

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: October 1, 2015
File No.: Z15-0045

To: Community Planning (TY)

From: Development Engineering Manager

Subject: 2075 KLO Rd - Revised

A1 to A1t

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

The subject property is currently serviced with a 25mm water service. The developer will need to determine the domestic and fire protection requirements of this proposed development. Only one service will be permitted for this development. The applicant will arrange for the disconnection of existing service and the installation of a new service. The disconnection of the existing small diameter water services and the tie-in of a larger new service can be provided by City forces at the developer's expense. One metered water service will supply the development. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

This property is within the Water Specified Area #26 requiring a fee of \$3,799.45/EDU (equivalent dwelling unit) therefore for 10 RV pads the conversion is 4.0 EDUs. The required charges is $4.0 \times \$3,799.45 = \$15,197.80$.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. Only one service will be permitted for this development. . Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

This property is within the Sewer Specified Area #26 requiring a fee of \$5,170.33/EDU (equivalent dwelling unit) therefore for 10 RV pads the conversion is 4.0 EDUs. The required charges is $4.0 \times \$5,170.33 = \$20,681.32$.

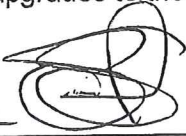
3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

A sight line issue at the current driveway due to road curve as well as vegetation has been identified. With more, large, slow moving vehicles this could become a safety concern.

4. **Electric Power and Telecommunication Services**

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

For 

Steve Muenz, P. Eng.
Development Engineering Manager

SS

SUMMARY OF PROPOSED TEXT AMENDMENT
January 11, 2016

Zoning Bylaw No. 8000

Existing Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

Proposed Text

Section 11 - Agricultural Zones

11.1.8(e) Maximum number of agri-tourist accommodation units permitted

For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:

Lot Size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥10.00
Agri-tourist accommodation units *	X	5 units	6 units	7 units	8 units	9 units	10 units
*See Section 11.1.8(g)							

This table 11.1.8(e) does not apply to Lot B District Lot 131 ODYD Plan 39954 (2075 KLO Rd), where a maximum of 10 agri-tourist accommodation units are permitted.

