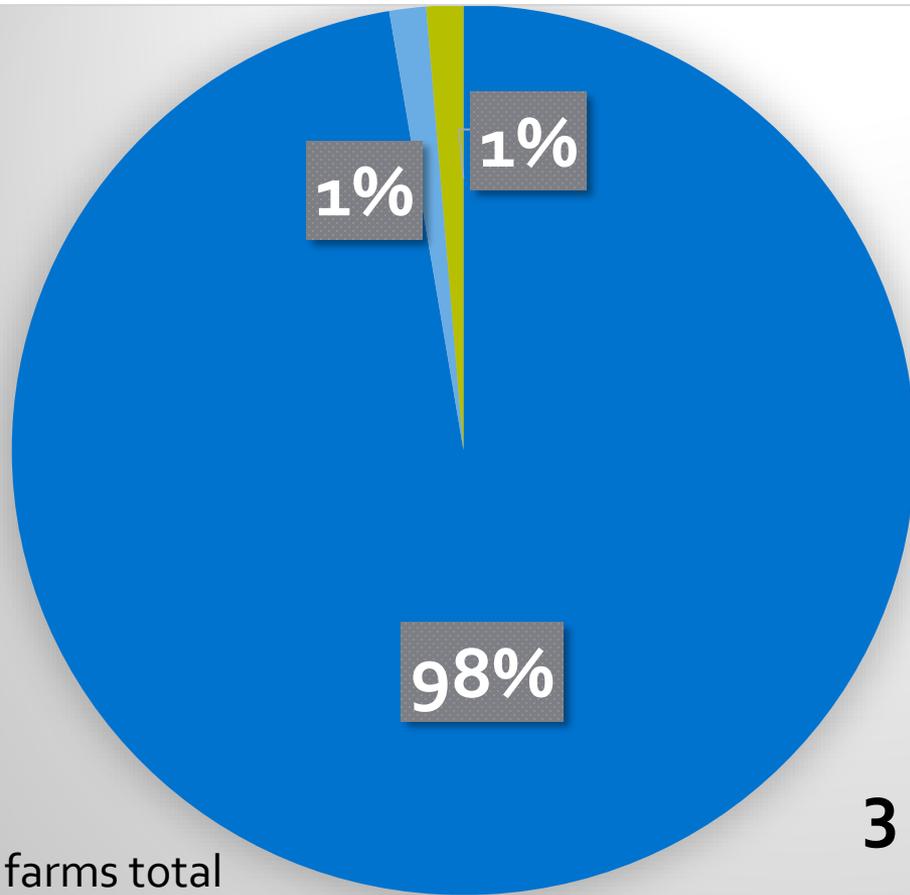


Regional approach

- ▶ Initiated in late 2015
- ▶ Regional TFWH Working Group:
 - ▶ City of Kelowna
 - ▶ RDCO
 - ▶ City of West Kelowna
 - ▶ District of Lake Country
 - ▶ Ministry of Agriculture
 - ▶ Agriculture Land Commission



