



October 29, 2024

File No.: 0280-30

Local Government File No: ALR00192

Jason Tran

Planner

District of Lake Country

Via E-mail: [jtran@lakecountry.bc.ca](mailto:jtran@lakecountry.bc.ca)

Dear Jason Tran:

**Re: Non-Farm Use Application for 12829 Trehwitt Road (PID: 011-888-261)**

Thank you for providing B.C. Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on the above-noted non-farm use application for tourist accommodation.

- Ministry staff note that there is an active orchard on the property. While the proposed RV sites would be located to the north of the orchard, it appears that the access to the sites will be through the orchard. This will not only remove land from future production, but it may also interfere with orchard operations. At least two of the proposed sites appear to be located where fruit trees have been previously planted, so will also reduce the amount of area in agricultural production.
- There are a number of other parcels on Trehwitt Road that are planted to orchards, and other agricultural operations in the area as well. Along with potential for general road safety issues that could be posed by RVs entering and leaving the site and travelling along Trehwitt Road, Ministry staff are concerned about the flow and safety of farm traffic for those farm owners and operators that need to travel along the road to access their operations.
- The proposed RV sites would be surrounded by orchard operations, both on the Subject Parcel and on the neighbouring properties. Four of the sites appear to be directly adjacent to the orchard to the north and there does not appear to be a plan to buffer the sites. Campground guests will therefore be likely to be subject to the full brunt of the farm operations including noise, dust and spray drift. This could potentially cause an increase in farm practice complaints. The lack of any connection to agri-tourism activities may only exacerbate this issue.

- While Ministry staff acknowledge the benefits of income diversification on farms, the number and layout of the proposed RV sites, and the traffic and other impacts to the area could likely be a detriment to agriculture on this property and to other farms in the area.

If you have any questions, please feel free to contact us at the numbers or emails below.

Sincerely,

A handwritten signature in black ink that reads "Alison Fox". The signature is written in a cursive, flowing style.

Alison Fox, P.Ag.  
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