



Temporary Farm Worker Housing

June 19, 2017

Purpose

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



Council Priorities and Commitments

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



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
April 21, 2017	Courier ads about Public Hearing
May 2	Public Hearing

Who we heard from

- ▶ Agriculture Advisory Committee
- ▶ Ministry of Agriculture
- ▶ Agriculture Land Commission
- ▶ Ministry of Transportation
- ▶ Interior Health
- ▶ BC Fruit Growers Association
- ▶ Orchardists
- ▶ Central Okanagan Food Policy Council
- ▶ Residents
- ▶ Consulate General of Mexico
- ▶ Jamaican Liaison Services
- ▶ Seasonal Agriculture Worker Program Inspector
- ▶ Radical Action with Migrants in Agriculture

Since First Reading

- ▶ BC Fruit Growers:
 - ▶ 3 in person meetings
 - ▶ 3 emails
- ▶ Ministry of Agriculture:
 - ▶ 5 phone meetings
 - ▶ 3 emails
- ▶ Other input (written and verbal) as part of Public Hearing process



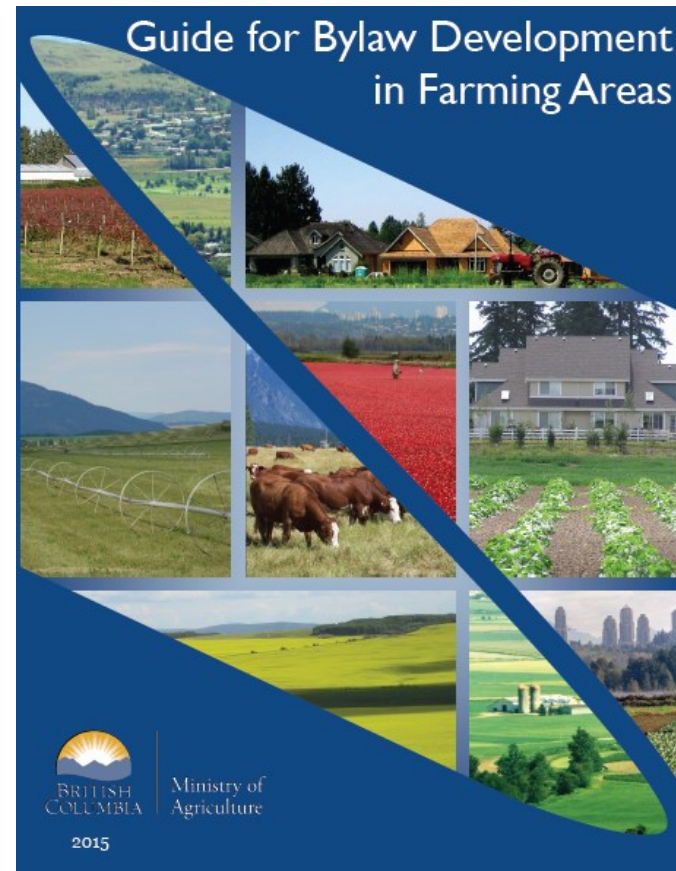
Objectives

- ▶ 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 changes since First Reading

	Initial Policy	Revised Policy

Zoning changes since First Reading

	Initial Policy	Revised Policy
1.	On-farm processing means the undertaking of processes including	Added “grading and packing”
2.	Minimum parcel size is 3.8ha	Minimum farm unit size is 3.8 ha
3.	Building will be occupied no longer than 8 months	Building will be occupied no longer than 10 months