Mexican SAWP Workers per Farm in the Okanagan, 2016

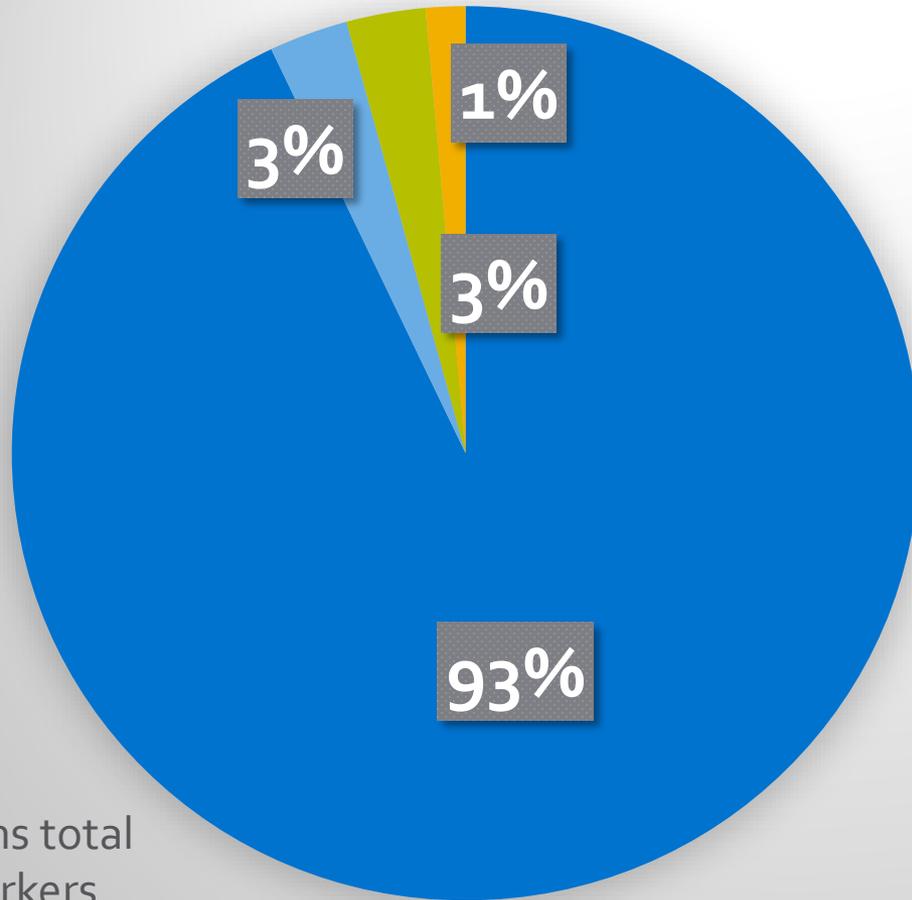


- 1 - 40 workers
- 41 - 100 workers
- more than 101 workers

228 farms total
2085 workers

3 Kelowna farms had more than 40 workers

Jamaican SAWP Workers per Farm in the Okanagan, 2016



71 farms total
707 workers

- 1 to 30 workers
- 31 to 50 workers
- 51 to 100 workers
- 101 to 150 workers

4 Kelowna farms had more than 30 workers

Opportunities for Input

TIMELINE	INPUT OPPORTUNITY
Throughout Process	Regional TFWH Working Group
Oct. 13, 2016	1 st Application Referral
Oct. 13, 2016	1 st AAC Meeting
Oct. 31, 2016	1 st Council Meeting
Feb. 9, 2017	2 nd AAC Meeting
Feb. 10, 2017	2 nd Application Referral
Mar. 6, 2017	2 nd Council Meeting
Mar. 15, 2017	3 rd Application Referral
Mar. 17 and 24, 2017	Courier ads inviting comments

Who we heard from

- ▶ Agriculture Advisory Committee
- ▶ Ministry of Agriculture
- ▶ Agriculture Land Commission
- ▶ Ministry of Transportation
- ▶ Interior Health
- ▶ BC Fruit Growers Association
- ▶ Jealous Fruit Ltd. / Coral beach Farms
- ▶ Central Okanagan Food Policy Council
- ▶ 2 residents
- ▶ Consulate General of Mexico
- ▶ Jamaican Liaison Services
- ▶ Season Agriculture Worker Program Inspector
- ▶ Radical Action with Migrants in Agriculture

