



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69789

Application Status: Under LG Review

Applicant:

Agent: Mike Bhangu

Local Government: City of Kelowna

Local Government Date of Receipt: 12/07/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: Currently, the property is permitted to operate a Seasonal RV Park, and we wish to extend the use of the RV Park to Year-Round. The property is 7 acres and the RV Park is located on 0.5 acres. The size of the RV Park is relatively small and hosts 8 stalls.

By extending the RV Park to Year-Round, we can contribute to the housing market by providing affordable options.

As is, the folks who use the RV Park must leave once the deadline arrives, and they typically have a difficult go at finding a place to host their RVs. Since the deadline nears the winter season, their troubles only increase.

Agent Information

Agent : Mike Bhangu

Mailing Address :

1710 Bann St

Merritt, BC

V1K 1E9

Canada

Primary Phone : (604) 537-6657

Email : mikebhangu@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 012-394-360

Legal Description : LOT 14 SECTION 36 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT
PLAN 425

Parcel Area : 4 ha

Civic Address : 2062 Morrison Road, Kelowna

Applicant:

Date of Purchase : 12/07/2023

Farm Classification : Yes

Owners

1. **Name :**

Address :

2062 Morrison Rd

Kelowna, BC

V1X 4W5

Canada

Phone :

Email :

2. **Name :**

Address :

2062 Morrison Rd

Kelowna, BC

v1x 4w5

Canada

Phone :

ATTACHMENT A

This forms part of application

A24-0001

Planner
Initials

TC



Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Currently, the majority of the land is used to grow apples.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Two buildings, which previously housed horses, were removed to make room to grow apples.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

A small portion of the land is used as an RV Park. The RV Park itself is relatively small with 8 stalls.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity : Agricultural and other (e.g. RV Park): Quails View Farm RV Park

East

Land Use Type: Agricultural/Farm

Specify Activity : Agricultural

South

Land Use Type: Other

Specify Activity : Agricultural and other (e.g. RV Park): Acres RV Park

West

Applicant:

Land Use Type: Agricultural/Farm
Specify Activity : Agricultural

ATTACHMENT		A
This forms part of application # A24-0001		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Proposal

1. How many hectares are proposed for non-farm use?

0.20234 ha

2. What is the purpose of the proposal?

Currently, the property is permitted to operate a Seasonal RV Park, and we wish to extend the use of the RV Park to Year-Round. The property is 7 acres and the RV Park is located on 0.5 acres. The size of the RV Park is relatively small and hosts 8 stalls.

By extending the RV Park to Year-Round, we can contribute to the housing market by providing affordable options.

As is, the folks who use the RV Park must leave once the deadline arrives, and they typically have a difficult go at finding a place to host their RVs. Since the deadline nears the winter season, their troubles only increase.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

The RV Park currently exists on the property in question, and the cost to extend the RV to Year-Round is practical, and something the owner can afford. The owner cannot afford to purchase more land and to build a new RV Park.

4. Does the proposal support agriculture in the short or long term? Please explain.

With the extension to year-round occupancy, the potential for a worker to live in the RV Park and work the land becomes a possibility. This will increase the lands productivity.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - Mike Bhangu
- Proposal Sketch - 69789
- Certificate of Title - 012-394-360

ALC Attachments

None.

Decisions

None.

Applicant:



Morrison Rd

Morrison Rd

FARM COUNTRY RV PARK





ATTACHMENT **B**

This forms part of application

A24-0001

Planner
Initials TC



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,



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

ATTACHMENT	B
This forms part of application # A24-0001	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

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