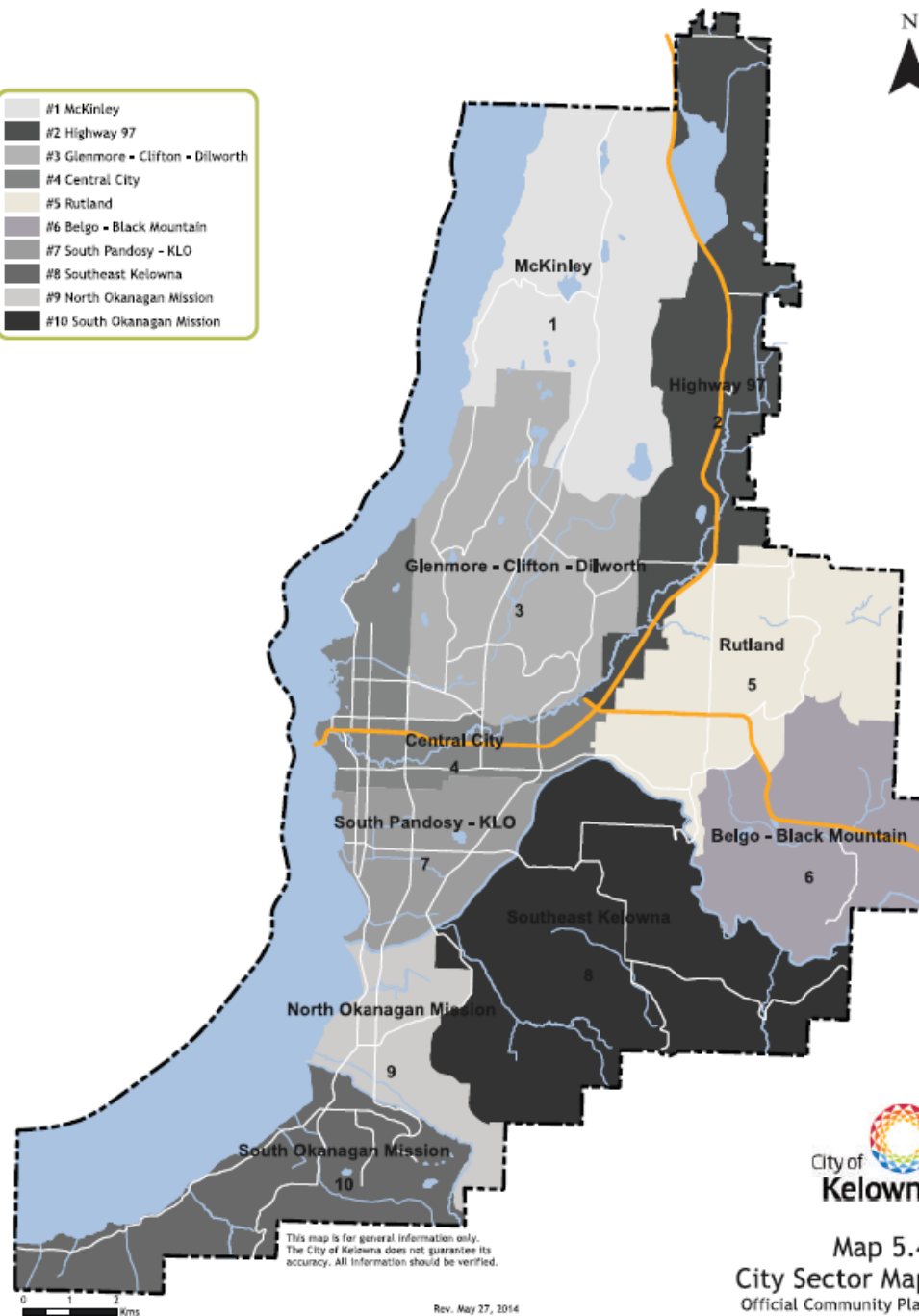
Zoning changes since First Reading con't

	Initial Policy	Revised Policy
4.	Structure(s) to accommodate a maximum of 40 TFW per farm unit	Structures to accommodate: • 40 TFW per each sector for parcels up to 8 ha • 60 TFW per each sector for parcels over 8 ha
5.	TFWH footprint may not exceed 0.20 ha	May not exceed 0.20 ha for structures to accommodate up to 40 TFW, and not exceed 0.30 ha for structures to accommodate 60 TFW

Zoning changes since First Reading con't

	Initial Policy	Revised Policy
6.	Restrictive covenant registered on all other parcels of the farm unit restricting further TFWH.	Restrictive covenant registered on all other parcels within the same sector restricting further TFWH.

- #1 McKinley
- #2 Highway 97
- #3 Glenmore - Clifton - Dilworth
- #4 Central City
- #5 Rutland
- #6 Belgo - Black Mountain
- #7 South Pandosy - KLO
- #8 Southeast Kelowna
- #9 North Okanagan Mission
- #10 South Okanagan Mission



This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

Rev. May 27, 2014



Map 5.4
City Sector Map
Official Community Plan

Development Application Procedures Bylaw changes since First Reading

	Initial Policy	Revised Policy
1.	Temporary Farm Working Housing Permit Minor Direct....	Added “for accommodation of an employee to work for no greater than 10 months per calendar year”
2.	Temporary Farm Working Housing Permit Major...for less than 8 months per calendar year.	Changed to “for no greater than 10 months per calendar year”

Addressing Industry Concerns

	Concern	How it was addressed
1.	'Contiguous' in the farm unit definition	Definition remains intact but now allow TFW in all sectors
2.	Public Hearing Threshold	• 40 for parcels less than 8 ha • 60 for parcels 8 ha or more • TFWH allowed in multiple sectors
3.	8 month occupation	Revised to 10 month occupation
4.	Location of TFWH	Added located to "maximize agricultural potential and limit negative impacts"



