

# Agricultural Advisory Committee

## AGENDA



Thursday, November 14, 2019  
6:00 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

### 1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

- (a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.
- (b) The Reports to Committee concerning the subject development applications are available on the City's website at [www.kelowna.ca](http://www.kelowna.ca).
- (c) All representations to the Agricultural Advisory Committee form part of the public record.
- (d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

### 2. Minutes

3 - 6

Approve Minutes of the Meeting of October 10, 2019.

### 3. Reports

- 3.1 Agricultural Water Rate Structure - Consultation Update 7 - 33
- 3.2 Agriculture Plan Progress Report 34 - 60
- 3.3 Official Community Plan Update - Agriculture Policy 61 - 96

### 4. ALC Decisions - Update

### 5. New Business

### 6. Next Meeting

December 12, 2019

**7. Termination of Meeting**



## Agricultural Advisory Committee Minutes

Date: Thursday, October 10, 2019  
 Time: 6:00 pm  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Committee Members Present: Derek Brown (Alternate), Keith Duhaime, Yvonne Herbison (Vice Chair) and Aura Rose

Committee Members Absent: Avi Gill, John Janmatt (Chair), Domenic Rampone, Jeff Ricketts, Pete Spencer (Alternate) and Jill Worboys

Staff Present: Planner Specialist, Alex Kondor; Legislative Coordinator (Confidential), Clint McKenzie

### 1. Call to Order

The Vice Chair called the meeting to order at 6:02 p.m.

Opening remarks by the Vice-Chair regarding conduct of the meeting were read.

### 2. Applications for Consideration

#### 2.1 Hwy 33E 3215, A19-0010 Application to the ALC for a Homesite Severance - William Winter

Staff:

- Displayed a PowerPoint presentation providing a background of the application.
- Reviewed how the road to the home site severance would be developed. Both lots will have road frontage.

Wendy Waylen, Grand Forks BC, Applicants Agent:

- Noted that Mr. Winter is open to shrinking the size of the severed lot. He lives in the house with his spouse and he would like to stay there and use the homesite severance to pass on to his children.
- Applicant has been on the property since 1967.

Lee Dinwoody, Vernon BC, Applicants Agent:

- Provided the history to the amateur pro-rodeo events on the property since the 1950s.
- Applicant has some serious health issues and wants to complete the homesite severance for his spouse.
- Homesite is where the barn and tool sheds are which is a tiny plateau area that has access from Highway 33.
- Responded to questions from the Committee.

Staff responded to questions from the Committee.

Moved by Keith Duhaime/Seconded By Aura Rose

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A19-0010 for the property located at 3215 Highway 33 E for a Subdivision of Agricultural Land Reserve under Section 21(2) of the Agricultural Land Commission Act.

**Carried**

**ANEDOTAL COMMENTS**

- The Agricultural Advisory Committee would like to encourage the logical minimal size that follows the natural contours of the land be pursued for the homesite severance and that staff be encouraged to work with the applicant to achieve this.

**2.2 East Kelowna Road 2830, A19-0016 - Non-Farm Use Application – Winery and Covenant - Maria and Trent Kitsch**

Staff:

- Displayed a PowerPoint presentation providing a background of the application.
- Confirmed the proposed winery is outside the covenant area.
- The applicants are requesting to remove the covenant to increase agricultural activity in the area and the potential for a wine cellar in the future.
- The non-farm use is being proposed until enough grapes are planted on the property to be considered a farm use by the ALC.
- The secondary access road in the middle of the property would be gated and the driveway to the south of the property would be the primary driveway.
- There is no new residential proposed on the building site.
- Confirmed there is no regulations that require a buffer on agricultural land adjacent to residential.
- Responded to questions from the Committee.

Maria and Trent Kitsch 2830 East Kelowna Road, Applicant:

- Provided the history to their ownership and starting of Kitsch Wines.
- They acquired the property in November 2018.
- Indicated the proposed cellar would be largely a production facility.
- Noted the road in the middle of the property is a result of the production area and staging for harvesting. Road was there prior with cherry production.
- The requested time for a non-farm use is to allow the harvest in the fall of 2022 in order to meet the ALC criteria.
- Responded to questions from the Committee.
- The existing winery location located on another property is too small and in the garage of a residential house with no drains.
- The 'no disturb' covenant area is perfectly set-up for a cellar. This would allow for an increase to the area where agriculture can take place. It is believed it will produce better and more fruit. Height difference between the enclave of trees where the cellar would go in the covenant area will not be visible as not at the same height as the Hall Road subdivision.
- Open to having a time restriction on non-farm use of 4-5 years.
- Open to having part of the covenant remain and reconfiguring the line.

Staff:

- Outlined the requirements for a geotechnical study for applications that are within natural environment development permit areas which the covenant area is in.
- The proposed wine cellar structure would be less than the maximum site coverage allowed of 10%.
- Responded to questions from the Committee.

Moved by Aura Rose/Seconded by Derek Brown

THAT a nonfarm-use of 4 years be supported for Agricultural Land Reserve Application No. A19-0016 for the property located at 2830 East Kelowna Road.

**Carried**

ANEDOTAL COMMENTS

- The Agricultural Advisory Committee supports a time limit for nonfarm use of four years as it gives enough time for production to take place.

Moved by Keith Duhaime/Seconded by Derek Brown

THAT the 'no-disturb' covenant be removed only as it pertains to agricultural purposes.

Keith Duhaime withdrew the motion and Derek Brown agreed.

Moved by Keith Duhaime/Seconded by Derek Brown

THAT the 'no-disturb' covenant be maintained and allow for its modernization to facilitate agricultural purposes.

**Carried**

ANEDOTAL COMMENTS

- The Agricultural Advisory Committee recommends that a geological assessment of the no disturb covenant area be conducted to determine the effect of removing some of the trees and replacing them with a different species.

- The Committee recognizes it is a challenging location with the trees in the gully impacting the farmed area and the benefit to realigning the covenant area to assist with the farm use of the property.

**3. Minutes**

Moved by Derek Brown/Seconded by Yvonne Herbison

THAT the Minutes of the August 8, 2019 Agricultural Advisory Committee meeting be adopted.

**Carried**

**4. ALC Decisions - Update**

Staff updated the Committee on the following applications:

- 298 Cornish Rd: Non adhering residential use - house larger than allowed (500 sq. m.). Council supported the application and forwarded it to the ALC.

- 3019 Leader Road: Non-Farm Use Permit application to allow a landscaping business. Council supported the application and asked that staff reach out to ALC staff to provide more context. ALC was provided a package that included the minutes from the AAC meeting and the Council report showing the AAC resolution.

- 2568 KLO Road – Non-Adhering Residential Use – Additional Residence for Farm Use. Council supported the application and forwarded it to the ALC.

**5. New Business**

Staff provided an update on the upcoming OCP workshops.

A one-hour workshop with the Committee will be scheduled to present on the updates to the agricultural components of the OCP.

Options for dates for the workshop were discussed with the Committee's preference being to add it as part of the next regular meeting on November 14th.

**6. Termination of Meeting**

The Vice Chair declared the meeting terminated at 7:40 p.m.

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Chair

DRAFT



mm (26 inches) to determine overall volume allotted per property. This calculation is also consistent with the previous SEKID allotment. It reflects Kelowna specific growing conditions and exceeds the Glenmore Ellison Improvement District (GEID) base allotment of 527mm (20.75 inches) and Greater Vernon Water base allotment of 550 mm (21.6 inches).

2. Implementation of an increasing tiered rate structure for customers that exceed their base farm allotment. Farmers will pay a fixed fee per acre of farm allotment up to the volume of the allotment. Consumption that exceeds the allotment will be charged a unit fee per cubic metre of water consumed. This is consistent with the historic SEKID water pricing structure. A tiered rate system similar to those in use by Greater Vernon Water and GEID is being proposed. It contains tiered pricing for exceeding the farm allotment as follows:

Tier 1: 0-20% over farm allotment.

Tier 2: 20-50% over farm allotment.

Tier 3: 50% or more over farm allotment.

On October 28, 2019, City Council also approved a new Water Supply Policy No.383 to guide staff in developing revisions to the Water Regulation Bylaw; helping to clarify which customers will have access to the Agricultural rate class and establishing the goal to setting agricultural water rates. Policy No. 383 is also included as an attachment. This will allow staff to evaluate consumption across all classes and propose water rates for Council consideration in spring 2020.

Final public engagement meetings will be held as follows:

**Tuesday, November 26**

1:00 – 4:30 pm

Reid Hall, 2279 Benvoulin Rd.

**Thursday, November 28**

4:00 pm – 6:30 pm

Capital News Centre, 4105 Gordon Drive.

For those unable to attend in person, information will also be available online at [kelowna.ca/getinvolved](http://kelowna.ca/getinvolved) from Nov 18 to Dec 6.

**Report prepared by:**

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K Van Vliet, Manager Utility Services

**Approved for Inclusion:**



Danielle Noble-Brandt Policy & Planning Department Manager

**Attachments:**

Presentation Agricultural Advisory Committee Water Rate Structure update

Agricultural Water Rate Design Engagement Report – May 2018

Policy No. 383 Water Supply Policy





City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250 469-8500  
kelowna.ca

# Council Policy

Water Supply

ESTABLISHED: 2019-10-28

Contact Department: Civic Operations

## **Guiding Principle**

To operate a reliable water system that delivers clean, safe, drinking water and adequate water for commercial, industrial, agricultural, and fire protection services at equitable and competitive rates.

## **Purpose**

To set priorities, direction and limitations of water delivery to City water utility customers to ensure fairness and responsible management of the resource.

## **Application**

This policy applies to the City water utility and its customers.

## **Policy Statements**

1. The City operates potable and non-potable water systems and will ensure clean, safe potable water is provided to all utility customers to maintain public health and safety.
2. The City will provide adequate water for other uses (e.g. industrial, commercial, irrigation) when available to support local business and the Kelowna economy.
3. Water for irrigation may be sourced from either potable or non-potable supply. The City will determine the extent of the non-potable water system as well as the properties served by the system based on best overall value to the utility and consistent with the priorities outlined in Council Policy.
4. The non-potable system will be maintained and operated to meet the Canadian Water Quality Guidelines for the Protection of Agricultural Water Uses during the irrigation season.
5. The City supports agriculture within the utility service area. Pricing of water for agricultural purposes will reflect the community's support and will be set to be competitive with agricultural water rates in the Okanagan Valley.
6. Properties classified as Farm under the Assessment Act will be eligible for agricultural water rates ..
7. To encourage the use of the lower cost, non-potable water to the extent that it is available, pricing for non-potable water for irrigation purposes may be lower than the pricing for potable water for the same customer class.
8. City bylaws and policies for water supply will reflect the following priorities (ranked from highest to lowest):
  - Safe water for human health and sanitation;
  - Fire suppression, emergency response and risk mitigation;
  - Commercial, Industrial and Agricultural use;
  - Irrigation for aesthetics.



City of  
**Kelowna**

# Agriculture Water Rate Design Engagement Report

May 2018



## Introduction

The pending transition of Southeast Kelowna (SEKID) and South Okanagan Mission Irrigation District (SOMID) customers into the City's water system and the separation of the irrigation and domestic water supplies has resulted in the need to review the City's agriculture rate and rate design to ensure fair rates that encourage conservation and support for farming operations.

While SEKID will continue to set the irrigation rates for customers in 2018 and 2019, customers require assurance and advance notice of any changes to the rate design that may affect them. The City committed to consulting with the agricultural community and reporting back to Council on what might be a more appropriate rate design.

## Process

The communication and engagement process sought input on water pricing values, priorities, concerns and impacts from stakeholders and the public. This information is necessary in order to outline options for an agriculture rate structure and provide Council with recommendations on a preferred option moving forward after 2019.

Guided by an engagement plan reflecting the City's Public Engagement Guiding Principles and Engage Policy, staff facilitated meaningful dialogue with stakeholders across the community (see Appendix A for complete stakeholder list.) Engagement with water customers was not restricted to just SEKID customers, as any current or potential future City agriculture customers will also be affected by any rate design adopted. The broader Kelowna community also had an opportunity to provide input through an online survey.

The engagement process was divided into three phases. It began in mid-September 2017 and wrapped up in mid-March, 2018.

The results detailed in the following pages were gathered through the online survey, face-to-face meetings, and a stakeholder workshop. At the workshop and meetings, attendees participated in in-depth discussions and options were ranked by voting through a show of hands.

The survey was open to all Kelowna residents from Nov. 16 to Dec. 10, 2017 (see Appendix B for a breakdown of who we heard from in the survey.) Opportunities were promoted through the City's news bulletins, gov delivery subscription service, website, social media channels and the City's Get Involved website. In addition, critical stakeholder groups were sent e-mail invitations to forward to their members and the South East Kelowna Irrigation District (SEKID) forwarded an e-mail invitation to its ratepayers.

Results from surveys such as this are a collection of opinions and perceptions from interested or potentially affected residents and are not a statistically significant random sample of all Kelowna residents. Due to its opt-in and open methods, results are qualitative in nature

## Engagement Goals

- Inform customers and stakeholders with balanced and objective information to help them understand the purpose and principles of water rate design
- Engage customers and stakeholders in the rate design process
- Create broader understanding of the roles of the water utility and its customers in water resource stewardship
- Create understanding of the value and importance of efficient water use and water conservation

*"Keep in mind the farming community is what Kelowna's roots are and it continues to feed many people today."  
– Survey respondent*

## Engagement results

During the engagement, participants were asked to address four topics:

1. Future water challenges and priorities
2. Rate design tools
3. Conservation objectives
4. Preferred billing options

### Topic 1: Future water challenges and priorities

There are some significant differences between the concerns and priorities expressed by agricultural stakeholders and those expressed by non-agricultural water users (residential, commercial, industrial, etc.)

Agricultural stakeholders were primarily concerned about the future cost of water and the consistency of supply. These concerns were expressed by stakeholders at both the in-person events and through the online survey.

*"If you use more you pay more.  
That would help promote proper  
irrigation practices."  
– Survey respondent*

For stakeholders, the way in which future decisions will be made regarding water rates for agricultural users was a top concern, because it was felt that there was a lack of clarity around how the utility

would be governed. Many stakeholders also expressed a desire for agricultural users to have voting rights at the utility board level.

In terms of cost, the primary concern was on predictability. Farmers need to be able to plan their irrigation and crop practices around a predictable quantity of water as well as a predictable cost of water. There was concern that the costs of water will no longer be a known factor when developing their business plans for the upcoming growing seasons.

Those agricultural users that are currently allocated water in acre/feet for year for a set price (e.g. SEKID ratepayers) seem satisfied with this arrangement and would prefer to see this type of cost structure continue.

In contrast, non-agricultural water users were much less concerned with ensuring low water rates for agricultural customers. Non-agricultural users were much more likely to say that customers who use more water should pay more and that water rates should be in line with the cost of providing water. Non-agricultural water users also placed a higher priority on water conservation than agricultural water users and stakeholders.