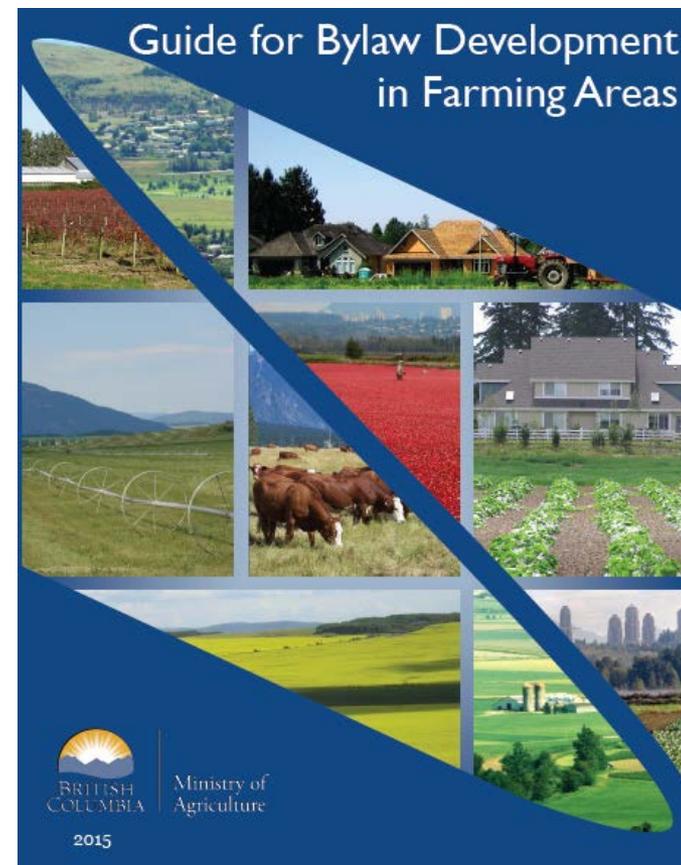
Objectives

- ▶ Reduce the footprint on farm
- ▶ Use existing dwellings as first option
- ▶ New TFWH on non -permanent foundations
- ▶ Addresses buffers to adjacent properties
- ▶ Minimize the risk of TFWH being used for non-farm purposes



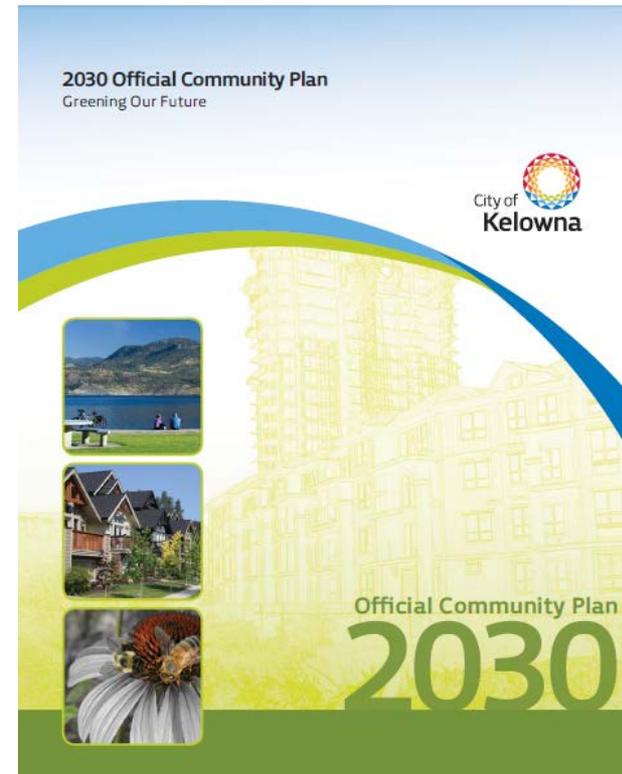
The Policy

- ▶ Consistent with Guide to Bylaw Development in Farming Areas
- ▶ Policy changes to:
 - ▶ OCP
 - ▶ Farm Protection DP Guidelines
 - ▶ Zoning Bylaw
 - ▶ Development Application Procedures Bylaw



OCP & Farm DP Guidelines Update

- ▶ As a first option, farm help housing should be located within the PGB
- ▶ Design TFWH such that:
 - ▶ Use all existing dwellings first
 - ▶ Should be contiguous with the residential footprint (homeplating) or within 50 meters of road
 - ▶ Vegetated buffer



Zoning Bylaw Update

- ▶ New definitions
- ▶ Farm classification status
- ▶ Minimum parcel size 3.8 ha
- ▶ TFW need demonstrated through documentation
- ▶ Include a communal kitchen
- ▶ Occupied 8 months per calendar year during growing, harvesting and pruning periods
- ▶ Removal or decommission when vacant for two years



Zoning Bylaw Update:

- ▶ TFWH footprint may not exceed 0.20 ha
- ▶ Structures to accommodate a maximum of 40 TFW per farm unit
- ▶ Farm units with multiple parcels require covenant restricting TFWH on other parcels