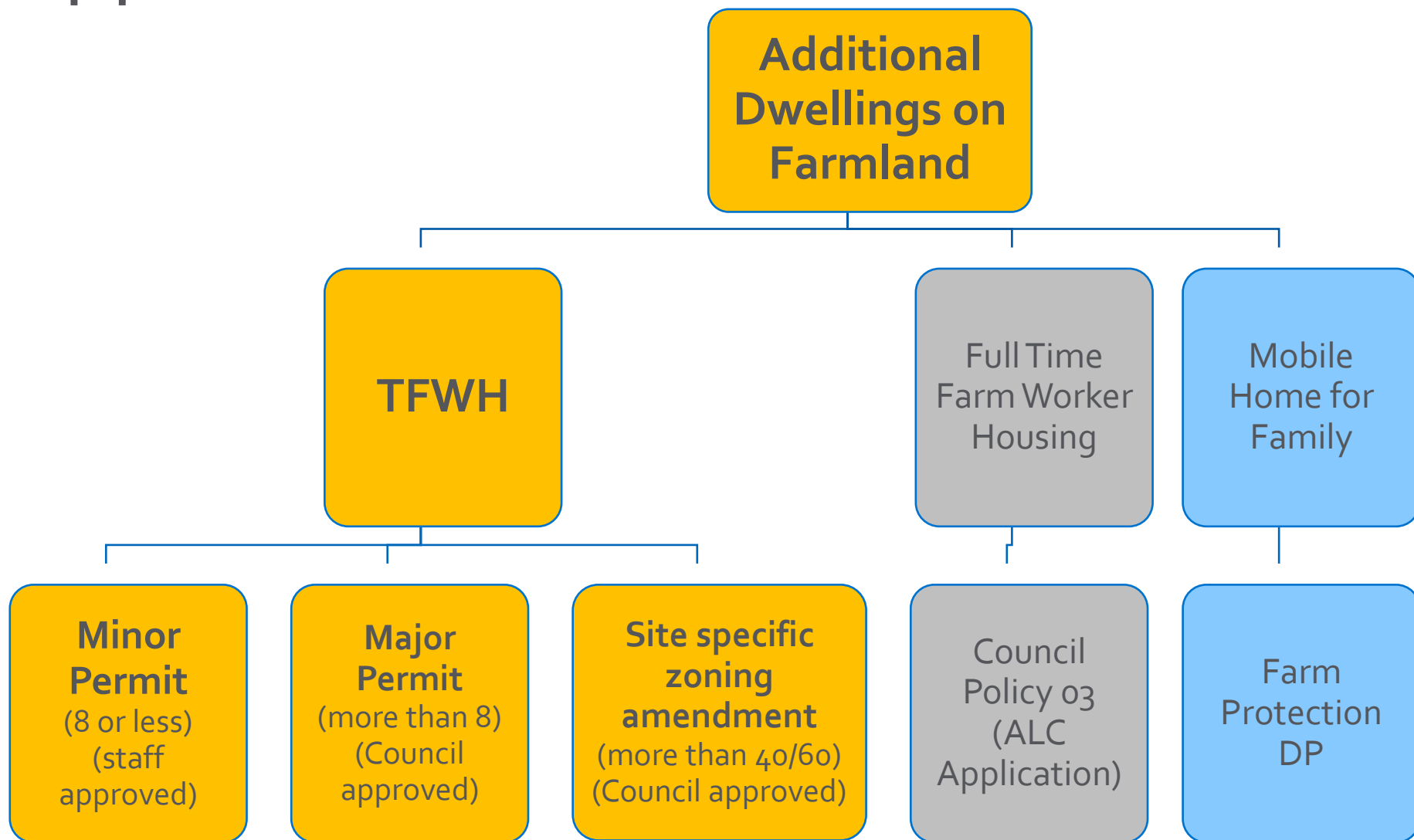
Questions?