## Activities

### Phase 1: Inform

- Face- to- face Meetings (including SEKID Board, Agricultural Advisory Committee (AAC))
- Website Update
- Mail-out to stakeholders (including SEKID customers, current City customers, SOMID Customers)

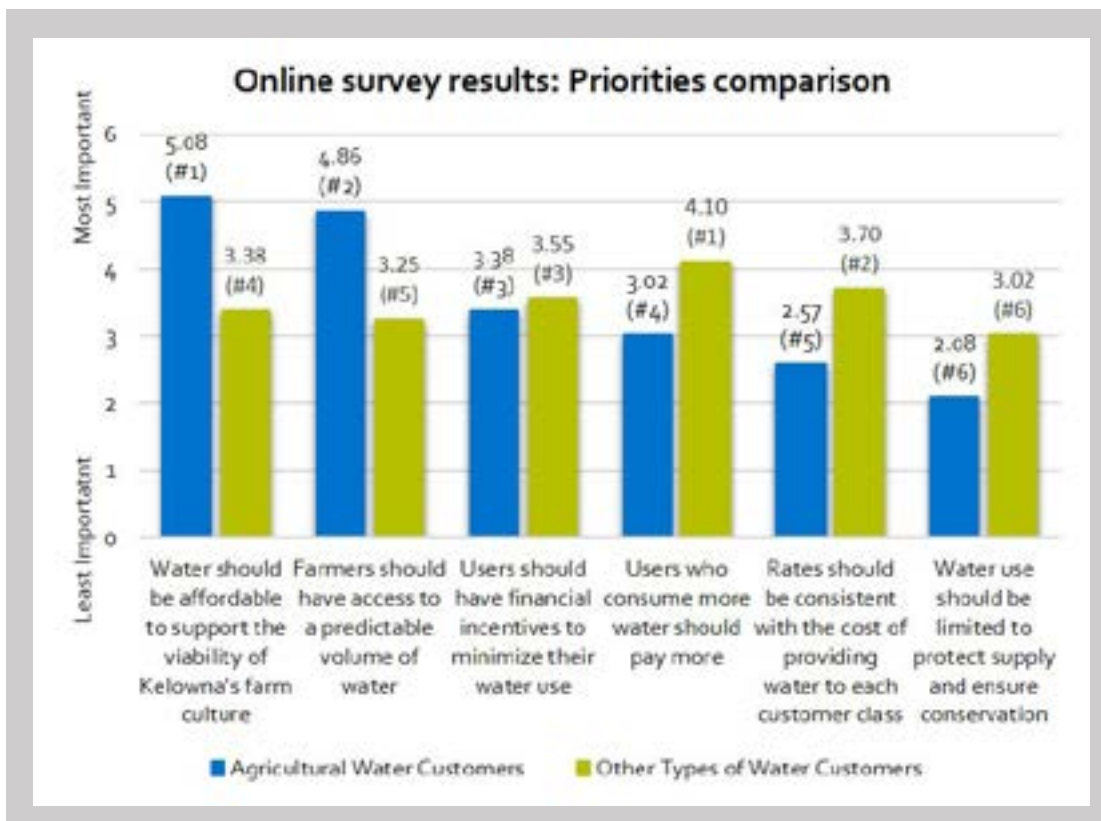
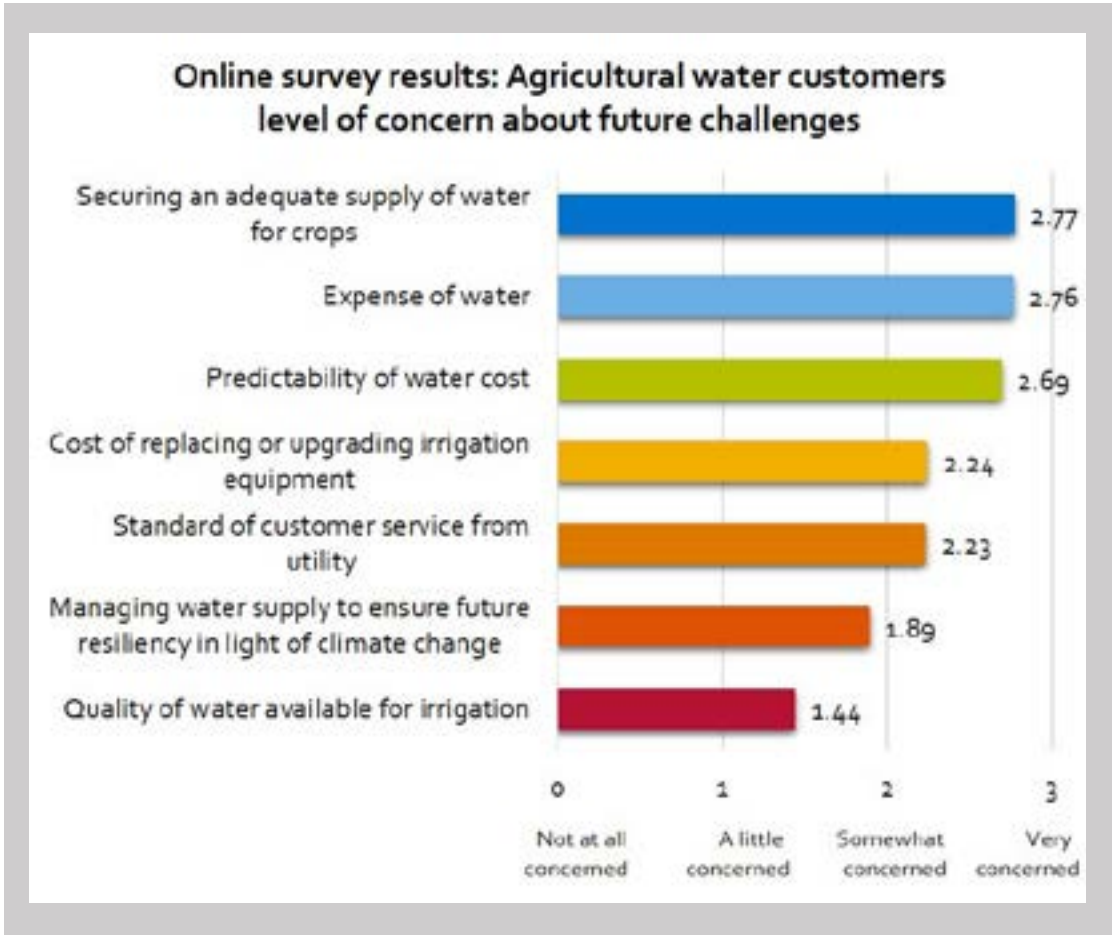
### Phase 2: Collect input

- Face- to- face Meetings (including SEKID Board, AAC)
- Online survey open to all Kelowna residents from Nov. 16 to Dec. 10, 2017
- Stakeholder workshop by invitation
- Public Open House

### Phase 3: Review and Report

- Report out of engagement results
- Review 2018 engagement outcomes
- Recommendation and rationale for preferred rate design option
- Council to adopt rate design and set rates for 2020

*"Agricultural water users actively growing agricultural crops need to have an affordable, reliable and sustainable source of irrigation water"*  
 – Survey respondent



*"Agriculture rates should be in line with other commercial industrial users. They are in business. That's a cost of doing business"*  
 – Survey respondent

## Topic 2: Rate design tools

Agricultural stakeholders and water users were asked to indicate what tools for rate design they would like to see the City use to sustainably manage the supply of water for agricultural customers. An overview of fixed rates vs. variable rates was provided and it was explained that a blending of the two types of rate designs could be created. Most participants (including the SEKID board, industry groups, online survey respondents, and attendees at stakeholder workshops) indicated they would prefer to see a blended rate, or a balanced mix of variable use and fixed volume rates.



It was strongly felt that if agricultural users were to be charged reduced rates, those rates should only apply to bona fide farm operators. For example, the majority of participants in the survey indicated that if a property does not have Farm Status that it should not receive subsidized water rates. Those at the workshops pointed to the need for legitimate agricultural activities to be conducted in order to receive an agricultural rate. It was also noted that SEKID's system currently offers allocations to all agricultural land holders, regardless of whether agriculture is occurring or not. There was little support for lower water rates for recreational or park properties.

*"The South East Kelowna Irrigation District current methodology of an allotment plus tiers if you go beyond that allotment is the best for agricultural customers. It encourages farms to keep a close eye on their meters and, if they manage their watering correctly, should be able to stay within the allotment. This method should be adopted."*

– Survey respondent

In terms of specific rate tools, stakeholders felt that an increasing block rate system would be appropriate, but that the level at which the increase starts as well as the actual price increase, would impact their level of support for this tool. Many believe that the SEKID water allocation system (one price for a set amount of acre-feet of water) should be maintained, and if that quantity is exceeded then the block rate increase should begin at that point. Others questioned the need to conserve water that was being held in the reservoir specifically for agricultural purposes.

Several participants mentioned that although it may be a cumbersome calculation, it could be worthwhile to allocate a different base amount of water based on the type of crops being irrigated, as some crops require more watering than others. This may help to increase the level of water equity amongst farm operators.

Compliance tools such as penalties, fees, tickets, or fines for exceeding water allocation were all supported, however it was underscored that a robust enforcement program would be required in order to ensure that compliance is met.

Very little support was provided for tools such as shutting off water, relating the price of water to the size of the servicing, or using the block pricing tool right from the start of the year.

Other ideas that were raised included:

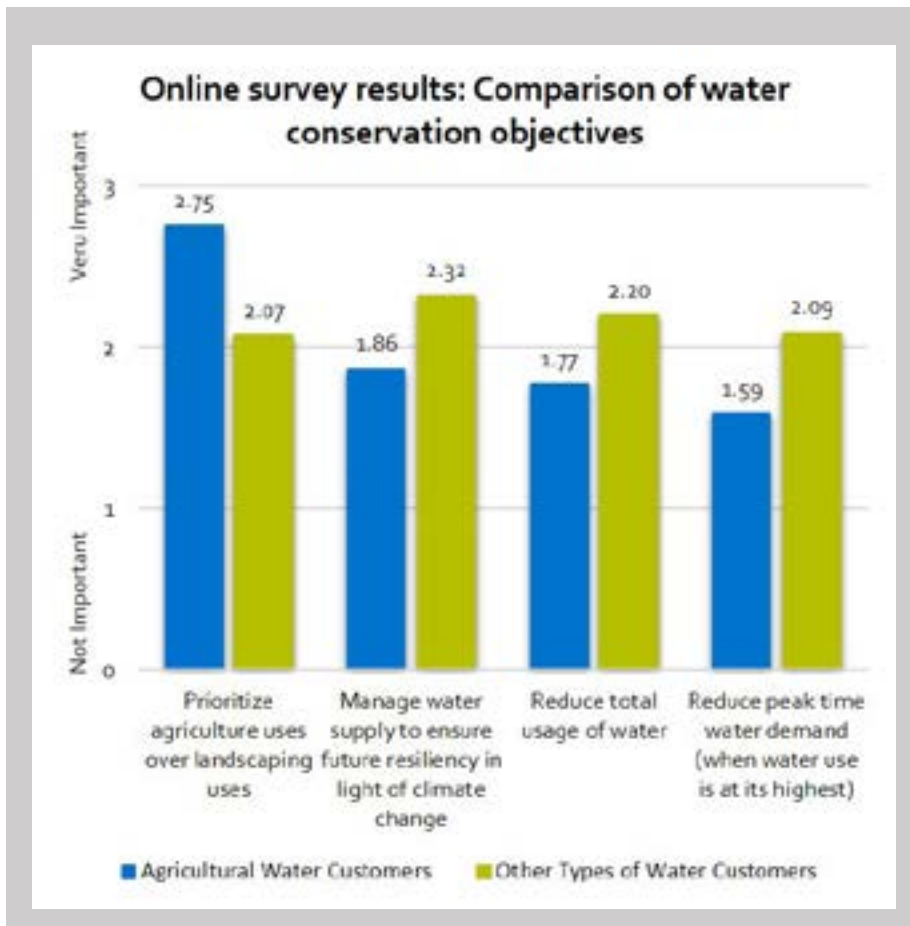
- Continue to use a community-based information approach, whereby when water scarcity is a concern that farmers are simply asked to reduce their use. In previous times of shortage this word-of-mouth and neighbourly policing has worked well
- Explore the possibility of using flow restrictions as a tool under a metered rate
- Consider providing water users with a choice of the type of rate design that they would like to sign up for. This approach could allow personal or farm needs to be built into the rate design
- Ask farmers to pay a premium for predictability
- Set up a water exchange so that unused allocations could be sold to users who go over their allocation
- Possibly leave the current SEKID rate system in place for a few years after the water system integration and see if it continues to work, then to make any tweaks a few years down the road

*"Farmers need to know that if there is a dry, hot summer when they need a lot of water, that it will be available. If this is uncertain, then they won't make long term investments. Rationing water to agricultural producers therefore needs to be a last resort."*  
 – Survey respondent

**Topic 3: Conservation objectives**

Prioritizing agriculture water over other outdoor water use such as landscaping was chosen as a high priority objective by all agricultural stakeholders. Not surprisingly however, it was listed as a low priority by those who were not farmers.

Farm operators generally did not feel that they needed to be encouraged to reduce their use of water on the farm. Many noted that the crops need what the crops need, and distinguished between "conservation" and "wastage." The agricultural community did not feel that much water was being wasted on farms.



Concern was raised that as the water system moves from a small community-based system to a larger municipal system that the value and philosophy of conservation may be lost among users. It was noted that neighbours are currently pretty adept at monitoring each other's use and that this community-value based method is a good conservation tool.

Incentives for water conservation was of interest to many agricultural stakeholders. However, many expressed that they would like more information regarding what types of incentives before committing their support. It was felt that timely information being made available online would be a useful tool in meeting conservation objectives.

It was also noted that because domestic users will now get their water from another source, there will be an up to 20 per cent increase in water supply for irrigation uses.

There was low or no support among agricultural stakeholders for any of the following conservation objectives:

- Reduce total water usage
- Climate change resiliency
- Reduce peak water demand times

In terms of climate change resiliency, while the agricultural sector acknowledges that changes to the climate are occurring, there was a strong sense that the need and ability to meet climate change through water conservation is difficult to assess. Additionally, the design of the system is such that there is a fixed amount of water in the reservoir, therefore the feeling among many farmers is that the water that is allocated may as well get used. The SEKID system is currently managed such that at the end of the year after all the water is allocated there is still at least 10 per cent of the volume remaining in the reservoir. Furthermore, there are many landowners who do not use their full allocation. These factors

combine to create a sense that the water system is not vulnerable to climate change variability.