Land Capability = Brown/ Soil Class = Green

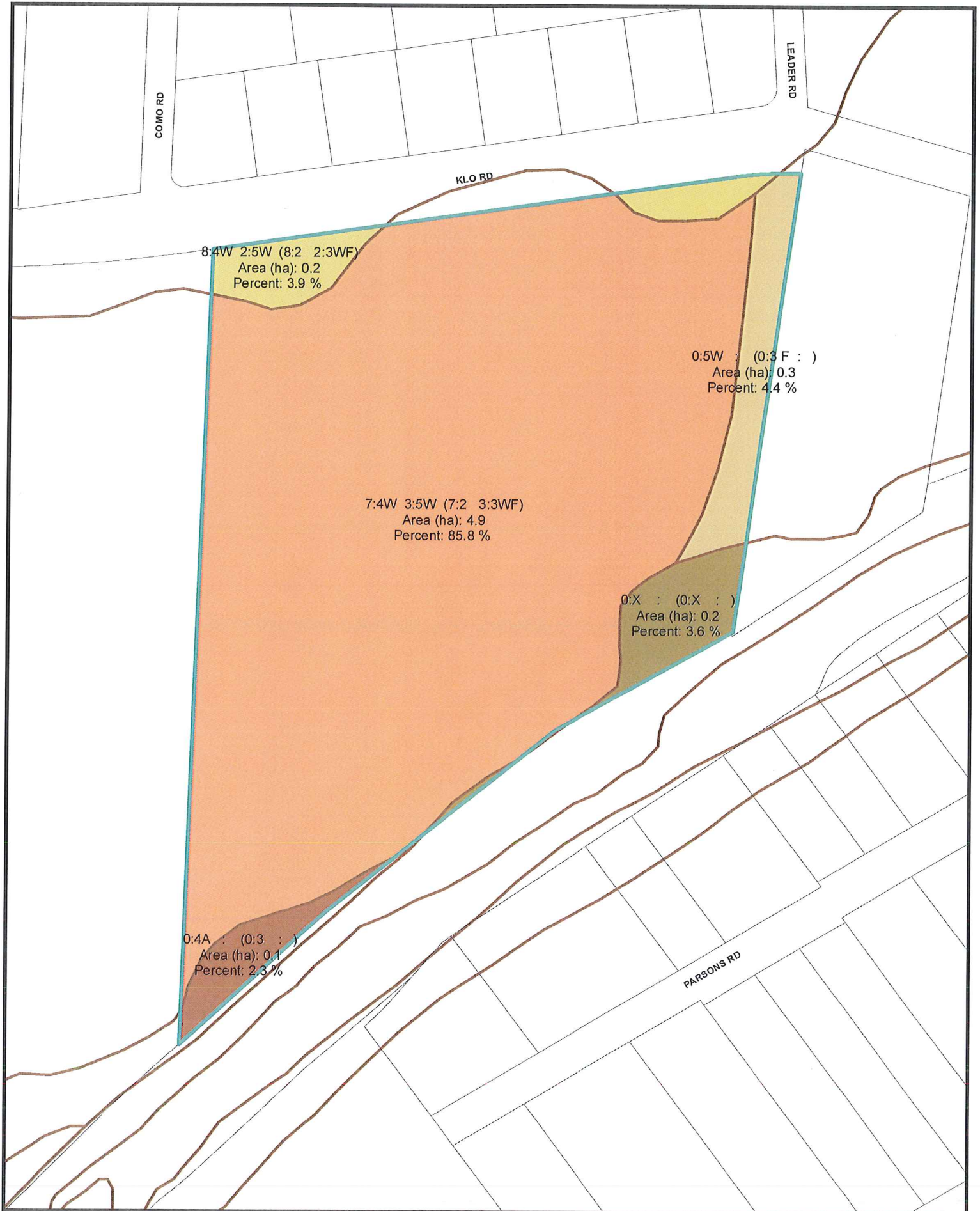


Soil Classification 2075 KLO Rd

The soil classification for the subject property is as defined below

Portion of site	Soil Type	Description
4.9 hectares are 70% GN & 30% TA		
70%	GN -	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
30%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.3 hectares are 100% MLD		
100%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 80% GN & 20% TA		
80%	GN-	Land: nearly level to gently sloping fluvial deposits Texture: 30 - 100 cm depth of medium textured, stone free veneer, which overlies gravelly fluvial fan and deltaic deposits. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater is near the surface during winter and spring and recedes by autumn. Classification: Orthic Humic Gleysols.
20%	TA -	Land: nearly level to gently sloping fluvial deposits. Texture: sandy loam to silt loam, with subsoil textures that are sandy loam or gravelly sandy loam. Drainage: poorly drained, moderately pervious, and have high water storage capacity. Groundwater fluctuates between the surface and 1.5 metre depth. Depressions are subject to flooding. Classification: Rego Humic Gleysols.
0.2 hectares are 100% MLD - Dykes		
100%	MLD -	Land: not considered to be "soil" Texture: gravel to large rock
0.1 hectares are 100% CN - Cameron Lake Soils		
100%	CN	Land: nearly level, very gentle sloping fluvial fan deposits. Texture: sandy loam or loamy sand textures. Drainage: imperfect to moderately pervious. Classification: Gleyed Regosol

Land Capability = Brown/ Soil Class = Green



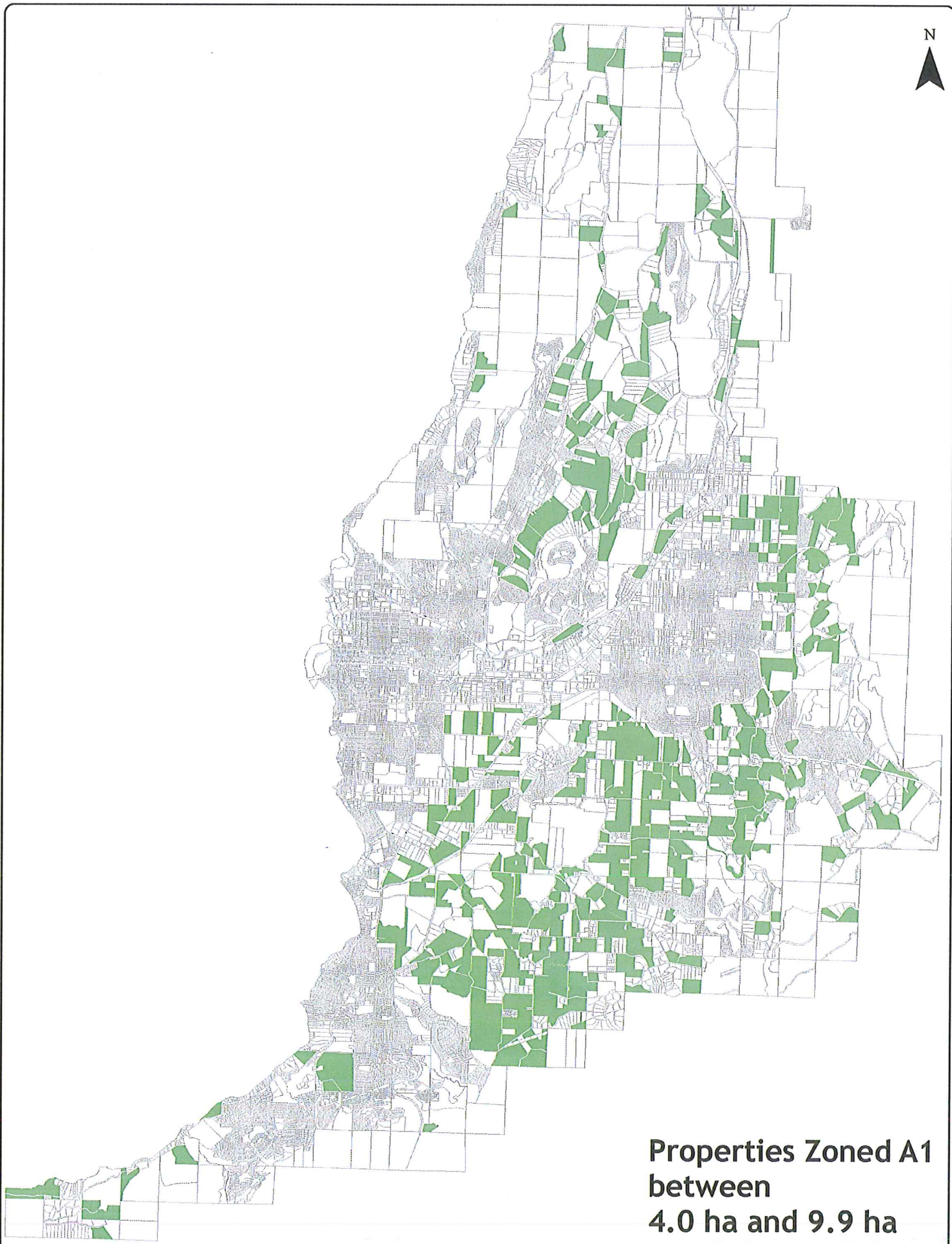
BCLI Land Capability - Legend

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 land s can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

