



City of
Kelowna

A24-0001

2062 Morrison Rd

Application to the ALC for a Non-Farm Use Application

Proposal

- ▶ To review a Staff recommendation NOT to support a non-farm use application to the Agricultural Land Commission to allow an existing seasonal agri-tourism RV park to operate year-round.

Development Process



Jan 8, 2024

Development Application Submitted



Staff Review & Circulation



May 9, 2024

Agricultural Advisory Committee



Aug 12, 2024

Council Consideration



Council Approvals



Agricultural Land Commission Consideration



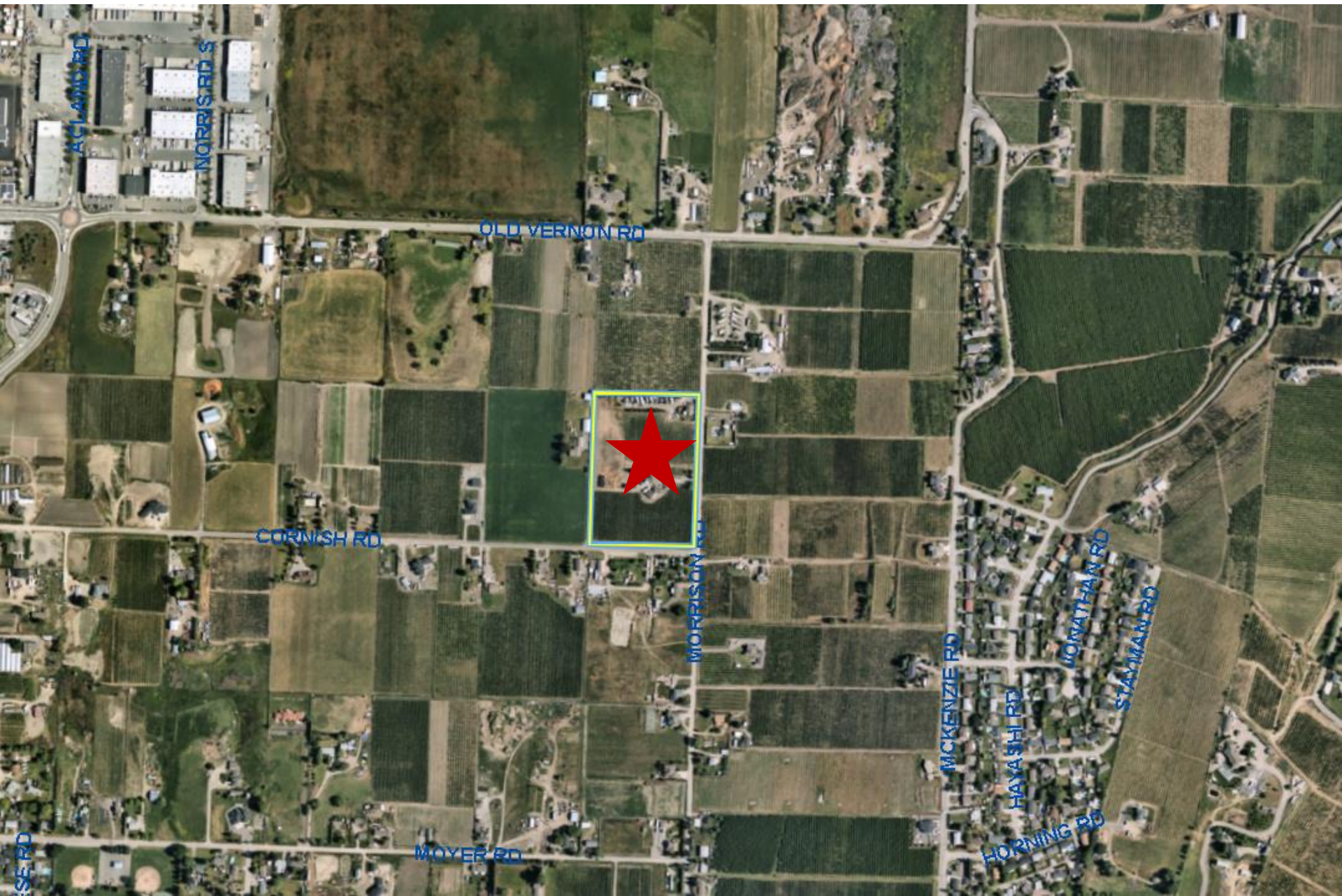
If proposal is supported by Council & the ALC