*"Orchardists in Kelowna have built their business around current agriculture water costs. It would not be good to jeopardize these operations by significantly changing those costs."*

*– Survey respondent*

Several stakeholders noted that the rationale for conserving water would need to be clear. If there is no specific or strong reason for conserving water at a particular point in time, then farmers won't necessarily feel that they need to conserve. Support for the prioritization of conservation objectives also depends on how the conserved water will be used. Will it be re-allocated? Will it be left in the reservoir/lake/stream for ecosystem purposes? Knowing the answers to those questions would help stakeholders determine how to rank the conservation objectives.

Other comments and ideas from stakeholders regarding conservation included:

- The Ministry of Agriculture's Agriculture Water Demand Model has provided estimates of what each crop requires for water in Kelowna
- Would like to know what type of warning system will be in place to communicate water shortages to agricultural users. What will happen before the water supply runs out? Will there be ample warning before water is shut off?
- Variable rate system design can help to promote conservation if flow rate and allotment are intertwined

In contrast to farmers and other agricultural stakeholders, non-farming water users who responded to the online survey placed a much higher priority on conserving water and ensuring resiliency in light of climate change.

*"Agricultural users should be held to the same standards as everyone else: pay rates that reflect the cost of the water they use; eliminate practices which are wasteful; and employ methods which require less water in general."*

*– Survey respondent*



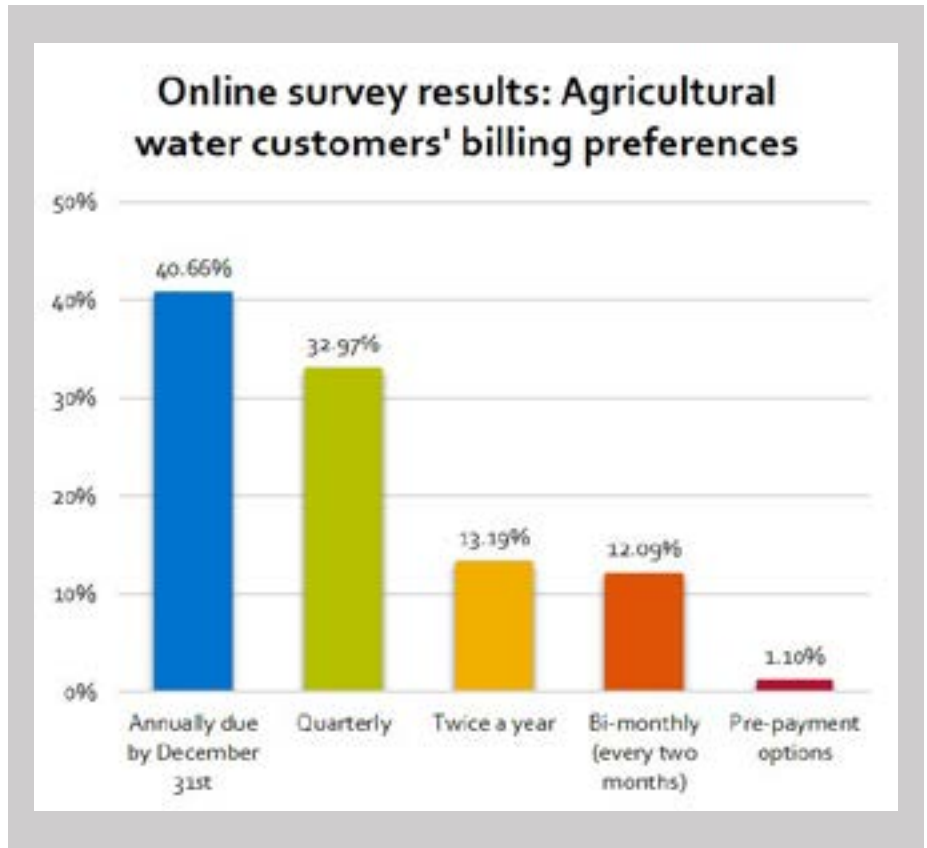


### Topic 4: Preferred billing options

Agricultural stakeholders were asked to describe their preferred billing options (e.g. how many bills per year, timing of bills, online access to usage history, etc.). SEKID users currently receive annual water bills, while City of Kelowna customers receive bills every two months.

Stakeholders responded that annual bills are generally preferred over bi-monthly, and that it was important to consider that most users don't use much water during the off-season.

Information availability would be supported on a more frequent basis. In fact, agricultural users would be interested in obtaining usage data more frequently than every two months if possible (monthly or even weekly during the growing season). An online system where each user can log into a personalized account would provide access to more frequent information. While most agricultural users have the capability to access this information online, it was noted that mail-out bills and usage history would be useful as a back-up form of communication.



*"Hopefully rates will not be raised for the agriculture consumers. Expenses for growers are high enough now so I feel that we should be concerned whether we are going to support the farmers in the Kelowna area or cause more reason for them to lose their enthusiasm to keep up their vocation."*

*– Survey respondent*

## Appendix A: Agricultural Stakeholders

### Direct interest:

- SEKID Board of Directors
- Agricultural Advisory Committee (AAC)
- SEKID Agricultural Customers
- Current City Agricultural Customers
- SOMID Agricultural Customers
- City Council

### Indirect interest:

- Industry Groups
- Other Water Improvement Districts/Communities
- Summerland Research and Development Centre Regional District of Central Okanagan
- First Nations

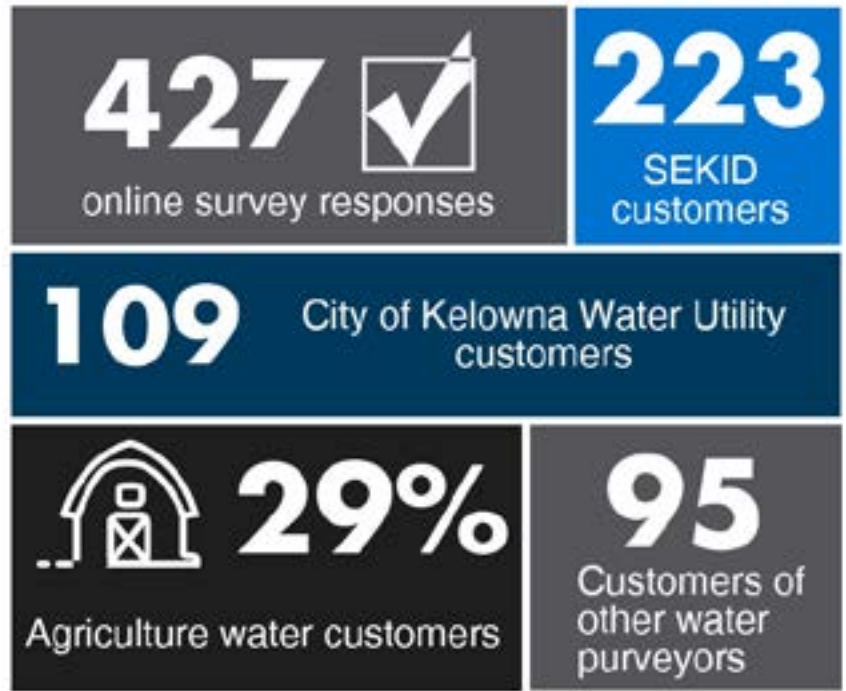
### During the stakeholder workshop the following organizations were represented:

- City of Kelowna Agricultural Advisory Committee (3 members attended)
- Okanagan Basin Water Board
- BC Fruit Growers Association
- South East Kelowna Irrigation District (Board members, Executive Director and customers)
- Summerland Research and Development Centre
- Regional District of North Okanagan Water Sustainability Coordinator
- UBC Okanagan
- Summerhill Winery
- Wise Acre Farm Distillery
- Stirling Orchards
- Goraya Family Farms (cherries)
- Dendy Orchards (cherries)
- Day's Century Orchards (pears)

## Appendix B: Online Survey - Who we heard from

### Breakdown by water purveyor:

- 223 SEKID customers (52.22 per cent)
- 109 City of Kelowna water utility customers (25.53 per cent)
- 33 Glenmore-Ellison Improvement District (GEID) customers (7.73 per cent)
- 30 Black Mountain Irrigation District (BMID) customers
- 11 South Okanagan Mission Irrigation District (SOMID) customers
- 10 Rutland Waterworks District (RWD) (2.34 per cent)
- 11 respondents indicated they get their water from other sources



A majority respondent (266 or 62.30 per cent) indicated they are a residential, commercial, industrial or other type of water customer:

- 126 SEKID customers
- 82 City of Kelowna water utility customers
- 23 BMID customers
- 19 GEID customers
- 9 RWD customers
- 5 SOMID customers
- 2 respondents indicated they get their water from other sources

A total of 123 respondents (28.81 per cent) indicated they are agricultural water customers:

- 94 SEKID customers
- 8 GEID customers
- 6 SOMID customers
- 6 BMID customers
- 2 City of Kelowna water utility customers
- 0 RWD customers
- 7 respondents indicated they get their water from other sources

A total of 38 respondents (8.90 per cent) indicated that they do not pay for water directly. Instead they pay for it through rent, strata fees, etc.:

- 25 City of Kelowna water utility customers
- 6 GEID customers
- 3 SEKID customers
- 1 BMID customer
- 1 RWD customer
- 0 SOMID customers
- 2 respondents indicated they get their water from other sources



# Water Rate Structure

## Agriculture and South East Kelowna

Nov 14 2019

# Engagement Goals

Process began in Fall 2017:

- Informed users to help understand the purpose and principles of water rate design
- Engaged stakeholders in the rate design process
- Educated about utility and user roles in water resource stewardship
- Outlined the value and importance of efficient water use and water conservation

# Engagement Process

- ▶ Online survey
- ▶ Newsletter mail-out
- ▶ Face to face meetings
- ▶ Stakeholder workshop
- ▶ Public Open House