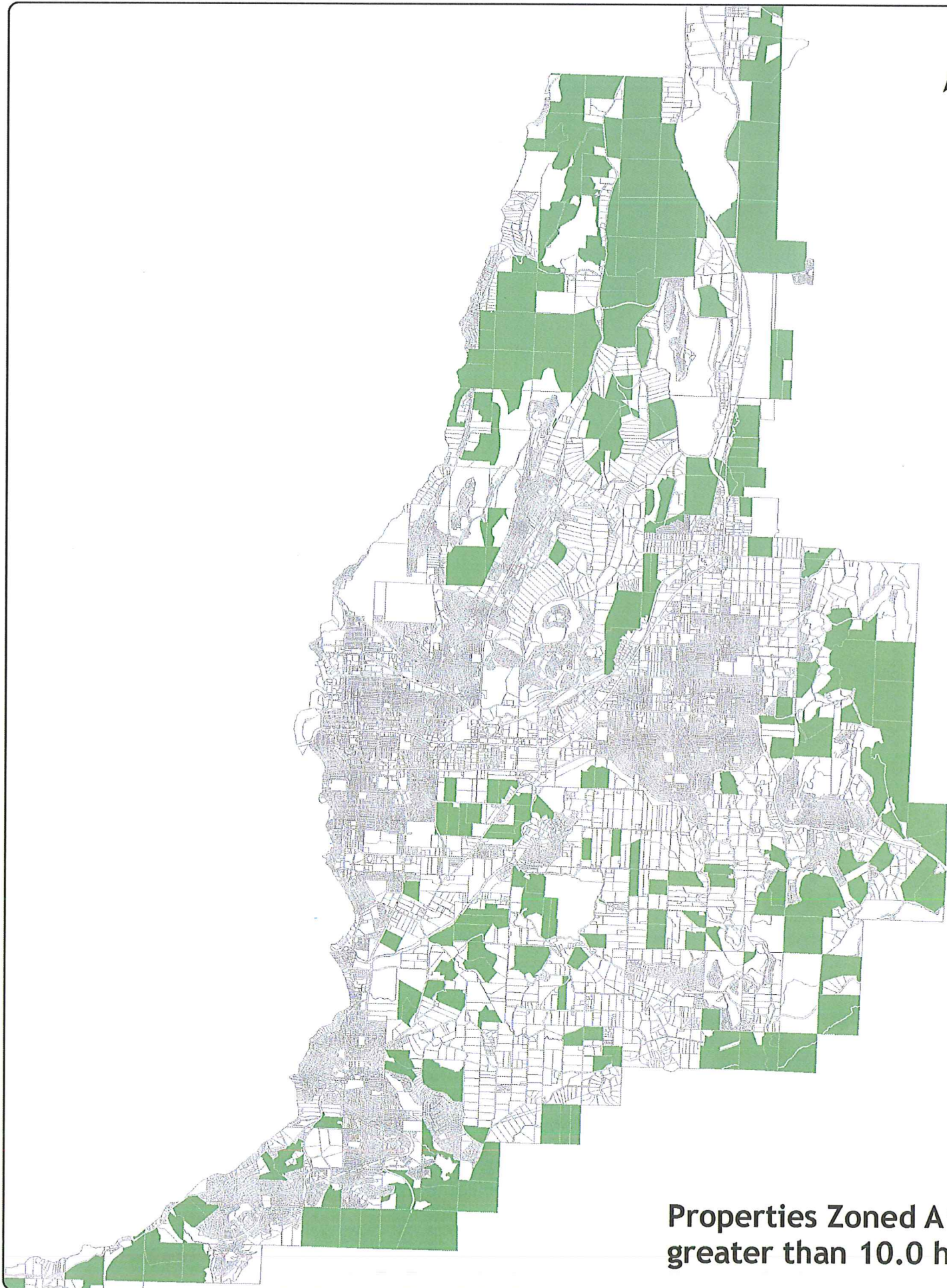
BCLI Land Capability 2075 KLO Rd

Portion of Site	Land Capability Rating, Unimproved	Land Capability Rating, With Improvements
4.9 hectares are 70% Class 4W (Excess Water Limitations) and 30% Class 5W (Excess Water limitations)		
70%	<p>Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.</p>
30%	<p>Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 3WF are lands that require moderately intensive management practices.</p> <p>The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops.</p> <p>Improvements are typically ditching to manage excess water.</p> <p>The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops.</p> <p>Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.</p>
0.3 hectares are 100% Class 5W (Excess Water limitations)		
100%	<p>Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 3F are lands that require moderately intensive management practices.</p> <p>The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops.</p> <p>Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.</p>
0.2 hectares are 80% class 4W (Excess Water Limitations) & 20% class 5W (Excess Water Limitations)		

80%	<p>Class 4W are lands that require special management practices. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 2 have minor limitations that require good ongoing management practices. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.</p>
20%	<p>Class 5W are lands that require perennial forage crops or other specially adapted crops. The 'W' class indicates the occurrence of excess water during the growing period.</p> <p>Improvements are typically ditching to manage excess water.</p>	<p>Class 3WF are lands that require moderately intensive management practices.</p> <p>The 'W' class indicates occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops.</p> <p>Improvements are typically ditching to manage excess water.</p> <p>The 'F' classification includes soils with moderate nutrient holding ability, high acidity or alkalinity and/or high levels of carbonates. Fertility status does not restrict the range of crops.</p> <p>Moderate, ongoing additions of fertilizer and/or other soil amendments are required to maintain productivity for a wide range of crops.</p>
0.2 hectares are 100% X		
100%	<p>Class X are considered to be adversely affected by two or more limitations, unfavourable for any agriculture.</p>	No improvements
0.1 hectares are class 4A (Droughtiness Limitations)		
100%	<p>Class 4A are lands that require special management practices. The 'A' class indicates the insufficient precipitation or low water holding capacity of the soil.</p> <p>Improvements are typically irrigation to improve soil moisture.</p>	<p>Class 3 are lands that require moderately intensive management practices.</p>



**Properties Zoned A1
between
4.0 ha and 9.9 ha**



**Properties Zoned A1
greater than 10.0 ha**

Executive Summary
Rezoning Application for Agri-tourist Accommodation
Z15-0045&TA15-0010 Applicant: Linttell Family

Rezone: A1-Agriculture 1 Zone to the A1t- Agriculture with Agri-tourist Accommodation Zone for Lot B District Lot 131 ODYD Plan 39954, located at 2075 KLO Road, Kelowna. Parcel is 5.762 hectares.

This site, with its proximity to tourist amenities, its outdoor natural setting, the agri-tourist farm enhancements and the addition of ten much needed first-class RV sites in Kelowna, should qualify as an ideal A1t land parcel that demonstrates how RV Sites can be added with low impact to the land, least suited to agriculture and increased farm production on the best land.

Rezoning would be in compliance with ALC regulations and City Bylaws with the exception of one Site Specific Text Amendment and one Variance.

- 1.) Add 5 more sites to be an economically viable operation within ALC regulations.
- 2.) Allow the location of the RV site to be greater than 30m from main road and/or primary residence due to existing home plating layout.

