

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 56426

**Application Status:** Under LG Review

**Applicant:** Calvin Kuipers

**Local Government:** City of Kelowna

**Local Government Date of Receipt:** 04/20/2017

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

**Proposal Type:** Non-Farm Use

**Proposal:** I would like to operate the R.V. Park year around. I have been catering to the low income, many of whom are on some sort of social services. Most are on long term disability. These people have no other place to live.

**Mailing Address:**

3317 McCulloch Road

Kelowna, BC

VIW 4G4

Canada

**Primary Phone:** (250) 870-7530

**Email:** ckuiipers49@gmail.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 003-335-151

**Legal Description:** Lot B SEC 3 TP 23 ODYD PL 32710

**Parcel Area:** 5.7 ha

**Civic Address:** 3317 McCulloch Road

**Date of Purchase:** 11/01/1982

**Farm Classification:** Yes

**Owners**

1. **Name:** Calvin Kuipers

**Address:**

3317 McCulloch Road

Kelowna, BC

VIW 4G4

Canada

**Phone:** (250) 870-7530

**Email:** ckuiipers49@gmail.com

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### Current Use of Parcels Under Application

**Applicant:** Calvin Kuipers

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

*4.0 acres Gewurztraminer grape plants, 0.8 acre Ottonel Muscat grape plants, 0.33 Orange Muscat grape plants.*

*Fleece sheep, Hair sheep, Alpacas, chickens, market garden,*

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

*2009 prepared 6 acres for grapes. This included removing old overhead irrigation lines, tilling and grading. Picked with a 16,000lb excavator 9200 holes for plants and 1300 holes for posts. Infilled holes with black peat and top soil. Installed galvanized posts, wires and drip lines. Planted 9200 grape plants in 2010.*

*Fenced balance of property for sheep and alpacas. Dividing the field into 3/4 to 1 acre plots to rotate pastures. Fenced market garden areas, introduced a compost and topsoil mix to garden. Built 2 chicken coops with enclosed pens as well as free range areas.*

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

*In 2009 I put in a 10 unit Agra tourism R.V. Park. Currently 8 spots available.*

*In 2016 I built a tiny winery.*

**Adjacent Land Uses**

**North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Table grapes

**East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Sub division Galaghers Gate

**South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** SEKID and Fire department

**West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Mobile home rental

**Proposal**

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

*0.3 ha*

**2. What is the purpose of the proposal?**

*I would like to operate the R.V. Park year around. I have been catering to the low income, many of whom are on some sort of social services. Most are on long term disability. These people have no other place to live.*

**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.**

*I have not been able to fine anyone who is willing to put in the infrastructure and charge so little for a R.V. pad. Any existing R.V. sites who operate year around are either full or twice the price.*

**Applicant:** Calvin Kuipers

*Calvin Kuipers  
3317 McCulloch Road  
Kelowna, BC V1W 4G4  
250-870-7530*

May 5, 2017

City of Kelowna

To whom it may concern:

In 2008, I began the installation of a ten unit RV Park on my 14.2 acre property on McCulloch Road in East Kelowna. I have put in considerable time and money into this park to make it operational. The site was carefully chosen so there would be minimal impact on the farming value of the property. It is located in the lower southwest corner of the property and is accessed from Gulley Road which runs along the south perimeter of the property.

This portion of the property is not useful farm property as there is a high water table combined with a hard-pack soil layer which limits plant growth. Prior to my father purchasing this property, it had been planted in native table grapes by the previous owner; however, there was a large bare area in this corner of the property. My father removed the table grapes and planted apples on the entire property; again, apples planted in this southwest corner of the property did not survive. Eventually the apples were removed and for several years the property was used for summering cattle which were purchased in the spring and sold in the fall.

Wanting to make better use of this property, and also in 2008, my wife and I decided to plant six acres of the property in wine grapes. We used the southeast part of the property, bordered by McCulloch Road and Gulley Road because it

gave the best east-west orientation for the grapes, and although we avoided planting grapes in the extreme southwest corner due to previous experience of poor survival rates of plants, and to our decision to operate an RV Park in this no-grow zone, we also experienced extreme losses of vines at the western border of our vineyard which is closest to the RV Park. Removing dead vines from this area shows lack of root growth due to the hard-pan layer beneath the top soil.

Knowing that there were water issues in spring and early summer in the southwest corner location of the RV Park, I brought in 8 truck-and-pup loads of blast rock to make a solid base for the road, to allow larger RVs to enter the park. In the past several years, I have brought in at least sixteen loads of asphalt grindings to keep the road useable. Even so, there are periods of time when the individual RV sites are too wet to allow RVs to pull in and leave the sites.