**427**



online survey responses

**223**

SEKID  
customers

**109**

City of Kelowna Water Utility  
customers



**29%**

Agriculture water customers

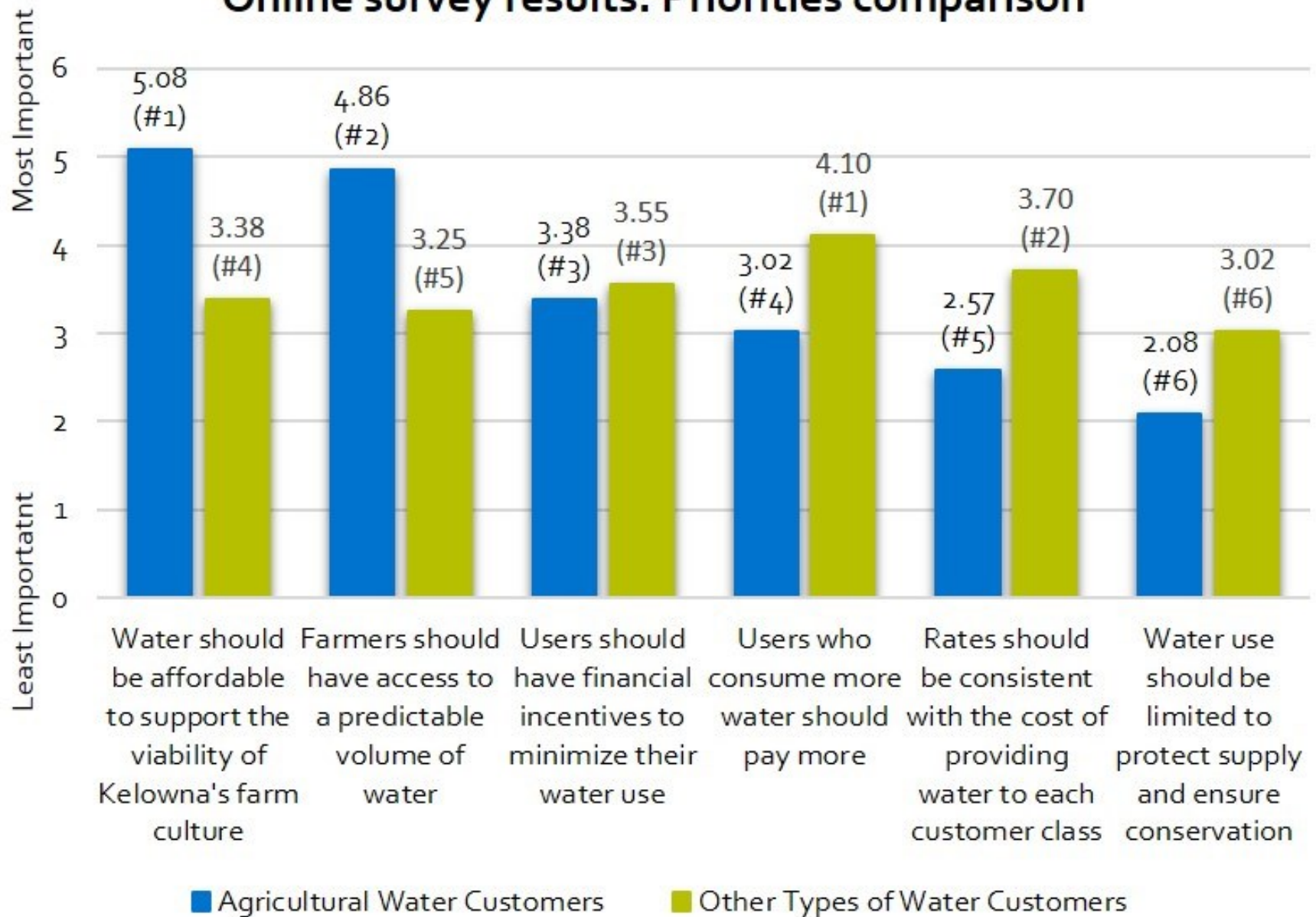
**95**

Customers of  
other water  
purveyors

# What We Heard

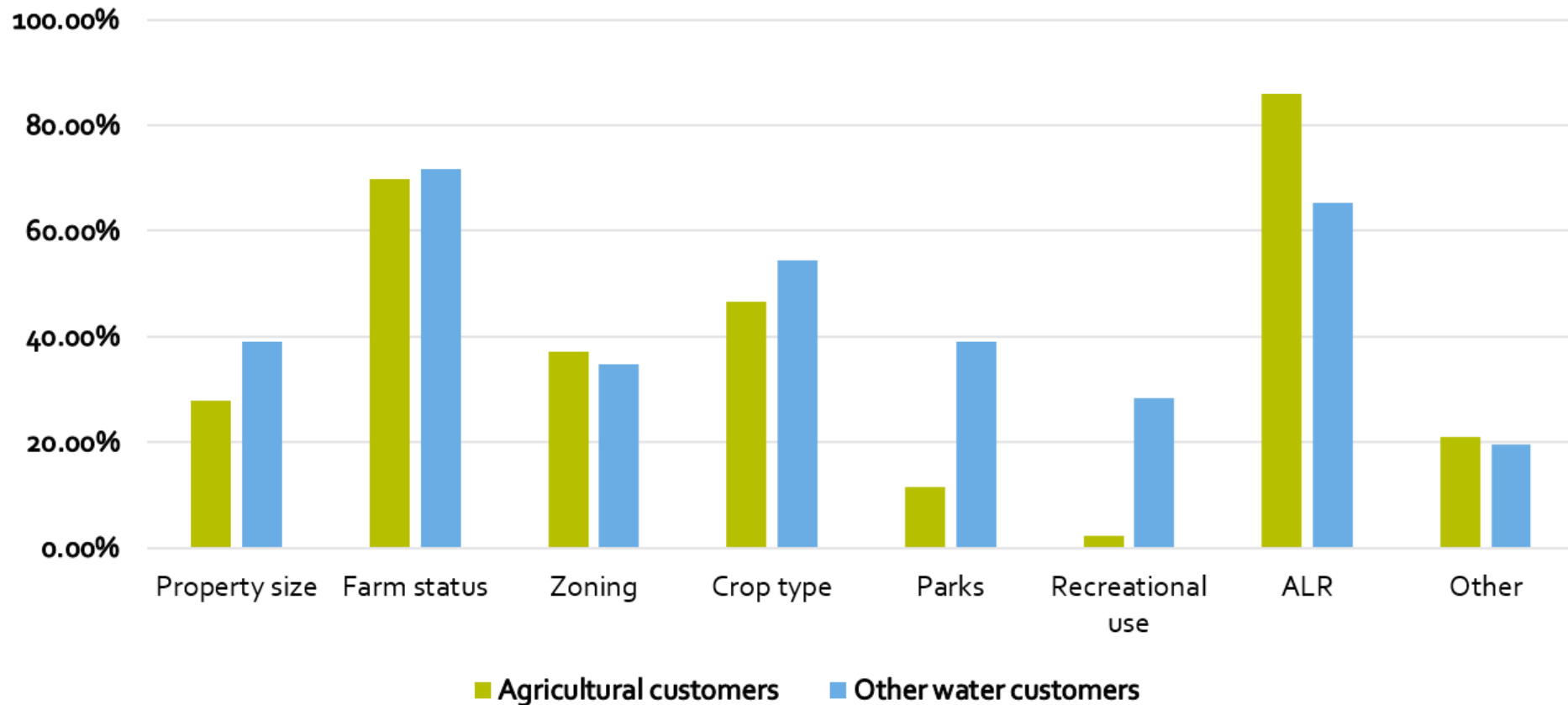
- Farmers concerned about water security and costs of water
  - Expanded into concerns about how rates will be set and water will be governed
- Support for charging lower water rates for properties actively being farmed (Farm Status)
- “Conservation” a higher concern for non-farmers, farmers concerned about “wasting water”

# Online survey results: Priorities comparison





# Criteria to qualify for lower rates



Since May  
2018.....

## 1. Developed Water Supply policy to:

- set priorities, direction and limitations of water delivery to ensure fairness and responsible management of the resource
- guide staff in finalizing an agricultural water rate structure, the development of a Water Shortage Plan, and for long term water supply planning
- guide future councils on setting Agricultural water rates;

# Water Supply Policy

*Adopted Oct 28, 2019. Key Points*

- Pricing of water for agricultural purposes will reflect the community's support and will be set to be competitive with agricultural water rates in the Okanagan Valley.
- The non-potable system will be maintained and operated to meet the Canadian Water Quality Guidelines for the Protection of Agricultural Water Uses during the irrigation season.
- Water for irrigation may be sourced from either potable or non-potable supply. The City will determine the extent of the non-potable water system as well as the properties served by the system based on best overall value to the utility and consistent with the priorities outlined in Council Policy.

Since May  
2018.....

## 2. Propose agricultural water rate structure that reflects the engagement results;

- Blended rate structure based on fixed fee for allocation and escalating rate tiers for exceeding allocation
- Properties classified as Farm under the Assessment Act will be eligible for agricultural water rates
- Rates based on customer class, not land grades

# Proposed rate structure

- Eligible properties will receive a fixed fee farm allotment based on irrigated hectares
- Farm allotment volume calculated at 6,850 m<sup>3</sup>/hectare (685mm depth or 27 inches)
- Allotment can change if shortage expected
- Tiered pricing for exceeding farm allotment
  - 0-20%; 20-50%; 50% +

Since May  
2018.....

### 3. Develop a water allotment structure that provides water security for sustainable farming in Kelowna

- Review overall capacity of irrigation system, consider climate change
- Current freeze on additional allotment, consider options for purchase more allotment
- Consider incentive for unused farm allotment portions

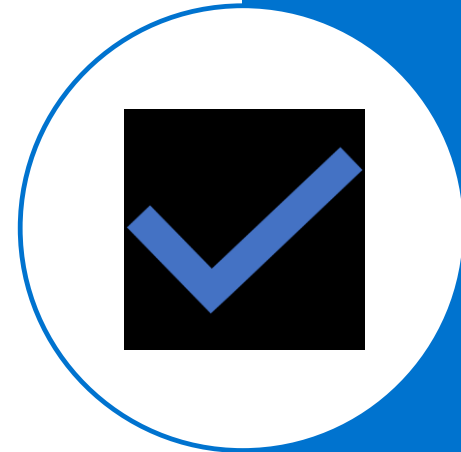
Since May  
2018.....

4. Maintain water rate stability through implementation of the domestic water supply project by:

- Retain 2019 SEKID water rates and rate structure through 2020
- Amend Water Regulation Bylaw to put City of Kelowna Agricultural customers, SOMID and former SEKID customers on same water rates and rate structure

# Next Steps

- ▶ Feedback on proposed rate structure  
Nov 2019
  - ▶ Public Information Sessions
    - ▶ Nov 26, 1pm – 4:30pm; Reid Hall (Benvoulin Rd)
    - ▶ Nov 28, 4pm – 6:30pm; Capital News Centre (Gordon Dr)
  - ▶ Online Survey
    - ▶ Nov 18 – Dec 8
- ▶ Return to Council in Spring 2020 with bylaw amendments and proposed rates







## *Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).

# COMMITTEE REPORT



**Date:** November 14, 2019  
**RIM No.** 1210-22  
**To:** Agricultural Advisory Committee (AAC)  
**From:** Policy & Planning Department (TG)  
**Application:** Agriculture Plan Progress                      **Applicant:** City of Kelowna  
**Subject:** Agriculture Plan Progress Report

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## 1.0 Purpose

That the Agricultural Advisory Committee receives, for information, the report from the Policy and Planning Department, dated November 14, 2019, with respect to progress on implementing the recommended actions in the Agriculture Plan.

## 2.0 Proposal

### 2.1 Background

Endorsed by Council in August 2017, the Agriculture Plan has a vision that *"Kelowna is a resilient, diverse, and innovative agricultural community that celebrates farming and values farmland and food producers as integral to our healthy food system, economy and culture."* The Plan includes 52 recommendations that the City can take a lead role in implementing under four themes:

1. Strengthen local policies and regulations to protect agriculture;
2. Stewarding natural resources and the environment for food production;
3. Improving awareness of local agriculture and access to local food; and
4. Fostering and sustaining farm business and farmland.

The Agriculture Plan divides the actions into two separate categories. The first are actions that can be undertaken using existing staff resources. Most of these actions can be achieved with existing financial resources. The second category includes actions that require additional staff and/or financial resources to be achieved. The actions in each of the categories are then organized according to an implementation timeline:

- **Ongoing actions:** Actions that are required to be addressed throughout the life of the plan
- **Phase 1 (2017 – 2019):** This phase tackles the short-term high priority and short-term medium priority actions with a completion goal of one to two years after the Plan's endorsement.
- **Phase 2 (2020 – 2022):** This phase includes medium term medium priority actions. The goal is to address these actions approximately three to five years after the Plan's endorsement.
- **Phase 3 (2023 – 2027):** This phase addresses actions that are longer term in nature, approximately five to ten years after the Plan's endorsement.

## 2.2 Progress on actions

As summarized in Table 1 below, many of the Agriculture Plan's actions have been successfully implemented (Attachment A: *Agriculture Plan Implementation Progress* provides further details about the status of each of the actions).

**Table 1: Status Summary of Agriculture Plan Actions**

	Actions to be achieved with existing staff resources <i>(some actions may require additional budget)</i>				Actions to be achieved with additional staff and/or financial resources			
	Completed	In progress / ongoing	Not started	Total actions	Completed	In progress / ongoing	Not started / not proceeding	Total actions
Ongoing	1	8	0	9	0	2	2	4
Phase 1 (2017 – 2019)	13	0	0	13	5	3	4	12
Phase 2 (2020 – 2022)	1	2	3	6	1	1	3	5
Phase 3 (2023 – 2027)	0	2	0	2	0	0	1	1
<b>Total</b>	<b>15</b>	<b>12</b>	<b>3</b>	<b>30</b>	<b>6</b>	<b>6</b>	<b>10</b>	<b>22</b>

Of the actions that could be achieved with existing staff resources, all of Phase 1 and most of the ongoing actions have been implemented. In addition, five actions from Phase 2 and Phase 3 have been started or accomplished ahead of schedule.

Of the actions that require additional resources, twelve of the twenty-two actions have been started or completed. This is success in itself as these actions were executed without any additional staff or financial resources being committed to the Agriculture Plan implementation. This accomplishment was the result of staff from Policy and Planning and Development Planning working collaboratively to incorporate recommended Zoning Bylaw updates with other policy updates completed in 2018. Further, the Ministry of Agriculture and Agriculture Land Commission (ALC) have introduced several new regulations, achieving some of the Plan's recommendations initially intended for City staff to investigate. The ALC Act and ALR Use Regulations now require a maximum 500 m<sup>2</sup> total floor area for new homes (action 1.3b) and rules for removal or placement of soil (action 1.4f) on ALR properties.

Some of the Plan's implementation successes have included:

- 15 actions completed as part of the Agriculture Plan Policy Implementation amendments to the OCP and Zoning Bylaw adopted October 1, 2018;
- 3 actions are ongoing or in progress in conjunction with Kelowna International Airport including Farm to Flight and minimizing impacts to agriculture during expansion;
- 4 actions are ongoing or in progress related to agriculture water supply including initial engagement on water rate design as part of the SEKID/SOMID water integration project; and

- 1 action ongoing related to reducing smoke from agricultural wood waste burning by continuing to offer the Agriculture Wood Waste Chipping Program and introducing the mow/chip/rent-it rebate for farmers.

### 2.3 Evaluating Success

The Agriculture Plan includes a “Monitoring and Evaluation Strategy” to determine the progress of the Plan over time. Some of the measures are available annually or at the end of each Phase, but others rely on data available in five year or more increments, such as the federal Census of Agriculture or the provincial Agricultural Land Use Inventory. Attachment B summarizes the performance status of each of the indicators for phase 1 illustrating whether they are performing in the right direction, minimal change or performing in the wrong direction.

#### **5 indicators performing in the right direction**

1. **Number of completed actions.** One of the biggest successes to date, and the area the City has the most influence over, has been the number of Plan’s actions that have been completed. Forty per cent of all the Plan’s actions were completed during Phase 1 despite any additional resources being committed to the Plan’s implementation, exceeding the Plan’s target by ten percentage points. When including “ongoing actions” and “actions that are in progress”, this number jumps to seventy-five per cent, a target identified for the end of Phase 2 if the City invested additional staff and/or financial resources, which to date has not happened.
2. **Number of ongoing actions.** Sixty two percent of the ongoing actions are being implemented, nearly doubling the target set in the Plan.
3. **Compliance and Enforcement.** To ensure farmland is available for farming, 21 compliance and enforcement files for contraventions to the ALC Act, have been closed since the beginning of 2017. This is far beyond the five targeted for phase 1 in the Agriculture Plan. The success of the compliance and enforcement program is due in part to a permanent ALC Compliance and Enforcement Officer being based in the region. The success is also due to City Bylaw, Licensing and Planning staff meeting monthly with the Compliance and Enforcement Officer to identify problem sites and establish actions to bring properties into compliance.
4. **OCP amendments outside the Permanent Growth Boundary.** Since the Plan’s inception, only one OCP amendment has occurred outside the Permanent Growth Boundary (PGB) which was a designation change from single two unit residential to multiple unit residential. Although this designation change occurred in an area adjacent to agricultural lands, it is not anticipated to have an impact on agriculture as it has been found that there are less conflicts and complaints from those living adjacent to agricultural lands in higher density types of housing than there are from single family homes on larger properties.<sup>1</sup>


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<sup>1</sup> Ministry of Agriculture, *Guide to Edge Planning: Promoting Compatibility Along Agricultural-Urban Edges*, [https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/823100-3\\_edge\\_guide\\_2015.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/planning-for-agriculture/823100-3_edge_guide_2015.pdf), page 10

5. **Changing Future Land Use Designation from Resource Protection.** Most agricultural properties are given the designation of Resource Protection in the Official Community Plan. In the past two years, zero parcels have changed from Resource Protection to another future land use designation.

**1 indicator with minimal change** 

1. **Farmland preservation.** The number of hectares of land in the ALR and/or land Zoned A1 have remained relatively constant since the Agriculture Plan's endorsement

**3 indicators performing in the wrong direction** 

1. **Land acreage in production.** This is an area that the City has the least influence over. While farmland can be preserved, the City does not have the ability to ensure it is actively farmed. The number of hectares in production has declined 7.2 per cent since 2017. This number is tracked through BC Assessment and when examining the data back to 2011 reveals annual variability in the indicator, although nowhere near the degree experienced over the past two years. The biggest decline was between 2017 and 2018 (14.0 per cent in the number of hectares farmed) so it is encouraging to see this number starting to rebound. This indicator should continue to be tracked annually and supplemented with provincial Agriculture Land Use Inventory and Census data when it becomes available to have a better overall understanding of active farming in Kelowna.
2. **Active farms.** The number of active farm operations has declined 3.9 per cent over the past two years. Like the land acreage in production indicator, this indicator varies year to year and should continue to be tracked annually and supplemented with other data as it becomes available.
3. **Retail opportunities for local food.** As the action to update the Business Licence Bylaw to include local food sales has not been implemented yet this indicator is performing in the wrong direction. It should be noted that this action was identified as needing additional resources to achieve, and will be reviewed in Phase 2.

### **3.0 Next Steps**

Phase 2 of the Agriculture Plan is from 2020 to 2022. In the immediate future, work will focus on completing those actions that are currently in progress as well as continue to implement ongoing actions. Many of the remaining actions, however, will require additional resources, either financial and/or staff to be undertaken. Funding and resourcing options will be investigated and budget requests for individual actions will be made as part of the normal budget cycle in 2021 or beyond.