Considerations for Rezoning:

- Demand greatly exceeds supply for RV sites in Kelowna area.
- RV sites would not exceed 5% of the total property as per ALC regulations.
- Development would be compatible with existing adjacent land use.
- Neighbours approve the Rezoning Application.
- Optimal location on a bus route, adjacent to the greenway and golf courses, with H₂O Center, market gardens, retail services, wineries and beach nearby.
- RV site exceeds buffering in all directions with no negative visual or noise impact.
- Secure, quiet, set back from traffic, surrounded by a natural and farm environment.
- Existing one point access off KLO Road. Existing farm road to be extended to RV site.
- City domestic water and sanitary sewer to be extended for full service RV hook-ups.
- Apiary, market garden and chicken farming enhance and intensify the current extent of the farm production with more diverse agricultural use while adding Agri-tourism potential.
- A1t use is subordinate / secondary to the primary agriculture in area and income.
- Creating a first class inspected Tourism BC Approved Accommodation.
- Target high-end RV motor home market. No tenters, long-term renters or squatters.
- Proposed budget to create first class RV tourist facility is approximately \$150,000 plus the utility costs which cannot be ratified until all engineering is complete.
- Surrounded and encroached by development, the ALR landowner needs to be able to diversify with an acceptably approved agricultural and agri-tourism strategy.
- **To be economically viable, the ten approved sites are necessary.**
- **Approval in 2015 allows for winter start of RV site infrastructure and spring soil preparation and planting.**



WAY MORE
THAN DELICIOUS.

Kelly Berringer,
Field Services,
BC Tree Fruit Cooperative

02/11/15

Orchard Feasibility Assessment 2075 KLO Road

Attention Tyler Lintell:

BC Tree Fruits works with newly planted and established commercial orchardists to improve horticultural practices our member orchards.

Having viewed your property in conjunction with your Agri-tourism Proposal for a small orchard on your property at 2075 KLO Road, I offer the following assessment, considerations and answers to the questions raised in our discussion.

1. **Soils Classification:** The Class 4 and 5 soils comprising your land parcel would support fruit growing, if all other conditions were favorable.
2. **Climate:** The entire parcel is low-lying land adjacent Mission Creek which is part of a microclimate that tends to draw cooler air down the creek valley. Stone fruits therefore would not be suitable orchard as spring blossoms would likely be frost-damaged. The fruit best suited to this cooler low-lying land would be pears or apples on a larger rootstock at a medium density planting.
3. **Considerations for a Pear Orchard:**
Pears reach maturity in 8-10 years; successful pear plantings pay themselves off year 9-10.
4. **Commercial Viability:**
For commercial / contract viability, an orchard should be at least 4 acres of one commodity. An orchard is labor intensive and requires a major investment in equipment: orchard tractor, sprayer, ladders, bins and a storage facility (if you will be marketing your own produce). The investment in planting a modern higher density orchard is substantial, averaging \$20,000 per acre.
5. **Orchard Proximity to Livestock and Poultry:**
Both livestock and poultry should be removed from an area while pesticides are applied. All conventional and organic pesticides indicate a safe timeframe for re-entry after applications.



WAY MORE
THAN DELICIOUS.

6. Livestock Interface:

If you are planning on selling your produce commercially you will need to be certified by a food safety program. Different programs have different regulations about grazing livestock within a productive orchard and how long livestock can be present in the orchard before harvest. You should contact Canada GAP and/or Global GAP and if you are thinking about organic production contact The Certified Organics Association of BC as well as The Pacific Agriculture Certification Society. Also note that the organic regulations are being reviewed this calendar year.

7. Additional Considerations:

Your site would be best suited to a modern commercial pear orchard; if you are not prepared for the investment then you may wish to look at a market garden. A valuable information source for a new grower is The Young Agrarians Association.

It is my opinion that you could have a successful pear orchard on your property but you must be willing to invest both time and money. It is possible for you to increase your agricultural productivity sooner with a market garden but I would seek out the advice of a professional in that area.

I trust this is the information you need for presentation to the City of Kelowna Agricultural Advisory Committee.


Kelly Berringer, BSc. AAgr.

John Hofer, Owner/Operator
Wise Earth Farm
2071 Fisher Road
Kelowna, B.C. V1W 2H4

November 11, 2015

Agricultural Partnership for 2016

Attention Tyler Linttell:

As follow up to our meeting yesterday, I should like to confirm that Wise Earth Farm will partner with you beginning in the 2016 farm year to commence sustainable agriculture on your property (2075 KLO Road) across the road from our farm.

It is our intention to establish bio-intensive farming on both the 0.3 acre cultivated piece on the front of the property and the soon to be worked 7 acre piece to the south and west.

The far back south corner of the property which is too shaded and not suitable for a vegetable garden will be excluded from the cultivated area and be used by you.

As discussed, the large parcel should be ploughed, disked and roto-tilled by spring at which time we will commence soil enrichment and weed control for the 2016 season. A forty-foot perimeter strip will remain in grass as preparation for raspberry and blackberry planting. The berries can be planted this coming spring and we will most likely be planting corn, winter squash, broccoli on the large area as a first year crop with the intention to grow high density in the future years, the same as we are currently doing across the road.

We confirmed that water for irrigation is available and we are most definitely interested in using the bottom-fed pond as a non-chlorinated water source for our organic crops.

Our farm is as much of a closed loop farming system as we can manage so there will be no trash disposal required on your site, but we can work with you on a collective compost operation.

The proximity of your land to our existing farm plot is ideal. We know the soil capability in this area and are excited to move forward with you in this venture.

I understand that you need this letter to go forward to the Agricultural Advisory Committee on Thursday for your approvals. Good Luck with that.

Any inquiries into our operation can be seen at wiseearthfarm.com, or call me at 250 869 6539

Sincerely,

John Hofer



Mark McPhail
Beekeeper
McPhail Enterprises
680 Elm Rd.
Kelowna, BC V1W 1T8
250-718-3028

October 15, 2015

Introductory Apiary at 2075 KLO Road

Attention Tyler Linttell:

As follow up to our site meeting yesterday, I hereby confirm our intention to place eight colonies of bees on your property at 2075 KLO Road in the spring of 2016. This will occur at the end of April subject to weather conditions.

The site is ideal for an apiary with a) the existing and proposed agriculture to serve as foraging habitat, b) the existing water feature pond and the nearby Mission Creek providing the necessary fresh water source. We will enclose the hives with adequate fencing to prevent any possible damage by wildlife. There should be no interface problems between the bees and people. Before placement, we can together determine the exact location for the hives giving consideration to the RVs, the home site, neighbouring properties and of course the ideal bee habitat. As discussed, we will evaluate the first year operation before adding additional colonies; but given what I saw yesterday, everything looks very promising.

