



City of
Kelowna

A24-0001

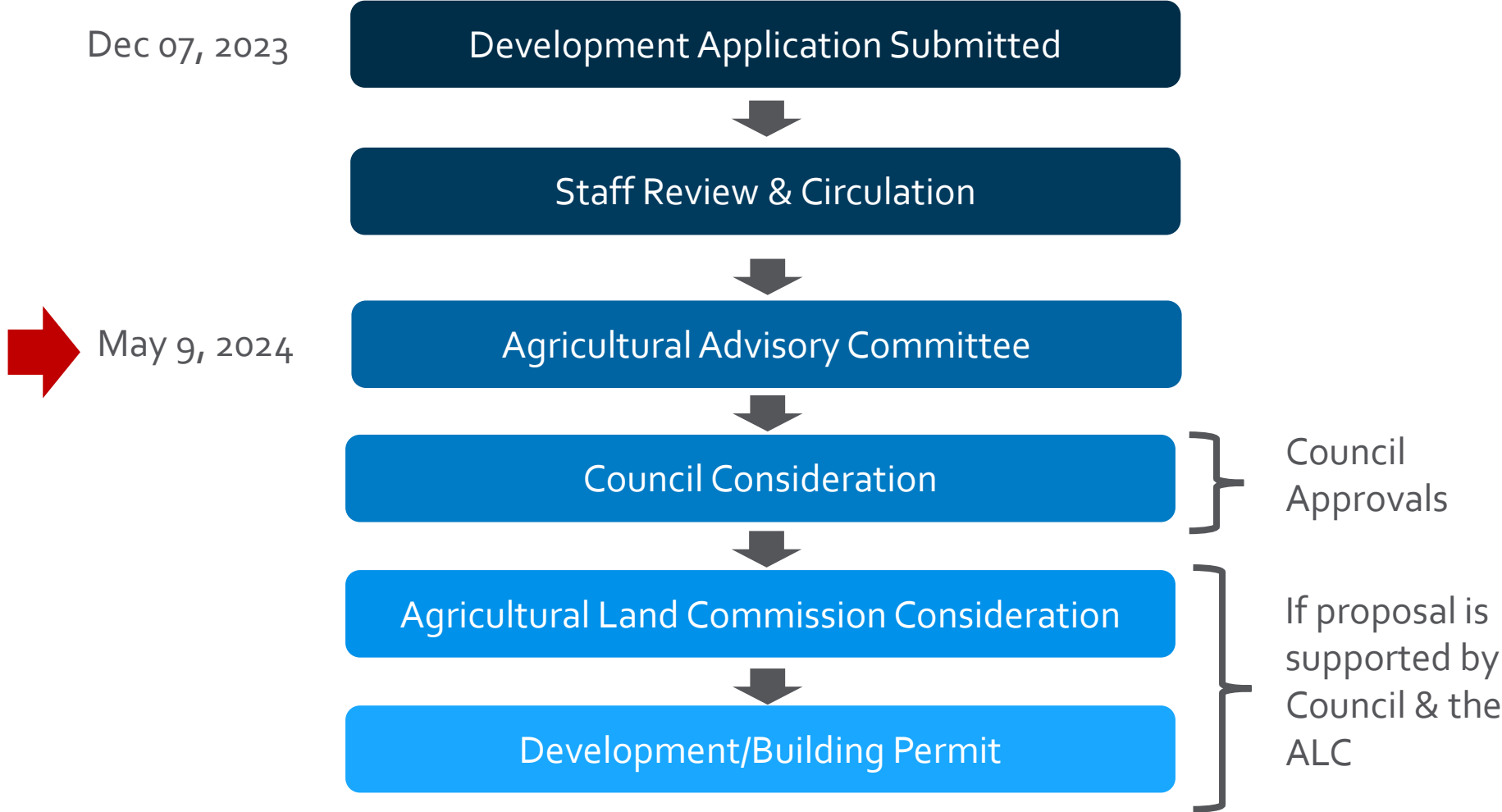
2062 Morrison Road

ALR Application for a Non-Farm Use

Proposal

- ▶ To consider a Non-Farm Use application to the Agricultural Land Commission (ALC) to operate an existing seasonal agri-tourism RV park year-round.