**Report prepared by:**

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Tracy Guidi, Sustainability Coordinator

**Reviewed by:**

Danielle Noble-Brandt, Policy & Planning Department Manager

**Approved for Inclusion:**

Alex Kondor, Acting Agriculture Manager

**Attachments:**

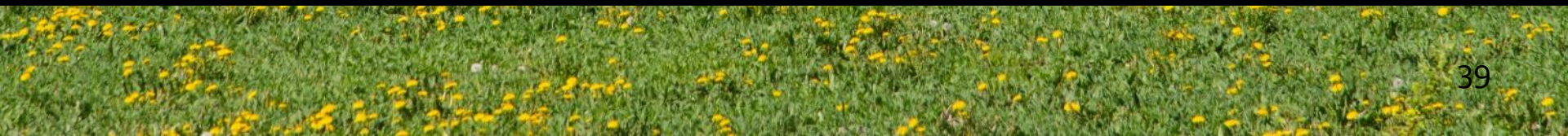
Attachment A: Agriculture Plan Implementation Progress

Attachment B: Agriculture Plan Performance Indicators



# Agriculture Plan Implementation Progress

November 2019



# Agriculture Plan

*Endorsed August 2017*



## Vision:

*Kelowna is a resilient, diverse, and innovative agricultural community that celebrates farming and values farmland and food producers as integral to our healthy food system, economy and culture.*





52 recommendations from 4 themes

1. Strengthen local policies and regulations to protect agriculture;
2. Stewarding natural resources and the environment for food production;
3. Improving awareness of local agriculture and access to local food; and
4. Fostering and sustaining farm business and farmland



# The actions

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- ▶ Phases
  - ▶ Ongoing
  - ▶ Phase 1 (2017 - 2019)
  - ▶ Phase 2 (2020 – 2022)
  - ▶ Phase 3 (2023 – 2027)
- ▶ Two categories
  - ▶ Actions to be implemented with existing resources
  - ▶ Actions to be implemented with additional resources

# Phase 1 progress

	Actions with existing resources				Actions with additional resources			
	Completed	In progress / ongoing	Not started	Total actions	Completed	In progress / ongoing	Not started / not proceeding	Total actions
Ongoing	1	8	0	9	0	2	2	4
Phase 1 (2017 – 2019)	13	0	0	13	5	3	4	12
Phase 2 (2020 – 2022)	1	2	3	6	1	1	3	5
Phase 3 (2023 – 2027)	0	2	0	2	0	0	1	1
<b>Total</b>	<b>15</b>	<b>12</b>	<b>3</b>	<b>30</b>	<b>6</b>	<b>6</b>	<b>10</b>	<b>22</b>

# Examples of progress

---

15

15 actions completed as part of OCP/Zoning Bylaw amendments, adopted October 1, 2018

3

3 actions in progress / ongoing actions at YLW (e.g. Farm to Flight, minimize impacts to agriculture)

4

4 actions in progress / ongoing related to agriculture water supply

1

1 action related to smoke reduction from agricultural burning



FARM FRESH  
VEGGIES

TOMATOES

CARROTS

LETTUCE

ONIONS

# Evaluating success



5 indicators  
performing in the  
right direction



1 indicators with  
minimal difference



3 indicators  
performing in the  
wrong direction



## Completed actions



- ▶ 40% actions completed
- ▶ 75% actions ongoing, in progress, completed



# Compliance and enforcement



21 files closed for contraventions to ALC Act

# Land protection



- 
- ▶ **1** OCP amendment outside the PGB
  - ▶ **0** parcels changed from Resource Protection to alternative future land use designation





# Farmland preservation



- ▶ # hectares **A1**  
down 1.5%
- ▶ # hectares **ALR**  
down 0.4%



# Active farming



- ▶ Number of farms down 3.9%
- ▶ Hectares in production down 7.2%

# Next Steps

- ▶ Phase 2: 2020 – 2022
- ▶ Continue “ongoing” actions
- ▶ Focus on “in progress” actions
- ▶ Budget requests 2021 and beyond for actions needing additional resources



# Questions?



# Attachment A: Agriculture Plan Implementation Progress

Legend: AGRI = Ministry of Agriculture  
ALC = Agriculture Land Commission

Ongoing/ complete

In progress

Not started

Not proceeding

**Table 1. Implementation actions to be undertaken with existing staff resources.**

Action #	Description	Action Status	Action implementation notes
<b>Ongoing Actions</b>			
1.4a	Maintain the agricultural compliance and enforcement strategy.	Ongoing	Bylaw, Licensing and Planning staff meet with ALC Compliance and Enforcement staff monthly. Note: a regional approach is starting to emerge.
1.4i	Investigate opportunities to minimize impacts, where possible, to agriculture during expansion of YLW as outlined in the 2045 Airport Master Plan.	Ongoing	YLW offered topsoil to farmers from areas to be developed. Staff are investigating utilizing YLW lands zoned for agriculture for farming (e.g. a piece north of the tower will not develop for 25-30 years).
2 a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.	In progress	Agriculture water rate design engagement will be completed in 2019 with the SEKID/SOMID project. On October 28, 2019 Council approved Water Supply Policy 383 committing to appropriate water quality for agriculture and water pricing that is competitive within the Okanagan valley.
2 b	Include agriculture in municipal climate change strategies and plans.	Complete	Community Climate Action Plan Action O2 – <i>“implement the actions of the 2017 Agriculture Plan to increase and encourage local food production”</i>
2 c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning.	Ongoing	A new mow/chip/rent-it rebate was introduced in 2018. This and the continuing agricultural wood waste chipping program divert orchard waste from burning. Staff are reviewing Open Burning bylaws.
2 e	Continue to work with the RDCO to enforce the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw. Consider informing residents seasonally through a press release.	Ongoing	The RDCO promotes various noxious weeds regularly as time permits or as issues are raised (e.g. Japanese knotweed, puncture vine, leaf spurge)
2 f	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.	Ongoing	Redundancy/capacity improvements are being completed as part of SEKID/SOMID project. Water distribution model of irrigation system is complete. A water shortage modelling project is underway to compare water requirements versus supply available in upper watershed. Staff are participating in agriculture water reserve and Environmental Flow Needs discussions with OBWB.
3 a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.	Ongoing	Sales have expanded to include cherries, peaches, apples and pears.
3 f	Encourage opportunities to meet with community groups, including real estate groups, to communicate existing land use policies and the impacts of non-farm use on farm land.	Ongoing	Staff met with realtors in August and will provide additional educational sessions with community groups and realtors as requested.
<b>Actions to be implemented Phase 1: (2018 – 2019)</b>			
1.1a	Restrict additional density outside the PGB.	Complete	Revised OCP Policy 5.3.1 adopted Oct. 1, 2018

Action #	Description	Action Status	Action implementation notes
1.1b	Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address health issues and protection of natural assets as identified by the City of Kelowna or senior government	Complete	New OCP Policy 7.2.2 adopted Oct. 1, 2018
1.1c	Restrict non-farm uses that do not directly benefit agriculture	Complete	Revised OCP Policy 5.33.6 adopted Oct. 1, 2018
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes	Complete	New OCP Policy 5.34.5 adopted Oct. 1, 2018
1.1f	Expand urban agricultural opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.	Complete	New OCP Policy 5.13.5 adopted Oct. 1, 2018
1.2a	Adopt Residential Footprint policies as per the Non-farm use white paper (Appendix G)	Complete	Revised Zoning Bylaw regulation 11.1.6 adopted Oct. 1, 2018
1.2b	Include underground residential services within the Residential Footprint	Complete	New Farm DP Guideline 1.9.2 adopted Oct. 1, 2018
1.2c	Only structures used exclusively for farm use, or have a direct and on-going benefit to agriculture may be located outside the Residential Footprint	Complete	New Farm DP Guideline 1.9.3 adopted Oct. 1, 2018
1.2d	On agricultural lands, locate facilities accessed by the public near the road entrance to reduce the footprint	Complete	New Farm DP Guideline 1.10 adopted Oct. 1, 2018
1.2e	Ensure that the Residential Footprint maximizes the agricultural potential	Complete	New Farm DP Guideline 1.9.1 adopted Oct. 1, 2018
1.2f	Require statutory covenants on non-agricultural land to notify landowners of surrounding "normal farm practices"	Complete	Revised Farm DP Guideline 1.7 adopted Oct. 1, 2018
1.2g	Discourage uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities	Complete	New OCP Policy 5.33.9 adopted Oct. 1, 2018
1.4c	Update the Development Applications Procedures Bylaw to allow the Community Planning Manager to request an Agricultural Impact Assessment.	Complete	Already in place as the Development Applications Procedures Bylaw, Schedule 3, Section 1.1.2 (b) states "Any additional Development Approval information the Department Manager, Community Planning may require to evaluate adequately..."
<b>Actions to be implemented in Phase 2 (2020 – 2022)</b>			
1.1e	Explore a new OCP Land Use Designation: Transition to Agriculture.	Complete	Staff explored utilizing a new OCP designation as part of the OCP update and determined it was not feasible to pursue.
1.4d	Explore opportunities to better match tax rates with farm land production activities.	Not started	This would require advocating to the Provincial Government.
1.4e	Update the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw to include current noxious species and diseases.	Not started	Action assigned to the Regional District of Central Okanagan who oversees these bylaws.
2 d	Create consistent water restriction / drought level messaging within affected areas or watersheds to ensure highest compliance by users.	In progress	Developed a consistent water restriction in conjunction with all water providers in Kelowna. A water shortage plan is under development.
3 d	Develop a Healthy Food Strategy for Kelowna.	Not started	Staff and financial resources are required to proceed.
4 a	Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland.	In progress	Staff are working with the Young Agrarians to match new farmers with City owned agricultural land for food production.

Action #	Description	Action Status	Action implementation notes
<b>Actions to be implemented in Phase 3 (2023 – 2027)</b>			
2 g	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	In progress	Emergency Management BC has livestock relocation factsheets to prepare producers for an emergency. Locally, staff work with ALERT, CDART and local vets to evacuate animals in an emergency. Staff are developing a plan to assist hobby farmers and residents to farm move animals during an emergency.  A water shortage plan that includes drought management is under development.
3 h	Identify opportunities to increase YLW's air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.	In progress	Staff are working on increasing airside land available for development which would allow for more cargo planes to access YLW and provide an opportunity to ship more agricultural products.

**Table 2. Implementation actions to be undertaken: additional staff resources required**

Action #	Description	Action Status	Action implementation notes
<b>Ongoing Actions</b>			
1.4a	Expand the City's Agricultural Compliance and Enforcement Strategy.	In progress	A regional approach is starting to emerge so may focus compliance and enforcement in other areas.
1.4b	Establish procedures for zoning compliance review via business license applications on agricultural properties	In progress	Staff are being proactive where possible and linking to compliance and enforcement, but a formalized review requires additional staff as this is very resource intensive.
3 g	Consider the opportunity for farm tours for elected officials and staff.	Not started	Additional staff and financial resources are required to organize and host a tour.
3 b	Use existing communications channels (e.g. website, social media, printed signs, pamphlets) to raise the level of understanding about agriculture as outlined in the <i>Farm Community Identity White Paper</i> .	Not started	AGRI is looking at developing resources to reduce complaints and increase understanding. These resources could be included on City's website at a future date.
<b>Actions to be implemented Phase 1 (2018 – 2019)</b>			
1.3a	Review and amend the A1 Zone to ensure compliance	In progress	Some Zoning Bylaw updates adopted Oct. 1, 2018. As the AGRI/ALC continues to update their policies, more updates will be required.
1.3b	Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone	Complete	This is now an ALC regulation.
1.3c	Revise policy for mobile homes on farmland occupied by the owner's immediate family	Complete	Zoning Bylaw 2.3.3 (Definition), 11.1.4 (b) adopted Oct. 1, 2018. Note: ALC regulations have put further restrictions on mobile homes.
1.3d	Remove "carriage house" as a permitted use within the A1 zoning	Complete	Zoning Bylaw 11.1.10 Prohibited Uses adopted Oct. 1, 2018. Note: ALC regulations no longer allow carriage houses.
1.3e	Update zoning bylaw subdivision regulations to increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha	Complete	Revised Zoning Bylaw 11.1.5 (b) adopted Oct. 1, 2018.
1.3f	Update vegetative buffer specifications as outlined in Edge Planning White Paper	In progress	This is being completed in conjunction with a Farm Protection DP update.
1.3g	Investigate parking limitations on agricultural lands	In progress	ALC regulations cover parking for events, however, alcohol production facilities, fruit stands, etc. are not covered by these regulations and will be investigated as part of the Farm Protection DP Guidelines update.
1.3h	Investigate local food retail opportunities outside of the ALR as described in the <i>Increasing Local Food Access White Paper</i> (Appendix E)	Not started	
1.3i	Revise the definition of "urban agriculture" to include the sale of farm products as a seasonal retail operation	Not started	
1.3j	Design specific sites and/or zones as suitable for "local produce stands" as per the Local Food Retail Opportunities White Paper (Appendix E)	Not started	
3 c	Investigate opportunities for pop up markets to sell local produce as described in the Local Food Retail Opportunities White Paper (Appendix E)	Not started	



Action #	Description	Action Status	Action implementation notes
1.3k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and ALC regulations.	Complete	The ALC regulates assemblies and staff investigated and determined ALC should enforce their own regulation. City has regulations regarding noise and parking.
<b>Actions to be implemented in Phase 2 (2020 – 2022)</b>			
1.3l	Investigate options to regulate permitted uses in the ALR consistent with the Ministry of Agriculture Bylaw Standards	Ongoing	Some Zoning Bylaw updates adopted Oct. 1, 2018. As the AGRI/ALC continues to update their policies, more updates will be required.
1.4f	Update the <i>Soil Deposit and Removal Bylaw</i> to ensure that it reflects current industry best practices. Consider identifying priority areas, such as the ALR, whereby soil deposit and removal will be restricted.	Complete	ALR regulations updated February 2019 provide rules for soil deposit and removal on ALR land.
1.4g	Update the <i>Business Licence Bylaw</i> to include the new definition of local food sales. A license should be required for these retail operations whether the stand is on public or private property.	Not started	
1.4h	Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.	Not proceeding	The ALC regulates assemblies and staff investigated and determined ALC should enforce their own regulation.
3 e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City.	Not started	Defer until AGRI has program to address complaints.
<b>Actions to be implemented in Phase 3 (2023-2027)</b>			
2 h	Investigate creative approaches to provide existing neighborhoods on the urban side of the Permanent Growth Boundary with vegetative buffers.	Not started	


Table 3. Status summary of Agriculture Plan actions

	Actions with existing resources				Actions with additional resources			
	Completed	In progress / ongoing	Not started	Total actions	Completed	In progress / ongoing	Not started / not proceeding	Total actions
Ongoing	1	8	0	9	0	2	2	4
Phase 1 (2017 – 2019)	13	0	0	13	5	3	4	12
Phase 2 (2020 – 2022)	1	2	3	6	1	1	3	5
Phase 3 (2023 – 2027)	0	2	0	2	0	0	1	1
<b>Total</b>	<b>15</b>	<b>12</b>	<b>3</b>	<b>30</b>	<b>6</b>	<b>6</b>	<b>10</b>	<b>22</b>