Thank you for this opportunity. I look forward to working with you.

McPhail Enterprises,

Mark McPhail

A handwritten signature in dark ink, appearing to read 'Mark McPhail', with a long horizontal line extending to the right.

Anne Dyck
1979 KLO Road
Kelowna, BC
V1W 2H8
250-861-8456

August 5, 2015

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4
250-469-8500

To Whom It May Concern:

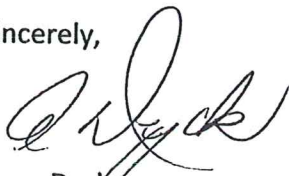
RE: Rezoning Application for Agri-tourism Accommodation
Applicant: Eva Linttell (Scott & Tyler Linttell)

The Linttell family has been a good neighbour of mine for the past 12 years and they have shared with me their intentions to rezone their property from A1-Agriculture to A1t- Agriculture with Agri-tourism Accommodation for their property located at 2075 KLO Road, Kelowna, BC. Their property borders my property to the east.

I have reviewed their proposal and agri-tourism site plan. They are asking for a variance to allow five more RV sites for a total of 10. These extra RV sites are needed in order to be an economically viable agri-tourism operation. They are also asking to allow the location of the RV sites to be greater than 30 m from KLO road. I am writing this letter to give my support for both of these variances.

I give my full endorsement to this project as I know Eva, Scott and Tyler Linttell will ensure a first class operation. If you have any questions or concerns, please don't hesitate to contact me. I can be reached at 250-861-8456.

Sincerely,



Anne Dyck

Paul & Natalie Robinson
2085B KLO Road
Kelowna, BC
V1W 2H9

August 6, 2015

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4
250-469-8500

To Whom It May Concern:

RE: Rezoning of Lintell Farm at 2075 KLO Road

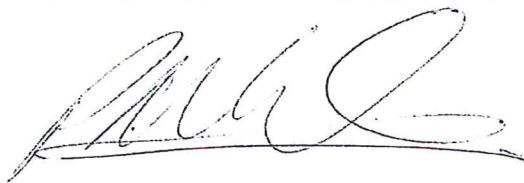
The Lintell farm borders our property to the west. We have enjoyed a good relationship for the past 11 years as neighbours. They have recently submitted application to the City of Kelowna to rezone their property from A1 to A1t in the hopes of being allowed to build 10 RV sites as part of the Agricultural Tourism proposal. We have discussed and viewed the plan proposed and feel the variance requested to increase the RV sites from 5 to 10 is needed in order to encourage the increase in agriculture on their property. Without 10 RV sites, the plan is not viable.

We are writing this letter to the City of Kelowna to offer our support of the proposed 10 RV sites as well as to allow the RV sites to be located at the back of their property rather than within 30 m of KLO road, as this is a better location for everyone involved.

We feel confident that Scott and Eva (with the assistance of their son, Tyler) will ensure the project be completed well with the least amount of disruption to their farm and their neighbours.

We can be reached at 250-860-1558 to discuss our view of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Robinson', with a horizontal line drawn underneath it.

Paul Robinson

MARTIN COLLINS

From: Martin.Collins@gov.bc.ca
To: tylerlntell@hotmail.com
Subject: RE: Meeting Request
Date: Mon, 14 Sep 2015 22:28:41 +0000
No it does not.

M.

From: tyler lntell [<mailto:tylerlntell@hotmail.com>]
Sent: Monday, September 14, 2015 3:27 PM
To: Collins, Martin J ALC:EX
Cc: Eva Lntell; ICE2 Scott Lntell
Subject: Re: Meeting Request

Hi Martin,

Does the ALC legislation require that a farm must produce more in agricultural revenue than it is projected to make in RV revenue before RV sites can be allowed?

Tyler

Sent from my iPhone

2015-11-11

MARTIN COLLINS

Tyler

Sent from my iPhone

On Sep 14, 2015, at 4:07 PM, Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca> wrote:

I don't believe so, provided you are also compliant with the local government regulations. I know that Kelowna has a minimum parcel size for agri-tourist accommodation. The most restrictive rule applies. If the local government has regulations that are more restrictive than ALR regulations for permitted non-farm uses, these supercede the ALC's restrictions.

I don't know if any other local governments have more restrictive regulations about agri-tourist accommodations.

Regards

Martin Collins
Regional Planner
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7021

From: tyler lintell [<mailto:tylerlintell@hotmail.com>]
Sent: Monday, September 14, 2015 4:02 PM
To: Collins, Martin J ALC:EX
Subject: RE: Meeting Request

Also,

To our understanding, as long as we maintain farm status, use no more than 5% of the parcel for RV sites and have no more than 10 RV sites, we are in compliance and would likely be supported by the ALC. Have I missed anything?

Thanks,
Tyler

From: Martin.Collins@gov.bc.ca
To: tylerlintell@hotmail.com
Subject: RE: Meeting Request
Date: Mon, 14 Sep 2015 22:28:41 +0000
No it does not.

M.

From: tyler lintell [<mailto:tylerlintell@hotmail.com>]
Sent: Monday, September 14, 2015 3:27 PM

2015-11-11



British Columbia
Lodging and
Campgrounds
Association

Suite 209, 3003 St. John's Street, Port Moody, BC V3H 2C4
Phone: 778-383-1037 Fax: 604.945.7606
Toll Free: 1.888.923.4678
Info@bclca.com www.travel-british-columbia.com

September 8, 2015

Colleen Lintell, C.C.I.D.
Lintell Projects Inc.
Kelowna, B.C. Email: clinttell@shaw.ca

Dear Ms. Lintell:

I understand that you are proposing to build a 10 site RV Park on agricultural land and are compliant with permitted use in the ALR, but not in compliant with all City of Kelowna regulations for an RV Park as they require one unit per hectare in the bylaw. As you probably know, a hectare is 100 square meters and campgrounds developed on private land typically would have densities of 10 or more RV sites in that space. This allows for roads and landscaping. The one unit per hectare seems extremely restrictive and is not economically workable from a private campground operator's perspective.