Each year for the last 3 years I have dug trenches and installed "French drains" to divert water from the park to city drainage ditches. I have had the city clean the ditch to enable the water to flow away better, but I still have standing water at this time. In most years, this area experiences water issues well into July.

Under the new city bylaws regarding opening and closing dates for RV Parks, the park would therefore be open from August to the end of October. This is not a long enough time period to allow a profitable season. Also, since we are actively farming the property ourselves, we are extremely busy with the vineyard and our other farming activities (lamb, meat chickens, and egg laying chickens), it is a difficult time to have continual turnover of RVs.

For the first few years of operating the RV Park, the park had considerable turnover of RVs. Although I have never had complaints from neighbors, we did experience some incidences of after-hours noise and partying due to short term renters who are in town for a weekend or a week and want to party, make noise and light fires in contravention to the park rules.

Over the past few years, the park has begun to cater to those with low incomes, but with RVs and who want to live in a rural setting on a permanent basis. I charge \$500 per month plus power. Typically, disability cheques are around \$980, so on average, this leaves them with around \$400 per month for other living expenses. Because they live here on a permanent basis they don't move their trailers and therefore, the water is not an issue. I do not raise my rates in the summer as I am not a greedy person and these people can't afford higher rents. Frequently, some of the residents of the park do farm labor for us. With only six acres in wine grapes, a small vineyard, it is difficult to attract large numbers of pickers for harvest, or farm labor for installing and removing netting, or for seasonal work with the vines, and so frequently the RV Park residents will assist with needed tasks.

To comply with city bylaws, we have at times attempted to close the RV Park over the winter, but these low-income people have nowhere else to go. They want to continue to live independently in their own RVs. It would be a severe hardship for most of them to have to move, as several of them have mental or physical disabilities. I firmly believe that if the RV Park is forced to close for the winter, the City of Kelowna will have at least four more homeless people on their streets.

2016 was the first year in the history of this property that I showed somewhat of a profit on the property. Diversification is mainly the reason. The R.V. park is instrumental to this income; and having the RV Park provide a year-round income is extremely helpful to our small farm. The property is not large enough to enjoy economies of scale as in some other communities but we do produce some valuable commodities. Over the years, we have sold garlic bulbs, raspberries, tomatoes, meat chickens, lamb, and eggs to supplement the farm income, but my wife and I still need to spend some time working off property in order to keep the farm operational.

The site which the RV Park occupies is not a viable farming area. None of the crops planted there over the past 40 years have done well enough to survive. Now that there is an asphalt road, sewer lines, and power to the 10 satellite spots

(although two of these have been permanently discontinued), this piece of property is unable to contribute in any other way to the farm. There is certainly nothing agricultural that can be done on this site from November to March, which is the period of time that the City of Kelowna wants the park to be closed.

With the huge investment needed to develop this RV site, approximately \$100,000, due to huge costs for water and electricity, as well as the investment put into planting and maintaining the six acre vineyard, this farm really needs the year round income the RV Park could provide if allowed to stay open year round. In 2013, the vineyard was hit hard by a severe 30 minute hail storm which completely destroyed our grape crop for that year. It was a heartbreaking weather event, to see the crop destroyed and the vines themselves severely damaged. Many of the young vines did not survive the following winter and we have had to replant more than 2000 vines. We would likely not have been able to replace these vines without the year-round income generated by the RV Park. It is not only the loss of the crop and the replacement of the vines, but then the replanted vines take several years to reach the capacity the damaged vines had reached so it is a continual drain on farm income.

I love this property and want to keep farming it. My wife and I frequently give impromptu farm tours to the many tourists who drive past us on McCulloch Road. Many of them have never seen grapes growing, not seen chickens busy scratching the dirt and eating bugs, been close to alpacas, or lambs frolicking in the field, and we are happy to be able to share this wonder with them. I believe we are providing a valuable service and working hard to improve our farm land – we have been picking rocks and producing and adding compost to this property for over 20 years. Please allow our family to continue to farm by granting us non-farm status use for this small piece of our farm and allow us some diversified, non-weather-dependent, and year-round income.

Sincerely,

A handwritten signature in black ink, appearing to read 'Calvin Kuipers', with several horizontal strokes underneath.