Zoning Bylaw Update

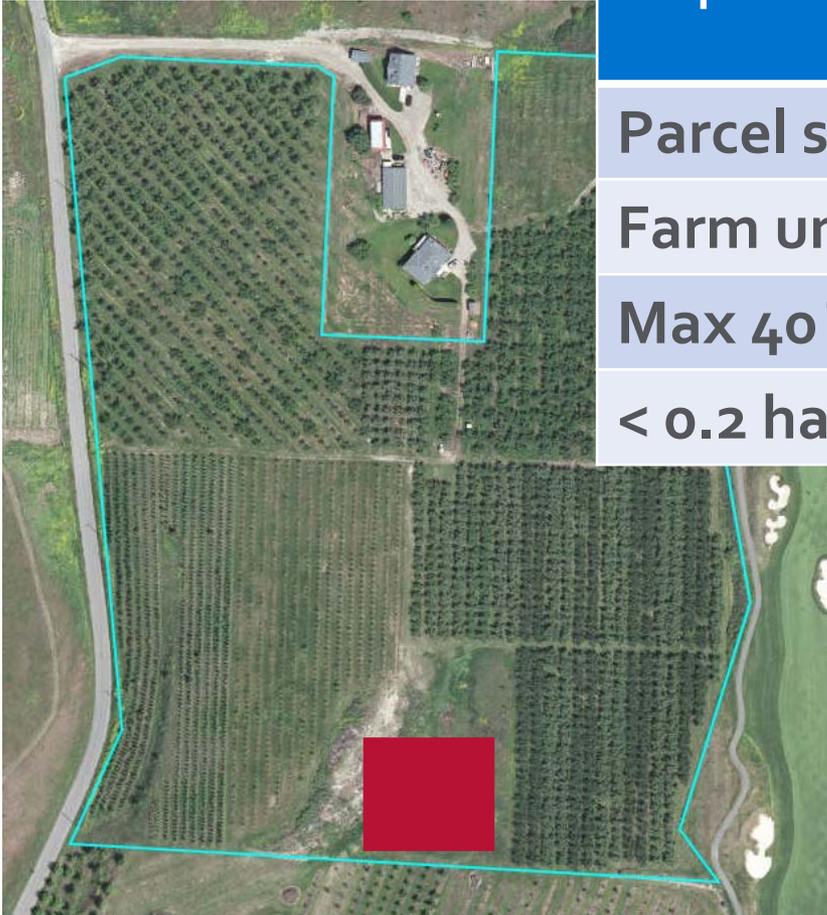
- ▶ Farm units with greenhouses and/or on-farm processing can increase by 1 worker per each 1000 m² of those structures
- ▶ New TFWH structures on non-permanent foundations that can be removed by a vehicle.



Procedures Bylaw Update

- ▶ TFWH Permit Minor Direct if:
 - ▶ Consistent with OCP DP Guidelines
 - ▶ Authorizes 8 or fewer sleeping units
 - ▶ No variances
- ▶ TFWH Permit Major
 - ▶ All other applications
- ▶ Removed the word “refusal” from “Issuance of TFWH permits”

Example 1



Proposed policy	Application	Meets policy?
Parcel size > 3.8 ha	6.0 ha	Yes
Farm unit > 3.8 ha	48 ha	Yes
Max 40 TFW	40	Yes
< 0.2 ha TFWH footprint	0.2 ha	Yes

Application meets proposed guidelines:

- TFWH Permit Major
- Council review to amend and/or set conditions

Latta Road



Tower Ranch Golf Course



Proposed TFWH Site



N



Example 2

Proposed policy	Application	Meets policy?
Parcel size > 3.8 ha	6.5 ha	Yes
Farm unit > 3.8 ha	unknown	Yes
Max 40 TFW	14	Yes
< 0.2 ha TFWH footprint	0.06	Yes