I can confirm that BC Lodging and Campgrounds Association has been monitoring the decrease in the number of RV Parks offering overnight RV campsites in the province of BC for various reasons as outlined in the report entitled "Recommendations for Recreation Vehicle Park Development in British Columbia". The report co-chaired by the BC Lodging and Campgrounds Association Executive Director, Joss Penny, discusses the need to develop and expand RV Parks.

At the same time Destination BC's marketing budget has doubled since the report was published and there has been an increase, at municipal levels, in the collection of the additional 2% and now up to 3% Municipal Hotel Room Tax to market destinations. The Premier of British Columbia and municipal councils are obviously looking to grow tourism, yet RV Parks, an important product sector, are still declining.

The Canadian Camping and RV Council 2015 Economic Study shows that in 2014 there were 662,260 adult campers in British Columbia and that the GDP for BC was \$606 million. Go RVing Canada research shows:

- 14% of Canadian households own an RV
- There are over 1,000,000 RVs on the road in Canada
- 67% of RV owners are under the age of 55.
- 40% of RV families have children

British Columbians have a higher RV ownership at 17%. Overall, about 45% of all camping in the province utilize RV's (as opposed to tents). The problem here is that demand is not decreasing but overnight supply is declining.

"Working Together For Your Success"



**British Columbia
Lodging and
Campgrounds
Association**

Suite 209, 3003 St. John's Street, Port Moody, BC V3H 2C4
Phone: 604.945.7676 Fax: 604.945.7606
Toll Free: 1.888.923.4678
Info@bclca.com www.travel-british-columbia.com

Municipalities marketing themselves as destinations need to ensure that they have the right mix of accommodation. Declining RV spaces create a problem in that RVers are forced to move on to a more RV friendly locale or to camp in shopping malls or parking lots (this creates no tax revenue, no additional employment and a dubious camping experience for the RVer).

So why are RV Parks disappearing? In short, land values have increased, creating pressure on owners to sell and redevelop. The decision to sell is in part due to property tax increases outstripping the ability to increase overnight camping rates to meet revenue needs and in part due to developers targeting campgrounds located in prime areas to satisfy condo or bare strata development fueled by a growing number of investors.

The BC Lodging and Campgrounds Association supports keeping RV Parks engaged in the tourism industry by providing a mix of overnight campsites, seasonal stays and long term rentals. As such we are working with the existing operators and new RV Park developers to try and make RV Parks more profitable so that the resource remains. Some of the solutions require the support of municipalities through initiatives such as:

- Removing restrictions on length of continuous stay
- Enforcing "no overnight parking" bylaws
- Allowing the expansion of existing campgrounds to include overnight and seasonal RV campsites
- Supporting existing campgrounds through revitalization tax exemptions
- Allowing the supply of new overnight RV campsites through new development

In closing, please feel free to share this letter, the contents of the report and voice our support for the development of new RV campsites that enhance our tourism product throughout the province.

Yours truly,

Jim Humphrey
President

Enc.



CANADIAN CAMPING
AND RV COUNCIL
CONSEIL CANADIEN DU
CAMPING ET DU VR

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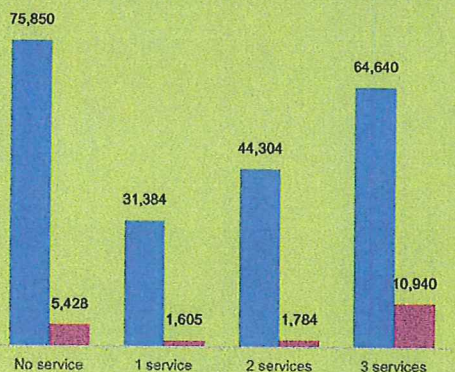
WSP

CAMPING INDUSTRY PORTRAIT IN CANADA AND BRITISH COLUMBIA

CAMPGROUND MARKET



Total number of campsites
by level of service for overnight campers



■ Canada ■ BC (public campgrounds not included)

Most common infrastructure in
campgrounds

	Canada (%)	BC (%)
Children's playground	78	54↓
Community shelter	64	44↓
Snack bar/Convenience store	49	44
Beach	43	31↓
Basketball court	29	13↓
Pool	28	12↓

↓ British Columbia
campgrounds
stand out with less
infrastructure.