Development Process



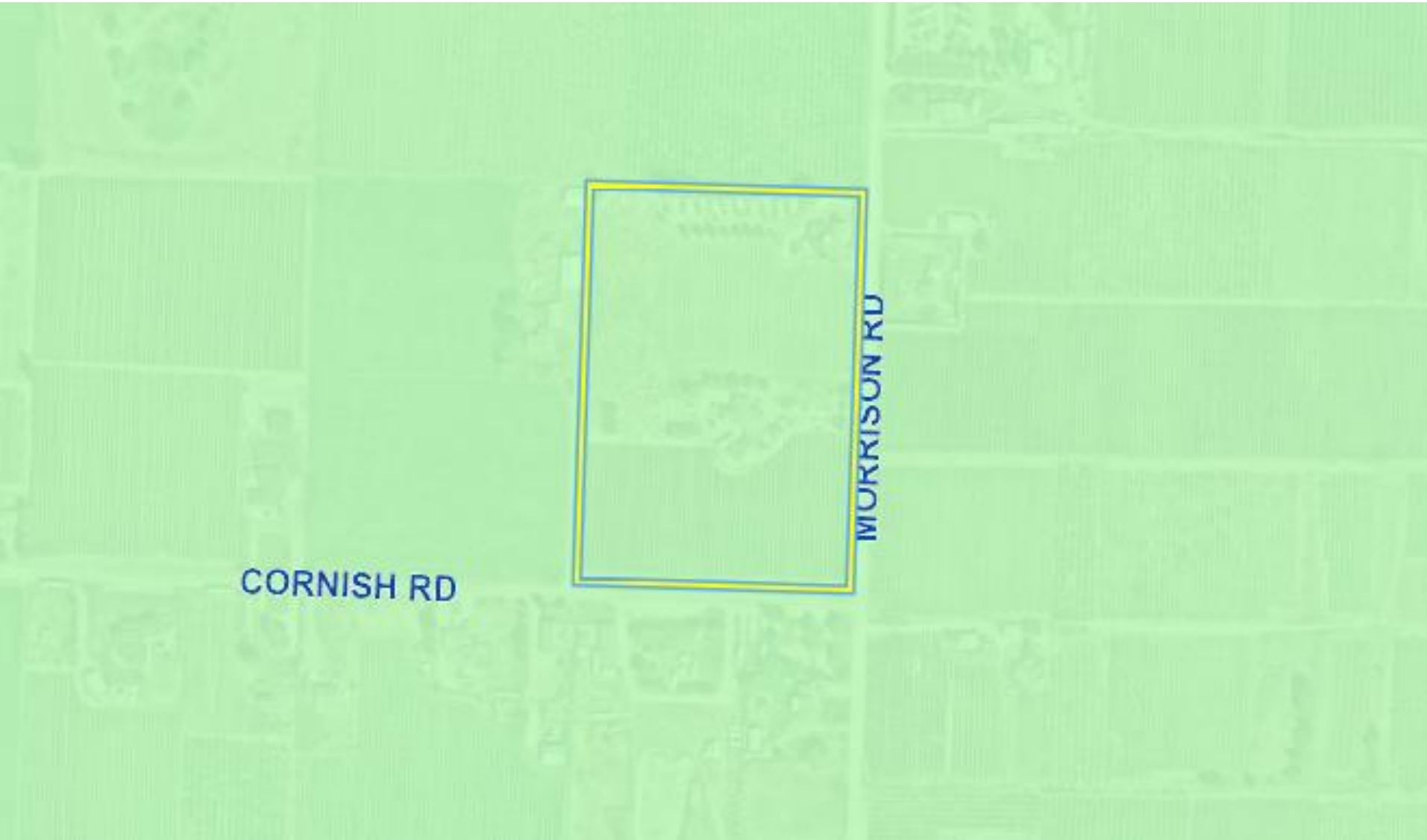
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



Aerial View



City of Kelowna

Project Details

- ▶ The applicant is seeking approvals to run a year-round RV Park
 - ▶ The RV Park currently non-conforming and approved for 8 sites.
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.

Development Planning

- ▶ Staff consider non-farm use application when they meet the following criteria:
 - Are consistent with the Zoning Bylaw and the 2040 OCP;
 - Provide significant benefits to local agriculture;
 - Do not require the extension of municipal services;
 - Will not utilize the productive agricultural lands;
 - Will not preclude future use of lands for agriculture; and
 - Will not harm adjacent farm operations.

- ▶ CSA-Z241 Series Park model trailers are not recognized as a dwelling units as per BCBC.

- ▶ Agri-tourism RV Parks no longer permitted in City

AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Application will be forwarded to ALC should Council support it.



Conclusion of Staff Remarks