



January 23, 2024

File No: 0280-30

Local Government File No: A24-0001

City of Kelowna

1435 Water Street

Kelowna, BC V1Y 1J4

Via E-mail: planninginfo@kelowna.ca

Dear City of Kelowna:

Re: Non- Farm Use Application for 2062 Morrison Road (PID: 012-394-360; ALC Application ID: 69789)

Thank you for providing B.C. Ministry of Agriculture and Food staff the opportunity to comment on the proposed Non-Farm Use application to convert seasonal RV sites to year-round use. Ministry staff offer the following comments:

- Although the parcel is purported to be in apple production, the current RV sites do not appear to have any agritourism connection to the apple orchard.
- The proposal is to provide long-term housing options for people in need and does not appear to be related to an agricultural need.
- While affordable housing is in short supply, extra density in the ALR was allowed through amendments to the ALR Use Regulation in December 2021. The current Bill 44 - Housing Statutes (Residential Amendments) Act, 2023 is proposing that local governments allow only an additional dwelling in the form of a secondary suite or additional detached dwelling. It is not proposing to allow year-round RV parks in the ALR for affordable housing.
- The proposal does not appear to have a benefit to agriculture on this parcel.

If you have any questions regarding our comments, please feel free to contact me via phone or email.

Sincerely,

A handwritten signature in black ink that reads "Alison Fox". The signature is written in a cursive style with a large, stylized 'A' and 'F'.

Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture
Alison.Fox@gov.bc.ca
(778) 666-0566

Email copy: Claire Buchanan, Regional Planner, ALC ALC.Referrals@gov.bc.ca