Most requested new services in Canadian campgrounds



Wireless
Internet



Pool and
water play area



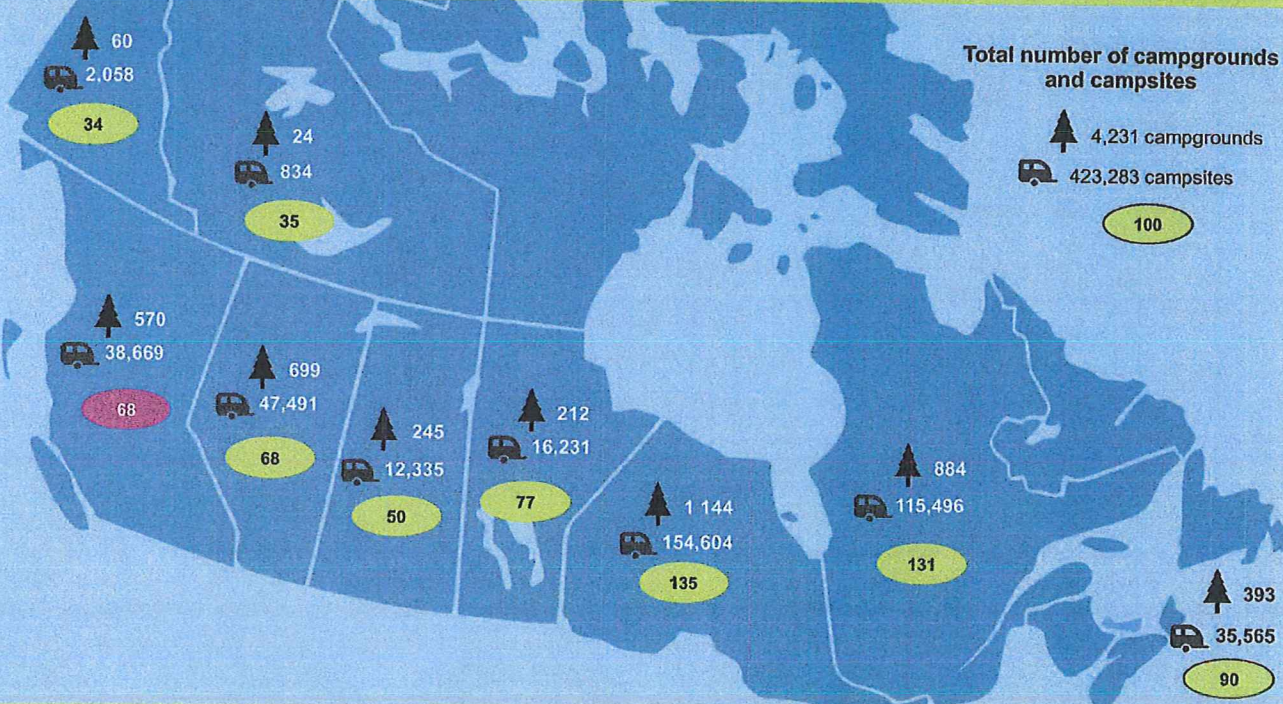
Upgraded
electrical grid



Addition or renovation
of comfort stations

Total number of campgrounds
and campsites

4,231 campgrounds
423,283 campsites
100



Campgrounds



Campsites

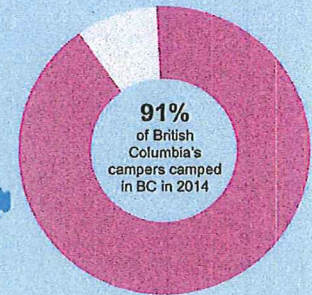
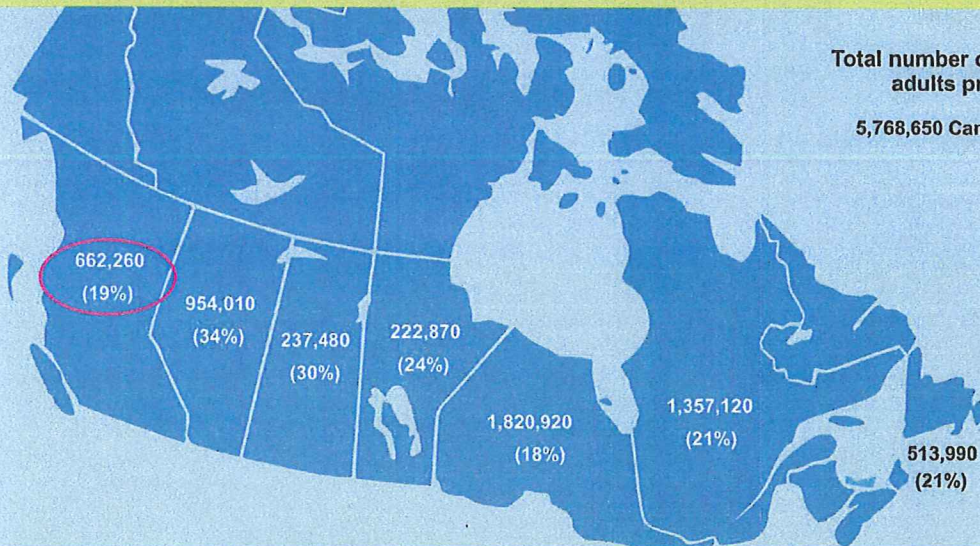
68

Average number of campsites per campground

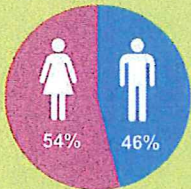
CAMPER MARKET

Total number of campers and rates of adults practicing camping

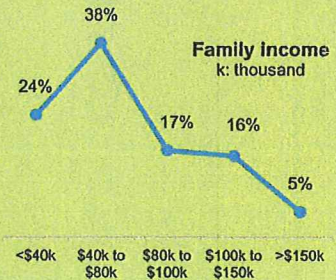
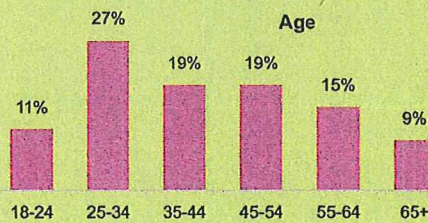
5,768,650 Canadian campers (22%)



Canadian camper profile



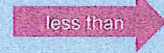
Gender



4 camping trips per year on average



3 different campgrounds on average



300 km from home (73%)

Why do Canadians camp?

Independence
Enjoying nature
Freedom sensation
Vacation, rest
Social aspect
Costs
Discovering a region

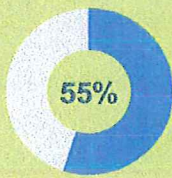
Type of campground visited in 2014



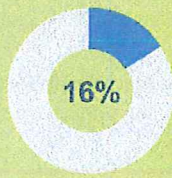
Most popular camping activities



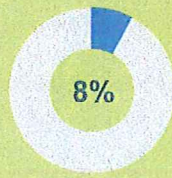
Type of equipment mostly used in 2014 by Canadian campers



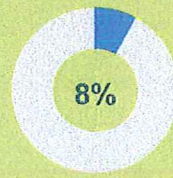
Tent
(55% in BC)



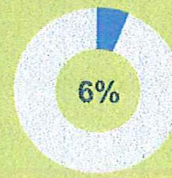
Trailer
(9% in BC)



Tent-trailer
(6% in BC)



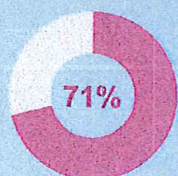
Fifth wheel
(9% in BC)



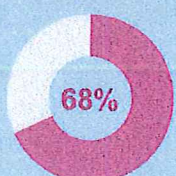
Motorhome
(11% in BC)

CAMPER MARKET

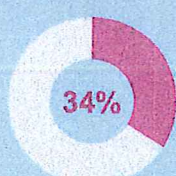
Services Canadian campers expect directly on their campsite



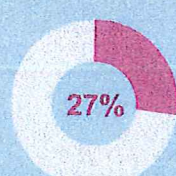
Drinkable water
(81% in BC)