## Attachment B: Agriculture Plan Performance Indicators







### LEGEND

Performing in the right direction 

Performing in the wrong direction 

Difference in performance is minimal 

Indicator/Target	Measurement frequency	Data	Performance
<b>1. Short-term, medium-term and long-term actions are implemented according to phases</b>			
1.1. 30% of actions implemented in Phase 1 with only existing resources – or - 50% of actions implemented in Phase 1 with additional resources	Phase 1	No additional resources provided <ul style="list-style-type: none"> <li>• 21 actions complete (40% of all actions)</li> <li>• 39 actions complete, in progress or ongoing (75% of all actions)</li> </ul>	
1.2. 20% of actions implemented in Phase 2 with only existing resources – or - 25% of actions implemented in Phase 2 with additional resources	Phase 2	To be reported in Phase 2	
1.3. 50% of actions implemented in Phase 3 with only existing resources – or – 25% of actions implemented in Phase 3 with additional resources	Phase 3	To be reported in Phase 3	
<b>2. Ongoing actions are commenced or continued along the entire timeframe of the plan</b>			
2.1. 30% of ongoing actions followed by end of Phase 1 with existing resources – or - 50% of ongoing actions followed by end of Phase 1 with additional resources	Phase 1	No additional resources provided <ul style="list-style-type: none"> <li>• 8 actions ongoing (62% of all ongoing actions)</li> </ul>	
2.2. 50% of ongoing actions followed by end of Phase 2 with existing resources – or - 75% of ongoing actions followed by end of Phase 2 with additional resources	Phase 2	To be reported in Phase 2	
2.3. 75% of ongoing actions followed by end of Phase 3 with existing resources – or - 100% of ongoing actions followed by end of Phase 3 with additional resources	Phase 3	To be reported in Phase 3	
<b>3. Land acreage in crop production increases</b>			
3.1. Acres of land in production within the ALR and A1 zone increases within 10 years of the Plan's endorsement (BC Assessment Data)	Annually	<b>2017 baseline 7183.5 ha</b> 2018 = 6,178.7 ha (↓14.0%) 2019 = 6,665.6 ha (↓7.2%)	
3.2. Acres of land in production within the ALR and A1 zone increases within 10 years of the Plan's endorsement (Census of Agriculture, Statistics Canada)	Every 5 years	To be reported in subsequent phases when data is available	
3.3. Acres of land in production within the ALR and A1 zone increases within 10 years of the Plan's endorsement (Agriculture Land Use Inventory by Ministry of Agriculture)	As available	To be reported in subsequent phases when data is available	

Indicator/Target	Measurement frequency	Data	Performance
<b>4. New farm operations establish within the City of Kelowna</b>			
4.1. The number of active farm operations in the community increases within 10 years of Plan's endorsement (BC Assessment Data)	Annually	<b>2017 baseline:</b> 1034 farms 2018 = 918 farms (↓11.2%) 2019 = 994 farms (↓3.9%)	
4.2. The number of active farm operations in the community increases within 10 years of Plan's endorsement (Census of Agriculture, Statistics Canada)	Every 5 years	To be reported in subsequent phases when data is available.	
4.3. The average age of farmers in the region decreases within 10 years of the Plan's endorsement (Census of Agriculture, Statistics Canada)	Every 5 years	To be reported in subsequent phases when data is available.	
<b>5. The number of retail opportunities for local food producers increases</b>			
5.1. Business licence bylaw updated to include licencing for local food sales by end of Phase 1	Phase 1	Action is incomplete	
5.2. Local food products are available in a variety of locations, year-round, by the end of Phase 2	Phase 2	To be reported in Phase 2	
<b>6. Compliance and enforcement of non-farm use on farmland is reinforced</b>			
6.1. At least 5 non-farm use contraventions are closed off during each of Phase 1, Phase 2 and Phase 3 of the Agriculture Plan	Each Phase	From 2017 to Oct. 3, 2019 21 files closed in Kelowna. <sup>1</sup>	
<b>7. Preservation of farmland within and outside of the ALR continues</b>			
7.1. # hectares have been maintained or increased in the ALR and/or A1 (GIS data)	Each Phase	<b>Change A1</b> 2017 = 11,996 ha 2019 = 11,813 ha (↓1.5%) <b>Change ALR</b> 2017 = 8,621 ha 2019 = 8,585 ha (↓0.4%)	
7.2. Number of OCP amendments outside of the Permanent Growth Boundary	Annually	1 from S2Res to MRL	
7.3. Number of parcels changed from a Resource Protection Area to Alternate FLU	Annually	0	

<sup>1</sup> Personal Communication, Dave Birchmore, Compliance and Enforcement Supervisor, Agricultural Land Commission. Data provide from January 2017 to October 2019.

# COMMITTEE REPORT



**Date:** November 14, 2019  
**RIM No.** 1200-31  
**To:** Agricultural Advisory Committee (AAC)  
**From:** Policy and Planning Department (TG)  
**Application:** Official Community Plan Update      **Applicant:** City of Kelowna  
**Subject:** Official Community Plan Update: Draft Future Land Use Map and Agriculture Policy

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## 1.0 Purpose

To obtain the Agricultural Advisory Committee’s input with respect to the draft future land use map and agricultural policy that is being considered for the Official Community Plan Update, as outlined in the report from the Policy and Planning Department, dated November 14, 2019,.

## 2.0 Proposal

### 2.1 Background

The Official Community Plan (OCP) is the primary tool that local governments can use to provide guidance and policy direction for the long-term growth of their communities. The City of Kelowna is currently in the process of updating its OCP to accommodate significant future growth with the population expected to increase by approximately 50,000 people by 2040. The OCP update will refine and update land uses, mapping and policies to reflect the community's vision (as captured through Imagine Kelowna) and to clearly signal where this growth is to be accommodated and supported with corresponding infrastructure and amenities.

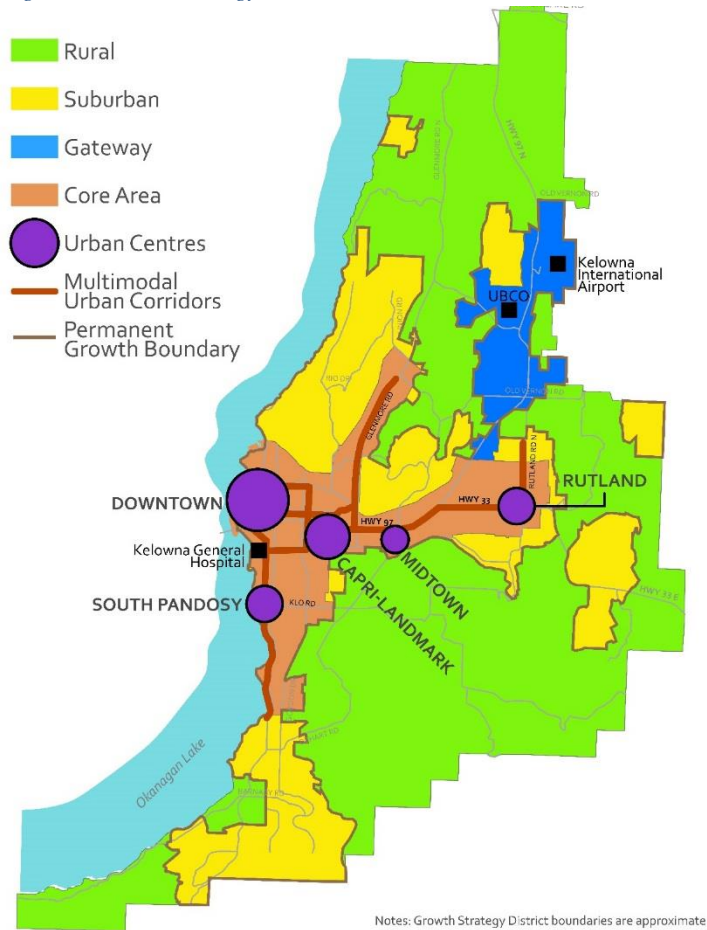
Earlier this year, Council endorsed a growth scenario that identifies generally where future residential growth, estimated at 25,000 units, would be targeted between 2020 and 2040. The growth scenario guides the Future Land Use Plan and policy development for the OCP. Some of the “big moves” planned for this OCP update that will support agriculture include:

- *Complete the final suburban neighbourhoods.* In keeping with Imagine Kelowna goals of limiting sprawl, protecting agricultural lands and embracing transportation options, existing suburban neighbourhoods would be completed, but no new greenfield developments will be signaled.
- *Promote more housing diversity in the Core Area.* Targeting approximately two-thirds of future residential growth in the Core Area is the most effective action the city can take to limit sprawl, protect agricultural and natural lands, provide choice and manage infrastructure investments in a more sustainable way.
- *Prepare a resilient community that is adaptable to change.* Protecting agricultural lands will also help create a more resilient community as agriculture and rural lands provide benefits such as stormwater attenuation, flood and wildfire risk mitigation and act as a carbon sink.

Rather than organize policy according to topic, the OCP update is taking a new approach and linking land use policy to five geographic Growth Strategy Districts: Urban Centres, Core Area, Suburban, Rural, and Gateway District (see figure 1). Each Growth Strategy District covers a geographic area within the city and policy will be customized to determine what types of development would be supported and where prioritized investments in transportation, servicing and amenity infrastructure would be focused within the district.

The majority of growth (two-thirds) will be directed to the Core Area and the Urban Centres districts, and most of the remainder of the growth will be in the Suburban and Gateway districts. The Rural District is composed of agricultural lands (both ALR and non-ALR) and large tracts of resource lands, and further development in this district is not supported beyond those areas already zoned and designated in the 2030 OCP (note: pockets of agricultural land also exist in the Gateway District).

Figure 1: Growth Strategy Districts

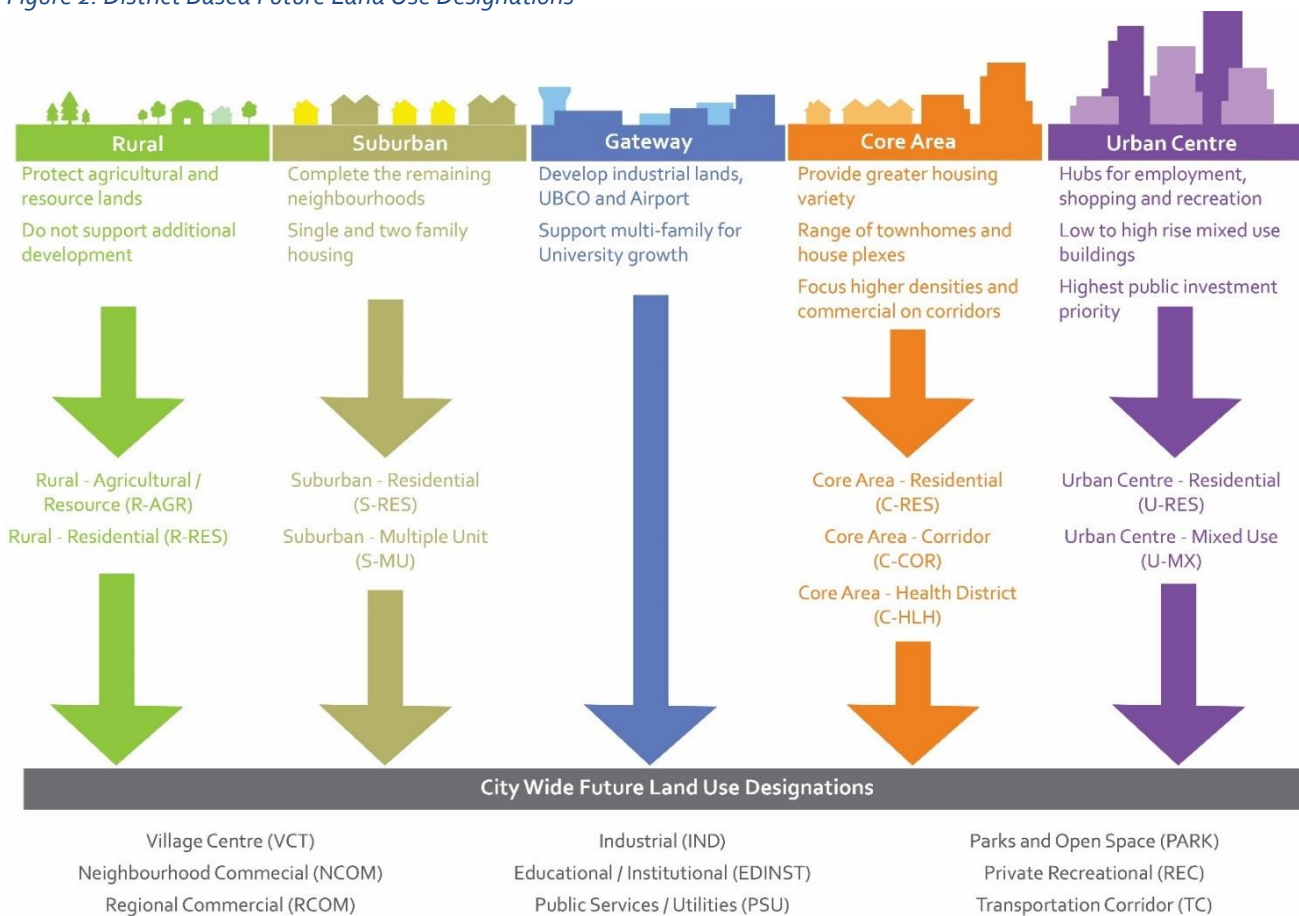


## 2.2 Proposed Future Land Use Map and Designations

Land use designations are among the OCP’s most important implementation tool for delivering the growth strategy to direct major growth to some parts of the City and deter it from others. Each land use designation establishes the general uses that are anticipated. In their whole, they tell a story where housing can be built, where retail stores, offices and industry can invest, and where mixed uses will be supported.

A new approach to the future land use designations is proposed as part of this draft land use map that reflects the overall direction for each of the five growth strategy districts (see Figure 2). Many future land use designations will accommodate a greater number of supported uses compared to designations in current OCP, illustrating the plan’s vision for how the neighbourhood would develop and change over the next 20 years.

Figure 2: District Based Future Land Use Designations



The draft 2040 Future Land Use Map (see Attachment A) promotes efficiencies and optimizes land and infrastructure prior to promoting development at the fringes. This approach helps to reduce demands on ecosystems and natural areas, and will help to preserve agricultural lands. (Note: Attachment B provides a description of each of the land use designations).