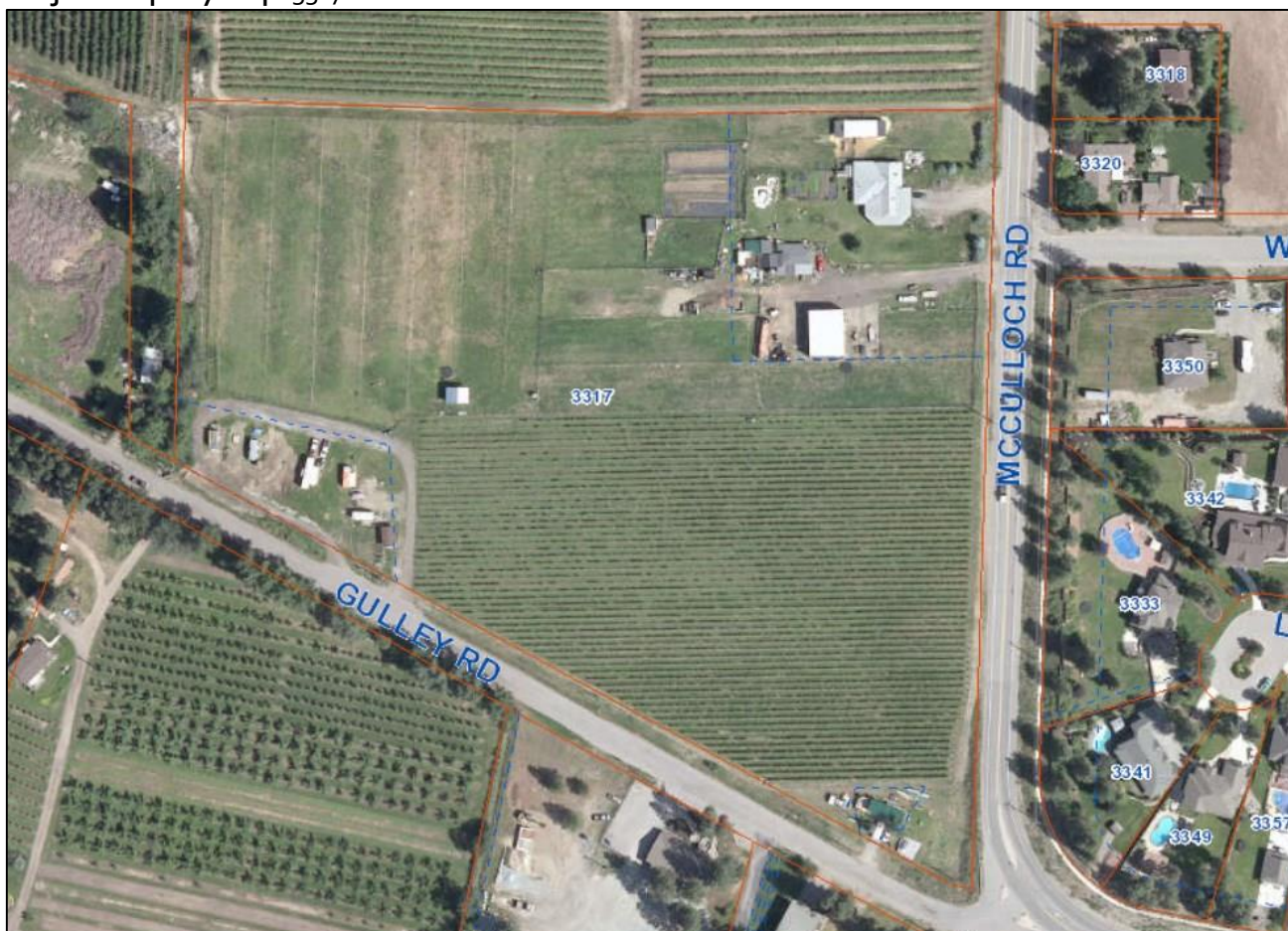
Calvin Kuipers

**Date:** 6/10/2017  
**RIM No.** 1210-21  
**Subject:** Non-Farm Use – 3317 McCulloch Road – RV Site Request

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Request to the Agricultural Land Commission for a Non-Farm Use to operate a year round RV Park that caters to low income persons.

**Subject Property Map:** 3317 McCulloch Road





Recreational Vehicle Site: 3317 McCulloch Rd





## PHOTOS

Photo 1. RV Trailers



Photo 2. RV Trailers





Photo 3. Trailers



Photo 4: Trailers





**Photo 5: RV Trailer**



**Photo 6: RV Trailers without wheels**





Photo 7: Entrance to RV Park



Historic Air Photo: 1976



Historic Air Photo: 1984