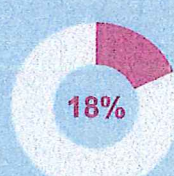
Electricity
(76% in BC)



Sewer
(40% in BC)

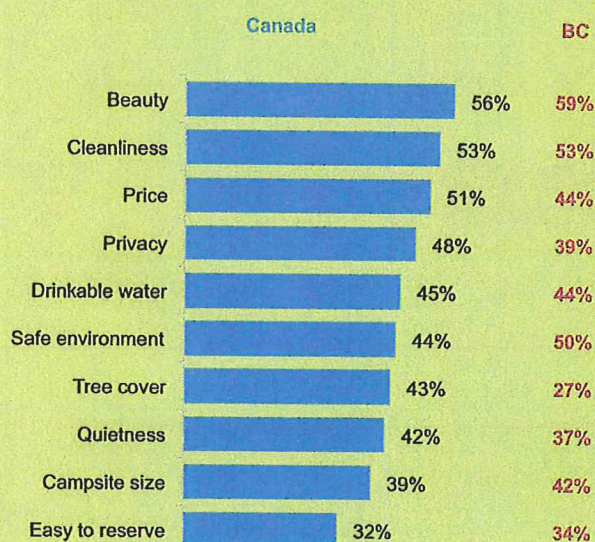


Wi-Fi
(43% in BC)



None
(13% in BC)

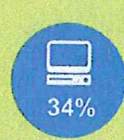
10 most important criteria used to select a campground



Preferred channels for making reservations



Telephone
(39% in BC)

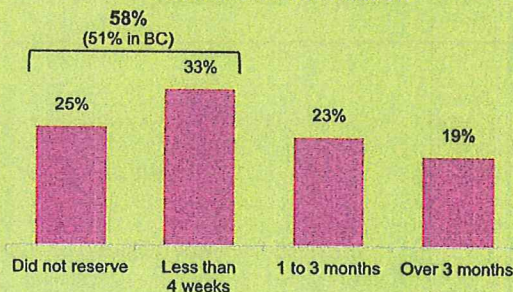


Campground website
(49% in BC)

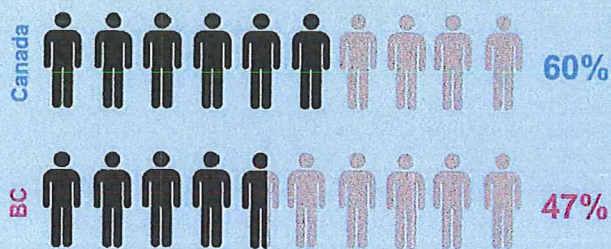


Email
(8% in BC)

Timelines for reservation



Using the web to plan a stay



For how many more years do you think
you will be camping?
Average in years

21.4

Canada

19.0

BC

Type of website used to select a campground

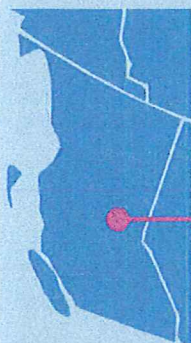
	Canada (%)	BC (%)
Provincial park	57	77
Federal park	30	18
Campground directories other than PCA	22	12
Provincial campground association (PCA)	19	21
TripAdvisor	13	30
Social media	6	13
Campground website	2	5
Search engine	1	2
None	8	2

\$ ECONOMIC IMPACT

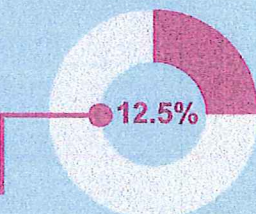
Indicators*	RV Retail	RV Manufacturing	Travel Expenditures	Other expenses	Total Canada
Initial Expenditures Campers direct and indirect expenses, RV dealers' profit margin, RV manufacturing sales.	762 M\$	310 M\$	2.0 G\$	848 M\$	3.9 G\$
Gross Output Gross expenses of all product and service providers, expenses incurred due to increase of economic activity.	1.6 G\$	638 M\$	4.0 G\$	1.8 G\$	8.1 G\$
Wages and Salaries Workforce salaries and social benefits.	645 M\$	265 M\$	1.4 G\$	633 M\$	2.9 G\$
Jobs Total number of employees, based on a full time week of 40 hours over a one year period (FTE).	11,550	3,290	31,800	13,780	60,420
Tax Income Sales taxes and income taxes.	233 M\$	61 M\$	501 M\$	241 M\$	1.0 G\$
GDP Basic Price	977 M\$	264 M\$	2.4 G\$	1.0 G\$	4.7 G\$

*Numbers were rounded.

M : Million - G : Billion



Indicators	BC
Initial Expenditures	\$492M
Gross Output	\$1.0G
Wages and Salaries	\$351M
Jobs	7,524
Tax Income	\$137M
GDP Basic Price	\$606M



British Columbia provides 12.5% of the Canadian camping industry jobs.

« In BC, the camping industry contributes around \$600 million dollars to the GDP. »

METHODOLOGY

Campground Market

- Campground census based on available data (Provincial campground associations database, provincial tourism guides, online campground directories).
- Telephone survey with owners and managers of 498 privately owned campgrounds, not-for-profit campgrounds and campgrounds owned by municipalities.
- Email survey with Parks Canada, provincial agencies and provincial government ministries that manage publicly owned campgrounds.

Camper Market

- Canada-wide web panel survey with 1,047 campers.

Economic Impact

- Camper survey data.
- Statistics Canada data (RV sales and manufacturer revenues).
- Economic impact analysis based on the Statistics Canada Input/Output model.

BACKGROUND



www.ccrvc.ca

The Canadian Camping and RV Council (CCRVC) represents the Canadian RV Manufacturers Association (CRVA), the RV Dealers Association of Canada (RVDA of Canada) and provincial campground owners' associations in Canada. CCRVC's mission is to support Canada's camping and RV industries, foster projects that enhance the camping experience for Canadian and international visitors and work with federal decision makers to ensure a thriving Canadian tourism sector. The economic impact study, sponsored by CCRVC, will be made available at www.ccrvc.ca.

SOM is a market research company, specializing in data collection and analysis. SOM was responsible for coordinating the study, collecting data and analyzing campground and camper surveys.

WSP is an international consulting group. In this study WSP was responsible for the estimation of the economic impact of the Canadian camping industry.