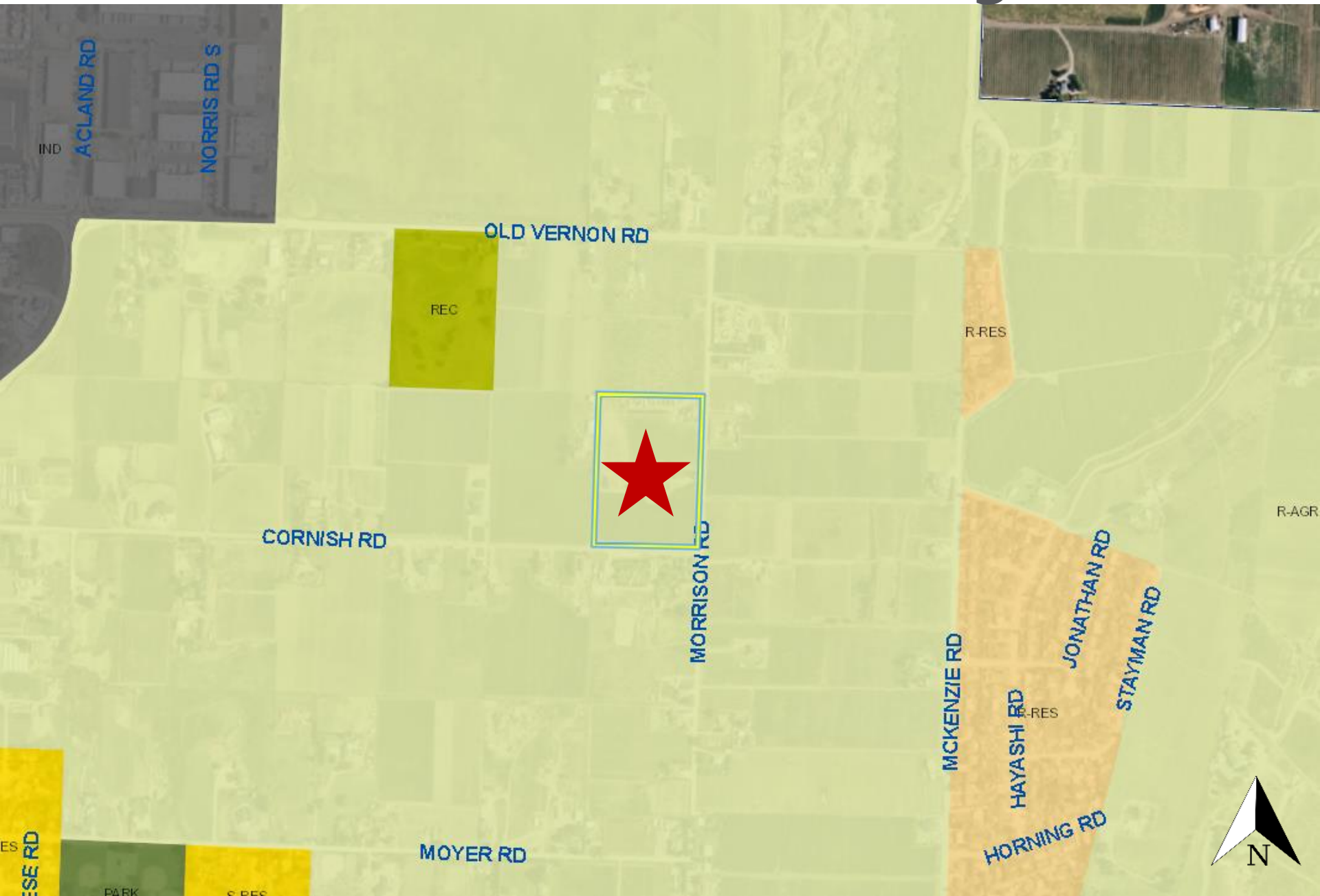
Text Amendment Application



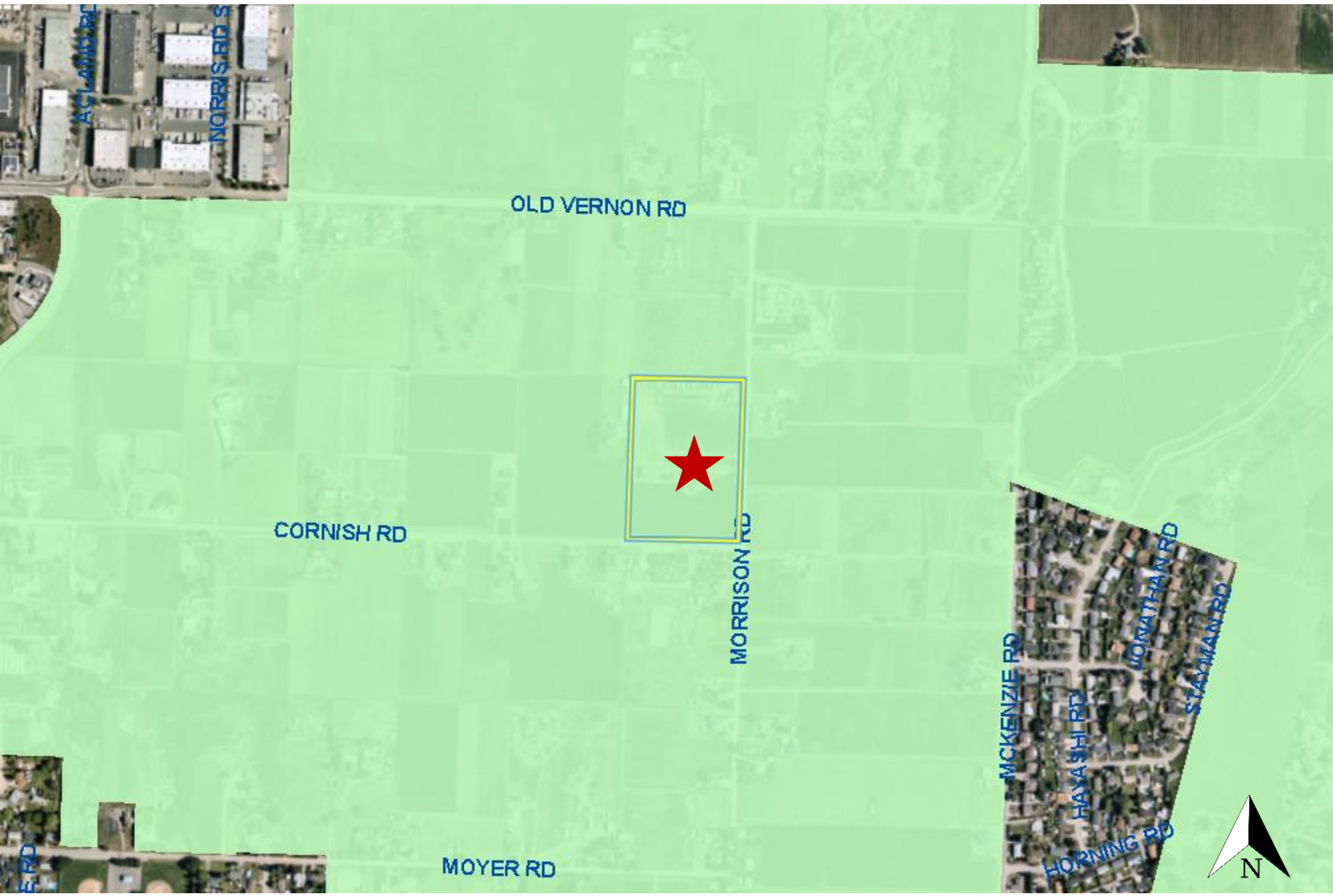
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



Aerial View



Project Details

- ▶ The Non-Farm Use Application is to allow the existing seasonal RV Park to operate year-round.
- ▶ The current business license allows:
 - ▶ 10 stalls
 - ▶ To operate between April 1st – October 31st.
- ▶ A1t – Agri-Tourism Accommodation subzone removed from the Zoning Bylaw in 2016.
- ▶ If endorsed by Council and supported by the ALC, a Site-Specific Text Amendment Application is required to introduce the use.

Site Plan



Non-Farm Use Applications

- ▶ Official Community Plan provides support for non-farm use applications where the proposal meets:
 - ▶ i. Are consistent with the Zoning Bylaw and the 2040 OCP;
 - ▶ ii. Provide significant benefits to local agriculture;
 - ▶ iii. Do not require the extension of municipal services;
 - ▶ iv. Will not utilize productive and agricultural lands;
 - ▶ v. Will not preclude future use of lands for agriculture; and,
 - ▶ vi. Will not harm adjacent farm operations.

Staff Recommendation

- ▶ Staff do **not** recommend support of the proposed Non-Farm Use Permit.
 - ▶ All full-time RV Park does not meet the intent of the OCP and Zoning Bylaw.
 - ▶ The proposal does not benefit agriculture and precludes future use of the agricultural land;
 - ▶ Issues with year-round RVs as they are unable meet BC Building Code.
- ▶ Recommend the Bylaw **not** be forwarded to ALC for consideration.



Conclusion of Staff Remarks