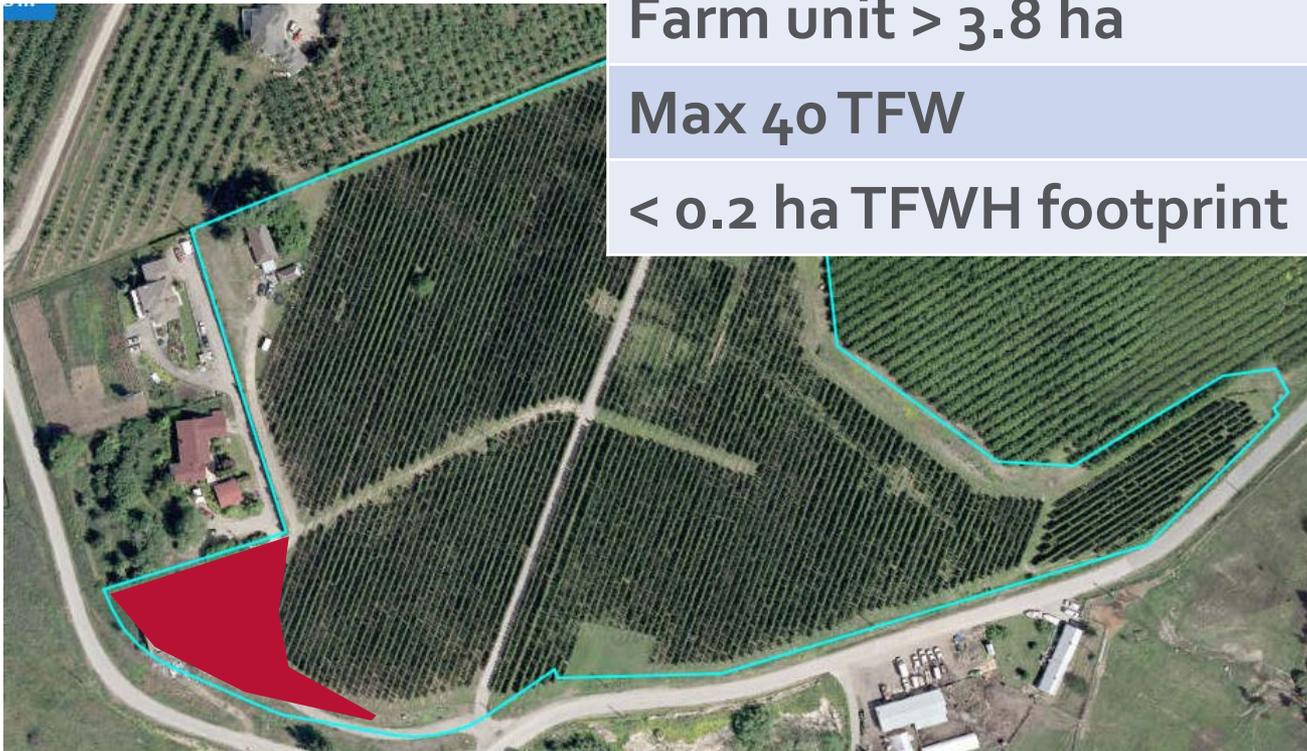
Application meets proposed guidelines:

- TFWH Permit Major
- Council review to amend and/or set conditions





Example 3



Proposed policy	Application	Meets policy?
Parcel size > 3.8 ha	6.0 ha	Yes
Farm unit > 3.8 ha	77 ha	Yes
Max 40 TFW	60	No
< 0.2 ha TFWH footprint	0.28 ha	No