In the current OCP, agricultural lands are given the designation of Resource Protection Area (REP). The OCP update proposes to split this designation into two: Rural – Agricultural and Resource (R-AGR) and Rural – Residential (R-RES). While R-AGR signals lands to be protected for agricultural uses and/or lands that are signaled to maintain their rural character, R-RES applies to properties where residential development has already taken place or would continue due to existing zoning, while further intensification would be discouraged. R-AGR will be found primarily in the Rural area, however pockets of R-AGR will also be found in the Gateway.

The Permanent Growth Boundary (which approximately follows the ALR boundary), remains largely unchanged in the draft future land use map. This will help protect agricultural lands by reducing speculation and edge conflicts that are often associated with development. One notable exception with respect to agriculture is the expansion of the PGB to the south of the airport (the area comprising Shadow Ridge Golf Course, which is in the ALR) to accommodate future airport expansion. This change is required to accommodate growth as identified in the *YLW Airport Master Plan 2045* and was acknowledged in the *2017 Agriculture Plan* (note: future exclusion of these ALR lands will be subject to ALC approval). In

subsequent drafts of the Future Land Use Map, Staff anticipate this property will receive a land use designation of Public Service Utility (PSU).

It is also being proposed to expand the PSU land use designation by incorporating an additional agricultural property to the north of Munson Pond in upcoming iterations of the Draft Future Land Use Map. The current OCP already includes two agricultural properties with the PSU land use designation to accommodate a future wastewater treatment facility. By incorporating the additional property, it provides an opportunity to situate the new facility on the poorest soil quality of the three properties, allowing higher value land to remain for agricultural use. As above, future exclusion of these ALR lands will be subject to ALC approval.

### 2.3 Proposed Agricultural Policy

Endorsed in 2017, the City of Kelowna Agriculture Plan, has a vision that “*Kelowna is a resilient, diverse, and innovative agricultural community that celebrates farming and values farmland and food producers as integral to our healthy food system, economy and culture.*” As part of the Plan’s development, a thorough review of the 2030 OCP agricultural policy was completed and six recommendations were made to revise or add new policy to support achieving the vision. To date, all of the Plan’s recommendations related to OCP updates have been completed.

As the current OCP agricultural policy just recently underwent a major review and updates, it is the intent that the policy direction for agriculture in the 2040 OCP update will remain largely the same as what is contained in the current OCP (as summarized in Attachment C). Policy is included on subdivision, homeplating, interface incompatibilities, infrastructure, and farm use to support the objectives of minimizing impacts on agricultural land and protecting and preserving agricultural land in the community.

As the 2040 OCP continues to develop, these agricultural policies will be adapted for inclusion in the appropriate growth strategy districts. For example, policy related to development on agricultural lands will be found in the Rural and Gateway Districts, while policy to address the urban-agricultural interface will be found in the Urban Centres, Core, Suburban, and Gateway Districts.

### 2.4 Next Steps

As part of the 2040 OCP Update process, staff are working with a consultant to revise the Farm Protection Development Permit Guidelines. A draft of these revisions will be presented to the Agricultural Advisory Council (AAC) for comment in the coming months.

Further, staff are also working on revising and developing new food security policy for the OCP Update, which the AAC will have an opportunity to review at a later date.

### 2.5 Conclusion

Approximately 40 per cent of Kelowna’s land base is within the Agricultural Land Reserve and about 55 per cent of the city’s land base is zoned for agriculture (including both ALR and non-ALR-land). These lands provide benefits to the whole community and not just to people who are directly connected to farming. The Official Community Plan Update provides an opportunity to strengthen the commitment to preserve and protect farmland while helping to achieve the vision of the Agriculture Plan.



**Report prepared by:**

\_\_\_\_\_  
Tracy Guidi, Sustainability Coordinator

**Reviewed by:**  James Moore, Long Range Policy Planning Manager




**Approved for Inclusion:**  Danielle Noble-Brandt, Policy & Planning Department Manager

**Attachments:**





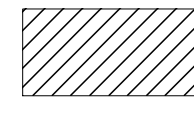




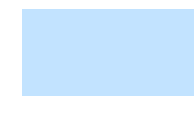
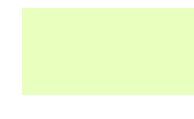









- Attachment A – Draft 2040 Future Land Use Map
- Attachment B – Land Use Designation Descriptions
- Attachment C – Summary of Current Agricultural Policies in the 2030 Official Community Plan

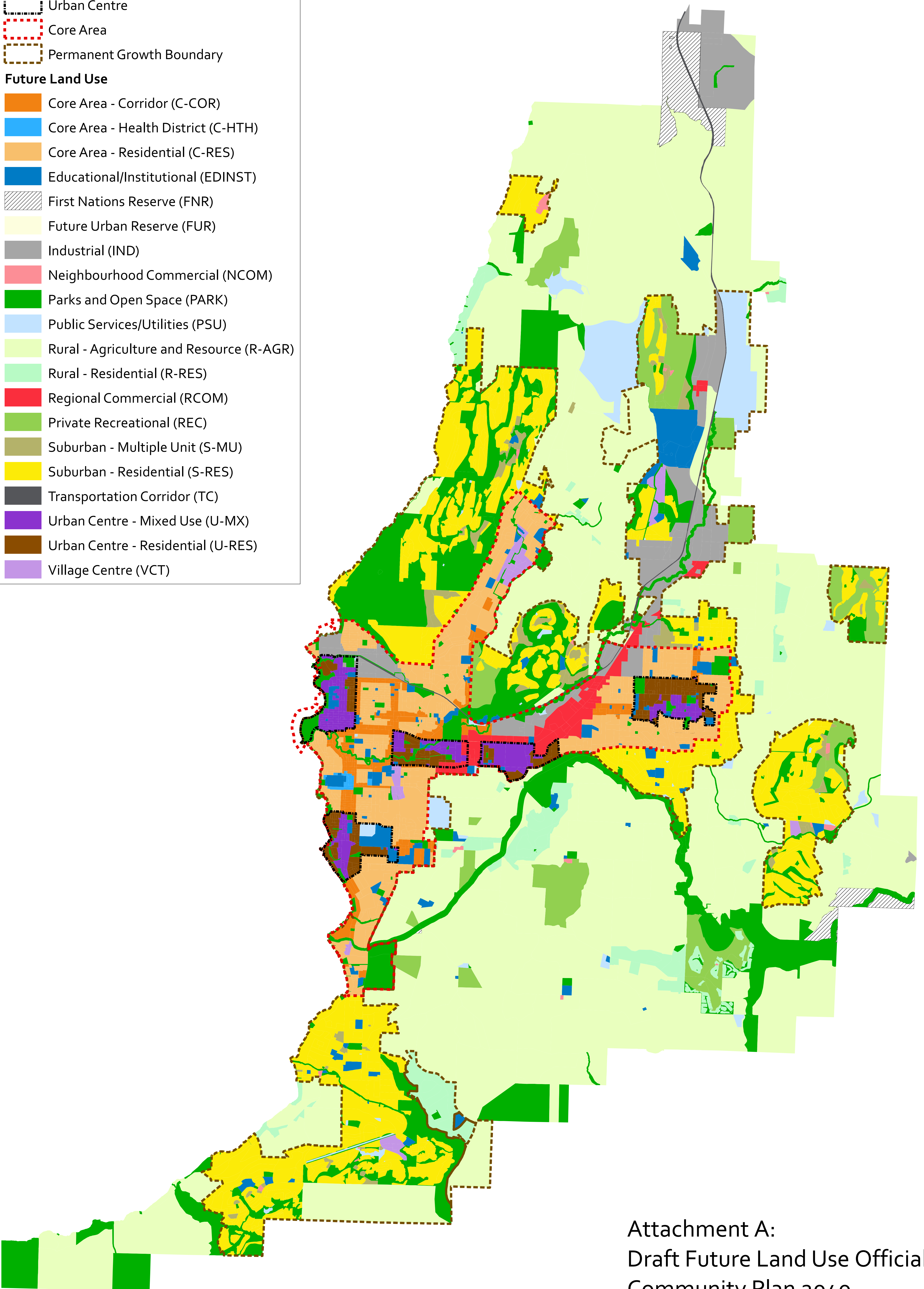


**Legend**

-  Urban Centre
-  Core Area
-  Permanent Growth Boundary

**Future Land Use**

-  Core Area - Corridor (C-COR)
-  Core Area - Health District (C-HTH)
-  Core Area - Residential (C-RES)
-  Educational/Institutional (EDINST)
-  First Nations Reserve (FNR)
-  Future Urban Reserve (FUR)
-  Industrial (IND)
-  Neighbourhood Commercial (NCOM)
-  Parks and Open Space (PARK)
-  Public Services/Utilities (PSU)
-  Rural - Agriculture and Resource (R-AGR)
-  Rural - Residential (R-RES)
-  Regional Commercial (RCOM)
-  Private Recreational (REC)
-  Suburban - Multiple Unit (S-MU)
-  Suburban - Residential (S-RES)
-  Transportation Corridor (TC)
-  Urban Centre - Mixed Use (U-MX)
-  Urban Centre - Residential (U-RES)
-  Village Centre (VCT)



Attachment A:  
 Draft Future Land Use Official  
 Community Plan 2040

Revised Aug. 2, 2019

# Attachment B: Agriculture related policy summary

## Kelowna 2030 Official Community Plan

**Table 1: Agricultural land policy**

	Policy
Objective 5.13	Increase local food production
Policy 5.13.1	<b>Farmer’s Markets.</b> Support the development of farmer’s markets on non-ALR sites. ALR sites located near the urban – rural edge, in accessible, central locations may be considered if a non-ALR alternative cannot be secured.
Policy 5.13.5	<b>Urban Agriculture.</b> Expand urban agriculture opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.
Policy 5.31.1	<b>Use of Gravel Prior to Development.</b> Encourage identified gravel resources to be extracted prior to development of these sites for urban uses to avoid the necessity of seeking such resources in ALR areas (see Map 5.11 – Sand and Gravel Deposits).
Objective 5.33	Protect and enhance local agriculture
Policy 5.33.1	<b>Protect Agricultural Land.</b> Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.
Policy 5.33.2	<b>ALR Exclusions.</b> The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.
Policy 5.33.5	<b>Agri-tourism, Wineries, Cideries, Retail Sales.</b> Support agritourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.
Policy 5.33.6	<b>Non-farm Uses.</b> Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses: <ul style="list-style-type: none"> <li>· are consistent with the Zoning Bylaw and OCP;</li> <li>· provide significant benefits to local agriculture;</li> <li>· can be accommodated using existing municipal infrastructure;</li> <li>· minimize impacts on productive agricultural lands;</li> <li>· will not preclude future use of the lands for agriculture;</li> <li>· will not harm adjacent farm operations.</li> </ul>
Policy 5.33.7	<b>Subdivision.</b> Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.
Policy 5.33.8	<b>Housing in Agricultural Areas.</b> Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).
Policy 5.33.9	<b>Limit interface incompatibilities.</b> Direct urban uses that accommodate vulnerable populations (e.g. seniors, children, health-challenged) to parcels that are not adjacent to agriculture to limit interface incompatibilities.
Objective 5.34	Preserve productive agricultural land.
Policy 5.34.1	<b>Secondary Suites.</b> Encourage secondary suites on agricultural land to be located within a permitted principal dwelling.

	Policy
Policy 5.34.2	<p><b>Farm Help Housing.</b> As a first option, farm help housing should be located within the Permanent Growth Boundary providing access to amenities for workers. Accommodation for farm help on the same farm unit will be considered only where:</p> <ul style="list-style-type: none"> <li>• agriculture is the principal use on the parcel, and</li> <li>• the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.</li> </ul> <p>Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.</p>
Policy 5.34.3	<p><b>Homeplating.</b> Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.</p>
Policy 5.34.4	<p><b>Public Use.</b> Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the OCP.</p>
Policy 5.34.5	<p><b>Agricultural land designation.</b> Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Ensure non-soil based agricultural structures are located to maximize the agricultural potential of prime soil resources.</p>
Objective 5.35	<p>Maintain biodiversity and connectivity in agricultural environments.</p>
Policy 5.35.1	<p><b>Biodiversity.</b> Maintain and improve biodiversity through the establishment of corridors (connectivity) and where appropriate, through the integration of wild species within agricultural landscapes.</p>
Policy 5.35.2	<p><b>Conservation Tools.</b> Promote the use of conservation covenants on agricultural land. Conservation covenants will:</p> <ul style="list-style-type: none"> <li>• balance both agricultural and environmental values and recognize the complex relationships between some agricultural use and areas of environmental interest;</li> <li>• protect environmental values identified through current statutory provisions (e.g. Species at Risk) and values identified through current federal, provincial and local inventory programs;</li> <li>• place only reasonable restrictions on agriculture in order to protect important environmental values;</li> <li>• allow for specified farm activities in locations that will not unduly impact or diminish the identified environmental values; and</li> <li>• focus on those areas specifically identified as containing important environmental values, and should not unduly restrict agriculture elsewhere on the property.</li> </ul>
Objective 7.5	<p>Minimize impacts on agricultural land.</p>
Policy 7.5.1	<p><b>Service Corridors.</b> Minimize the impact of penetration of road and utility corridors through agricultural lands, utilizing only those lands necessary and to the maximum capacity prior to seeking new corridors. Provision should be made for farm traffic to cross major roads.</p>
Policy 7.12.4	<p><b>Parks in Agricultural Areas.</b> Where parks and linear pathways are proposed adjacent to farm areas they will be designed so as not to negatively affect farming operations. Mitigation techniques may include: deer fencing, signage, and trash bins to ensure trespass and field contamination is minimized. Any parks affecting lands in the ALR will be subject to detailed design based on the Ministry of Agriculture's guidelines.</p>
Policy 7.20.1	<p><b>Water Availability for Agriculture.</b> Work with stakeholders to ensure the continued delivery of sufficient quantities of water as per best practices for water conservation to ensure continued agricultural productivity.</p>
Policy 7.22.2	<p><b>Restrict expansion of sewer into agricultural areas.</b> Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address public health issues and protection of natural assets as identified by the City of Kelowna or senior government.</p>

**Table 2: Land adjacent to agriculture land policy**

	Policy
Objective 5.3	Focus development to designated growth areas
Policy 5.3.1	<b>Permanent Growth Boundary.</b> Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Lands outside the Permanent Growth Boundary will not be supported for urban or intensive uses with the exception of the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500 or, for Agri-Business designated sites. Land outside the Permanent Growth Boundary will not be supported for any further parcelization. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.
Objective 5.33	Protect and enhance local agriculture
Policy 5.33.3	<b>Urban Uses.</b> Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.
Policy 5.33.4	<b>Transition Uses.</b> Consider complementary agricultural land uses such as urban agriculture (as defined in the Zoning Bylaw) along the urban-rural interface that act as a transition between existing urban development and farming operations.