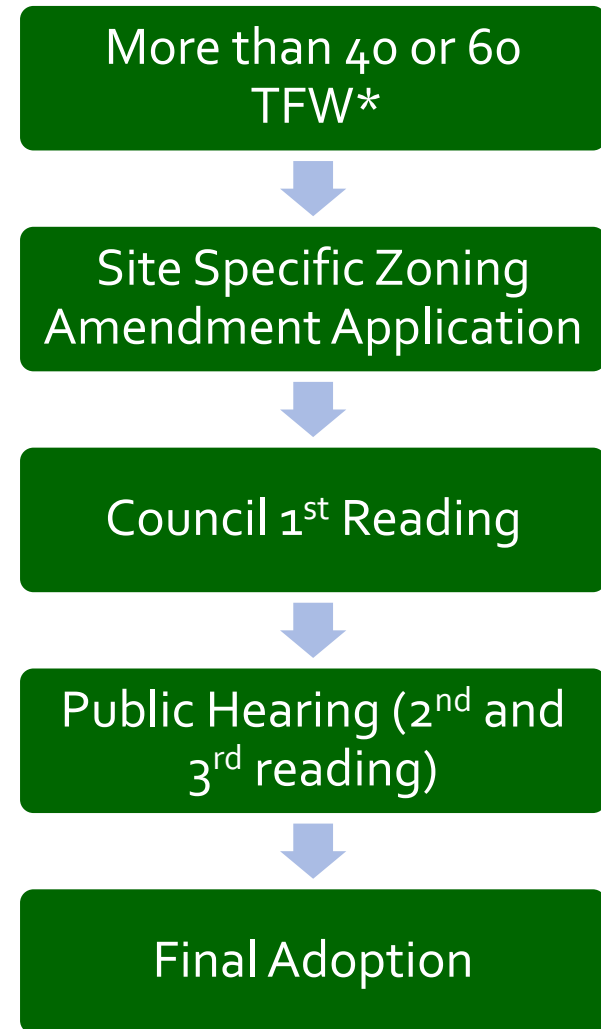
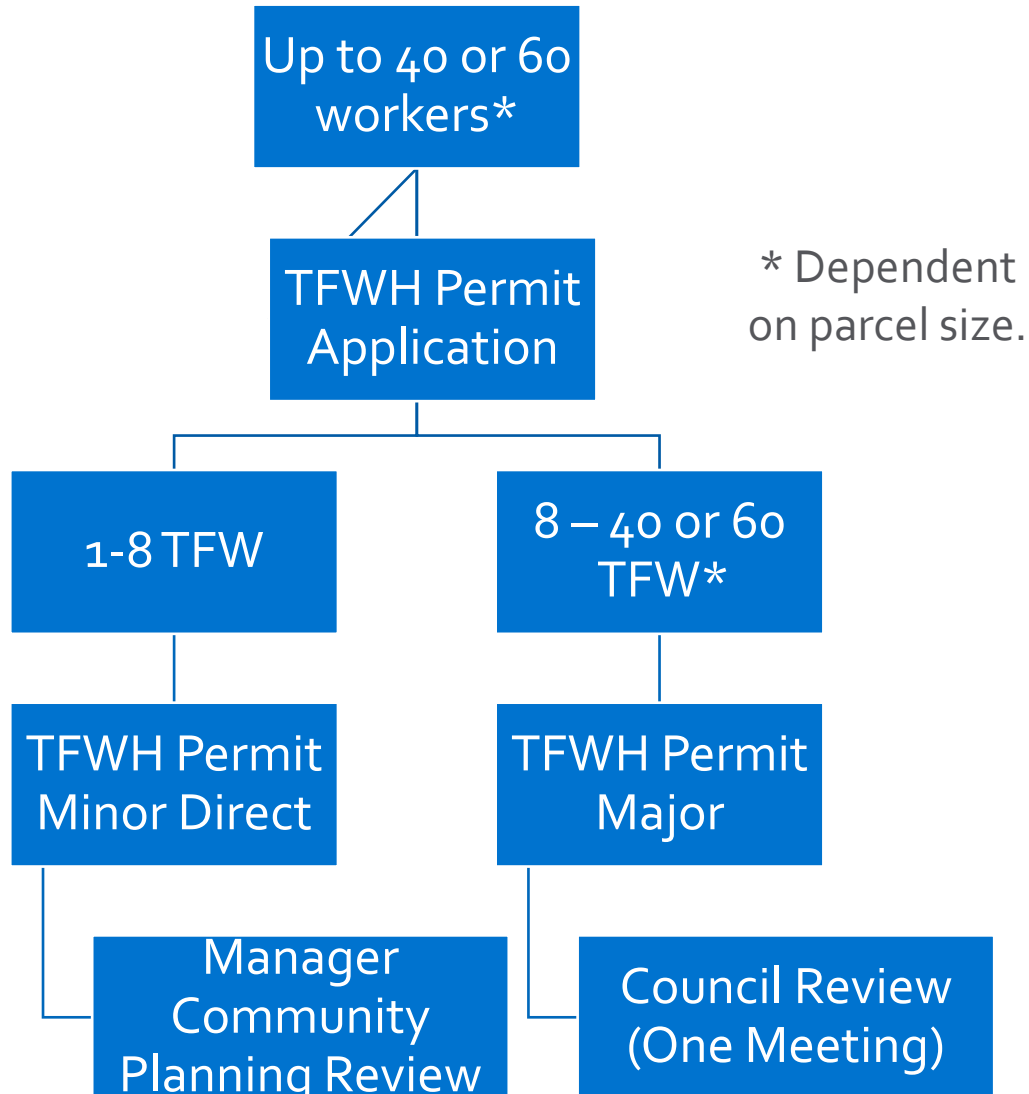
Other Municipal Examples

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

Application streams



The Process



Comparative Process – Rural and Urban