Applications That Do Not Meet Criteria

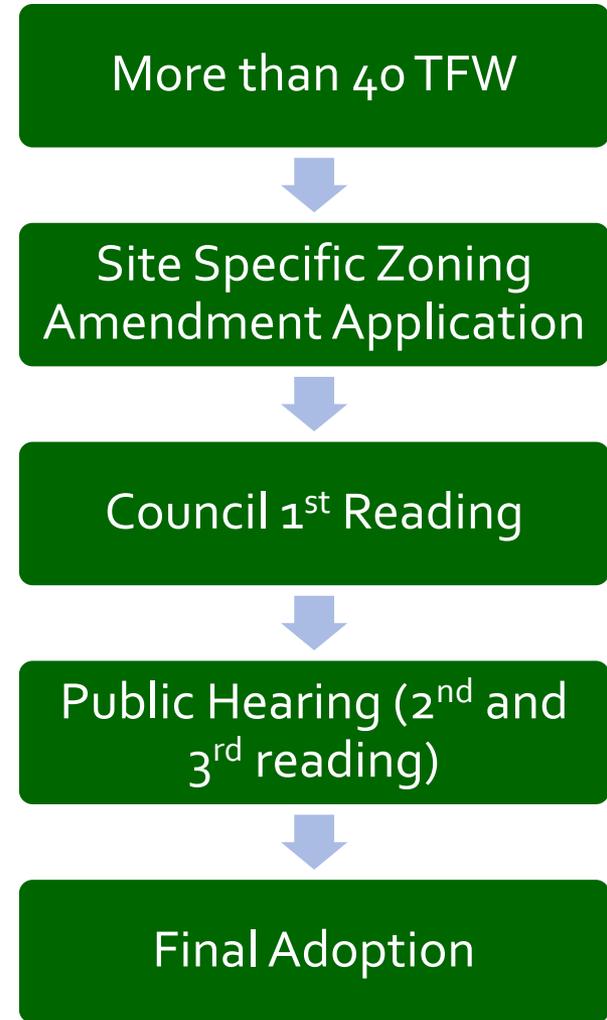
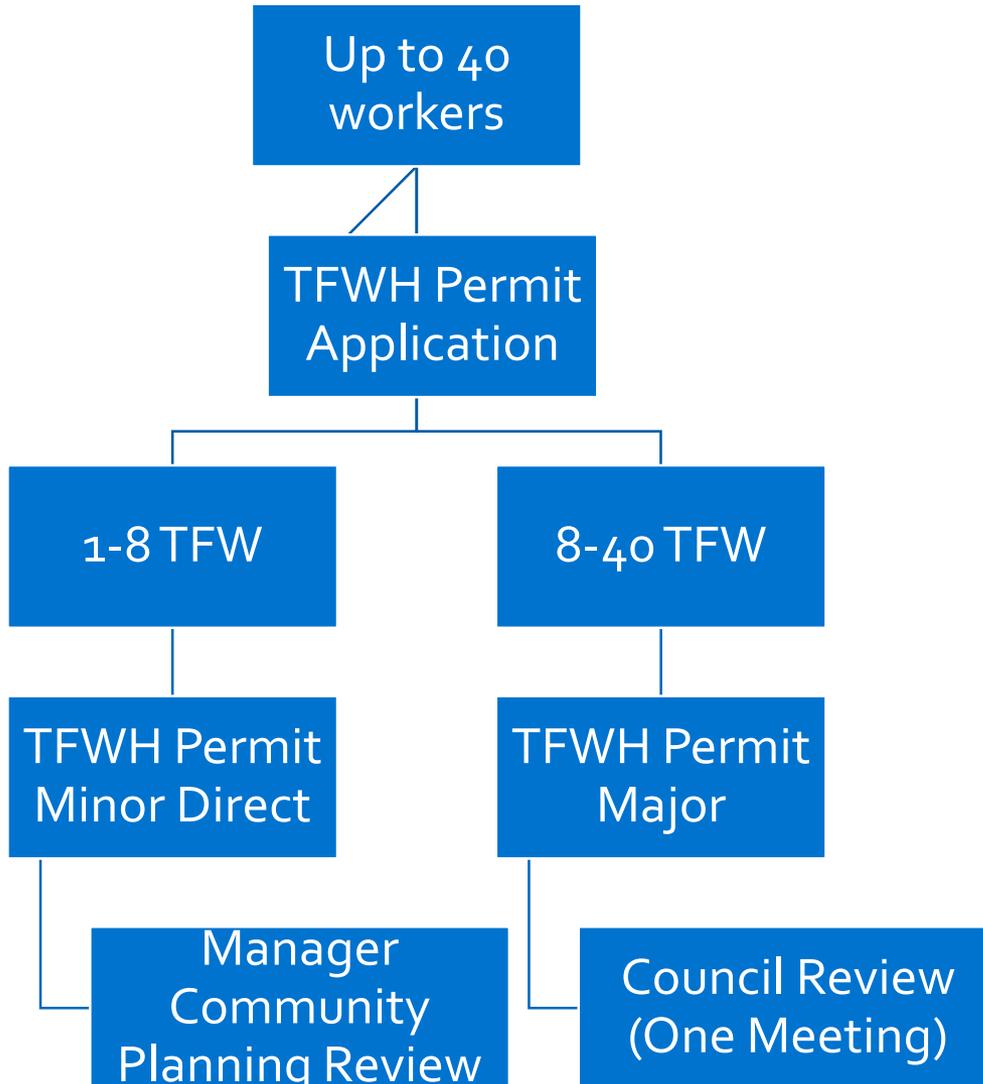
ISSUE: Parcel size less than 3.8 ha

REMEDY: Apply for site specific zoning amendment (require Minister approval)

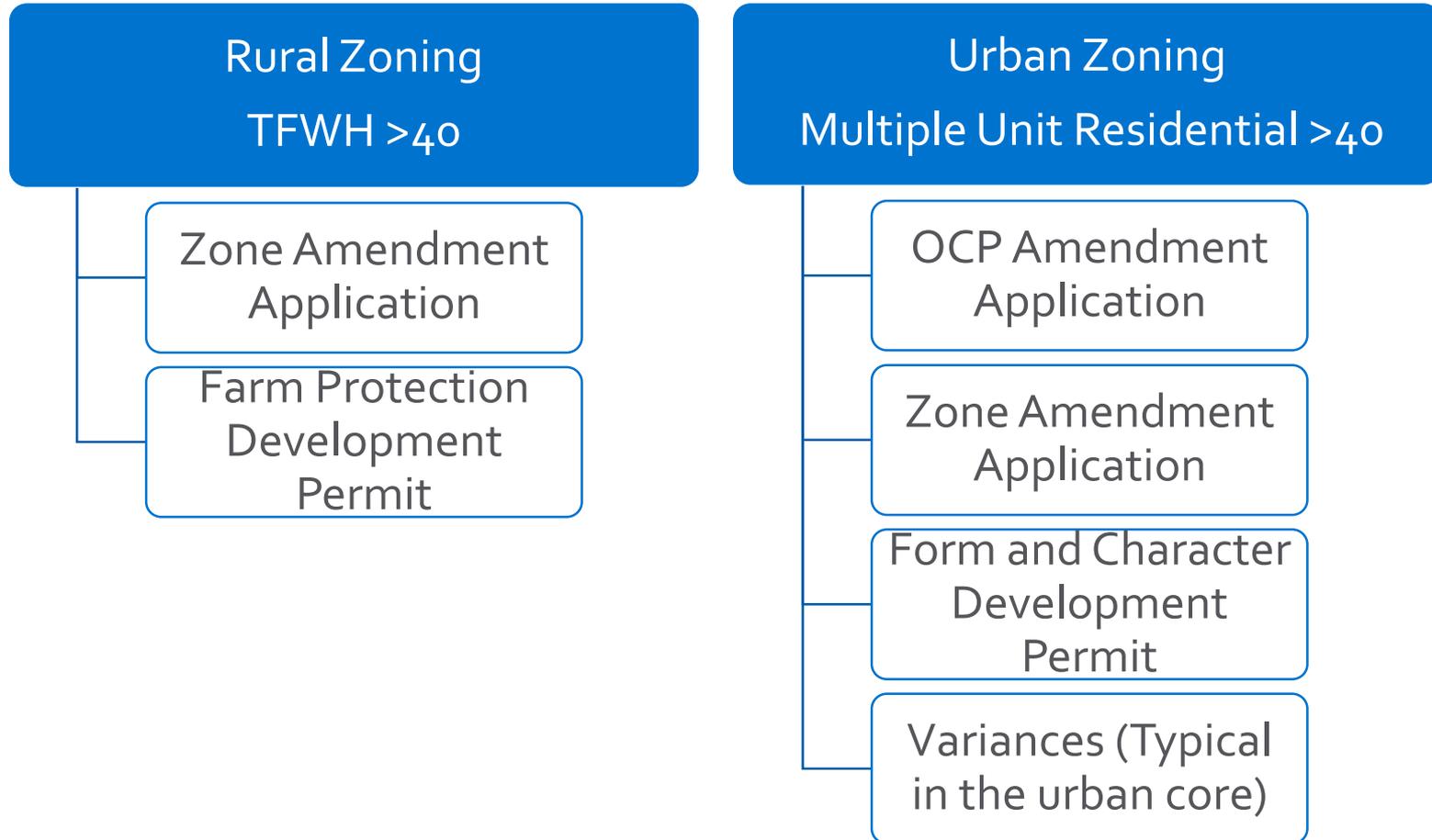
ISSUE: More than 40 workers per farm unit

REMEDY: Move to urban location or apply for site specific zoning amendment

The Process



Comparative Process – Rural and Urban





City of
Kelowna

Questions?



Development Process

2016

Policy Development



Feb 9, 2017

AAC Meeting



March 6 2017

Council Workshop



March 2017

Advertising



April 2017

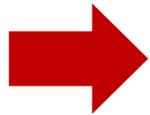
Initial Consideration



May 2017

Public Hearing
Second & Third Readings
Minister Approval

Council
Approvals



Other Municipal Examples

Local Gov't	Min. Farm Unit	Min. Lot Size	Max. workers per operation	Occupancy time limits	Farm Community (Section 553)
Kelowna	3.8 ha	3.8 ha	40	8 months specified on declaration	Yes
Delta	8 ha	4 ha	42 max	Specified on declaration	Yes
Langley	4 ha	4 ha	10 persons / 4 ha, 40 workers max	April 1 – Nov. 30	Yes
Abbotsford	3.8 ha (A ₁) 8 ha (A ₂)	3.8 ha	Not specified	Specified on declaration	Yes
Pitt Meadows	2 ha	2 ha	10 persons / 4 ha, 40 workers max	April 1 – Nov. 30	No
Richmond	8.09 ha	8.09 ha	30 max	10 months in any 12 month period	No

Other example