# OCP Update

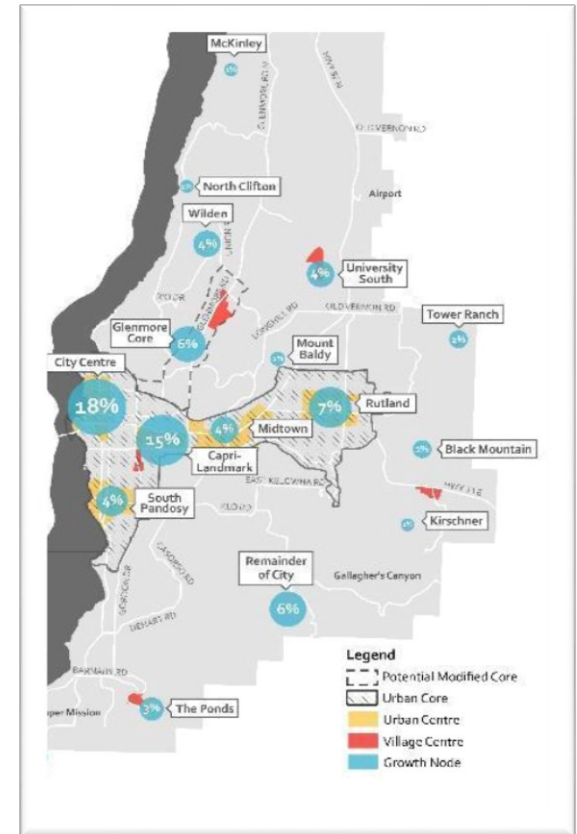
Draft Future Land Use Map and Ag Policy

November 2019



A growing community

~ 50,000 more  
people by 2040



# Evolution of a plan



# Big moves



Complete the final suburban neighbourhoods



Promote more housing diversity in the core area



Connect our urban centres with transit oriented urban corridors



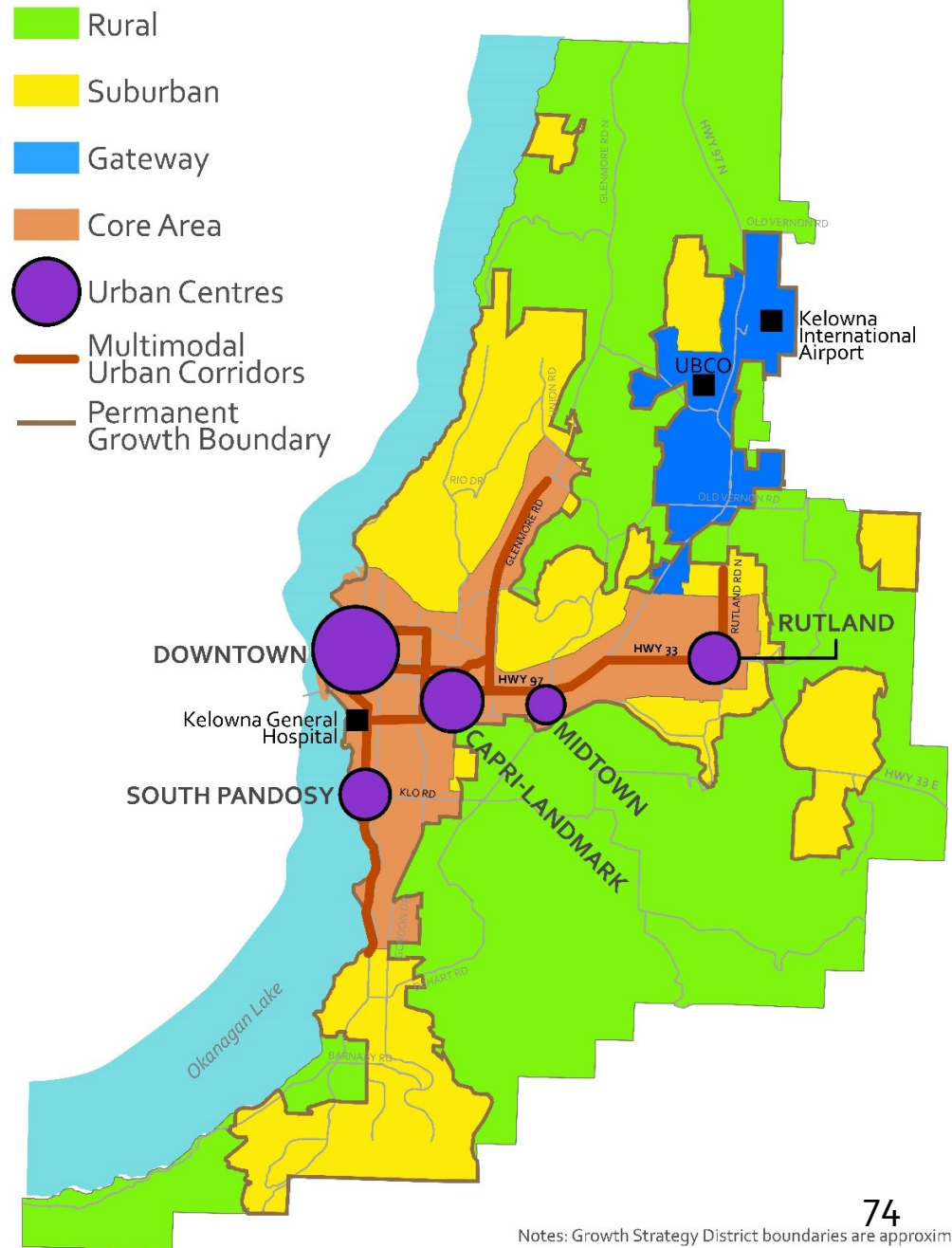
Prioritize parks and public spaces in the core areas

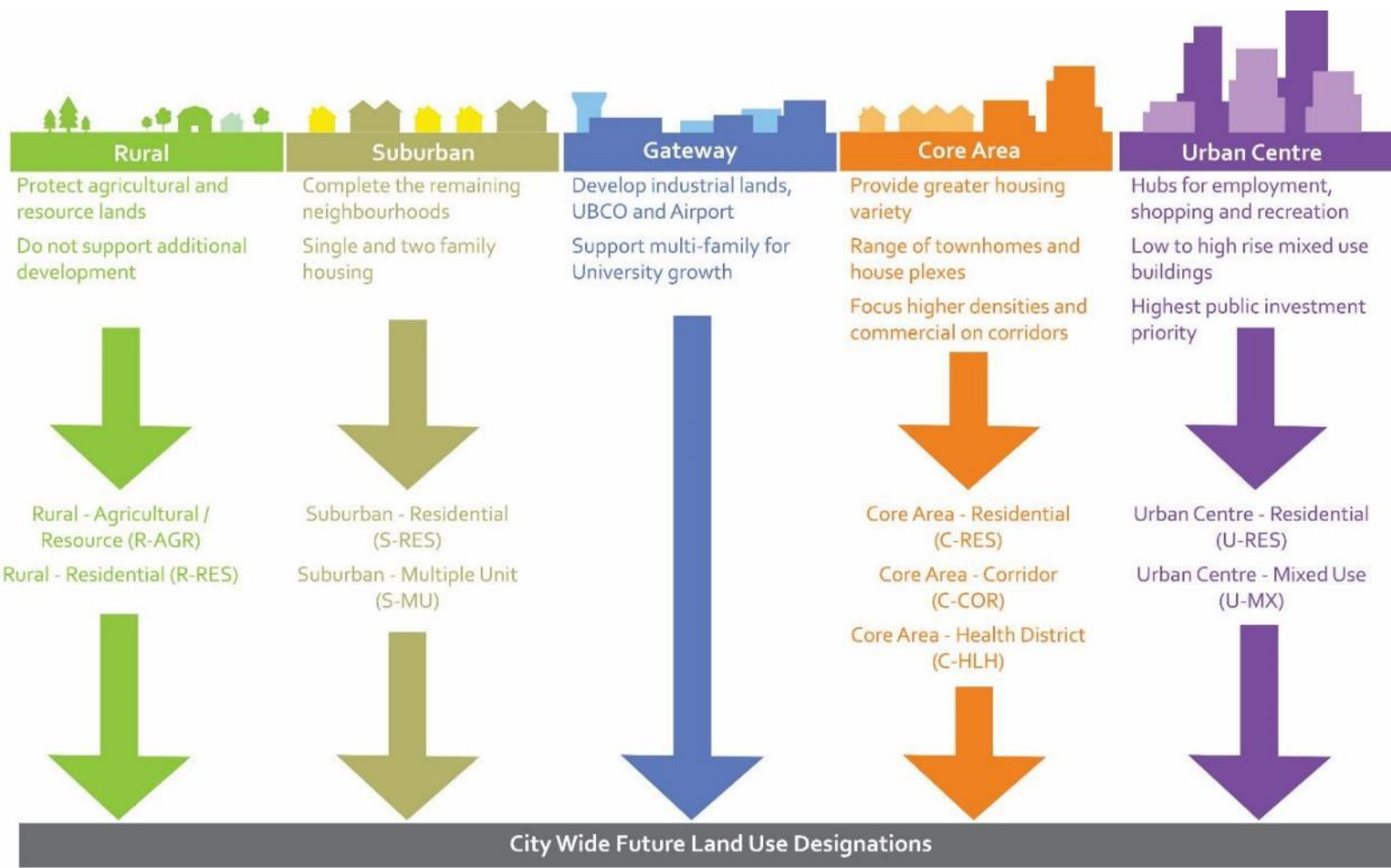


Prepare a resilient community that is adaptable to change

# 2040 Growth Strategy

- ▶ More housing variety in the Core Area
- ▶ Transit oriented urban corridors
- ▶ Maintaining the Permanent Growth Boundary
- ▶ Complete the suburban neighbourhoods
- ▶ Protect industrial lands
- ▶ Priorities for parks and public space

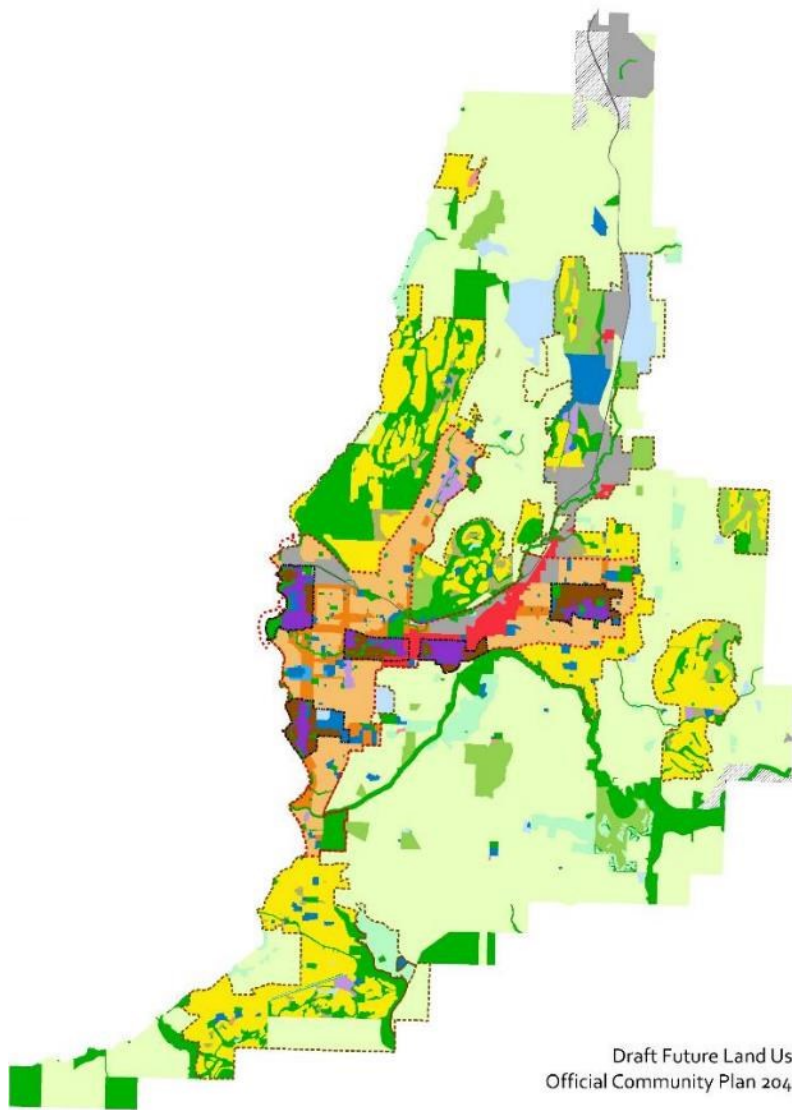


















Village Centre (VCT)  
 Neighbourhood Commercial (NCOM)  
 Regional Commercial (RCOM)

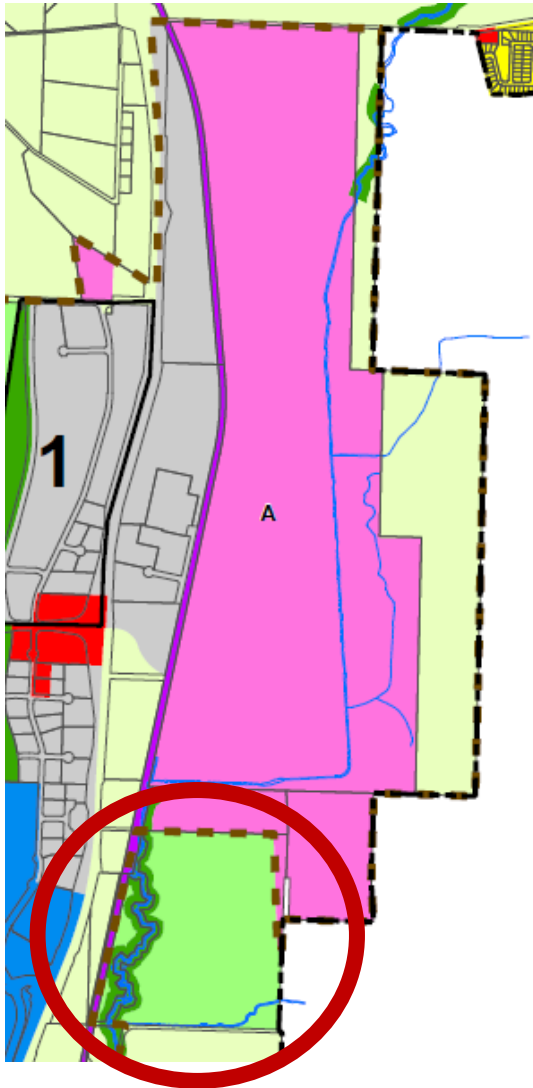
Industrial (IND)  
 Educational / Institutional (EDINST)  
 Public Services / Utilities (PSU)

Parks and Open Space (PARK)  
 Private Recreational (REC)  
 Transportation Corridor (TC)

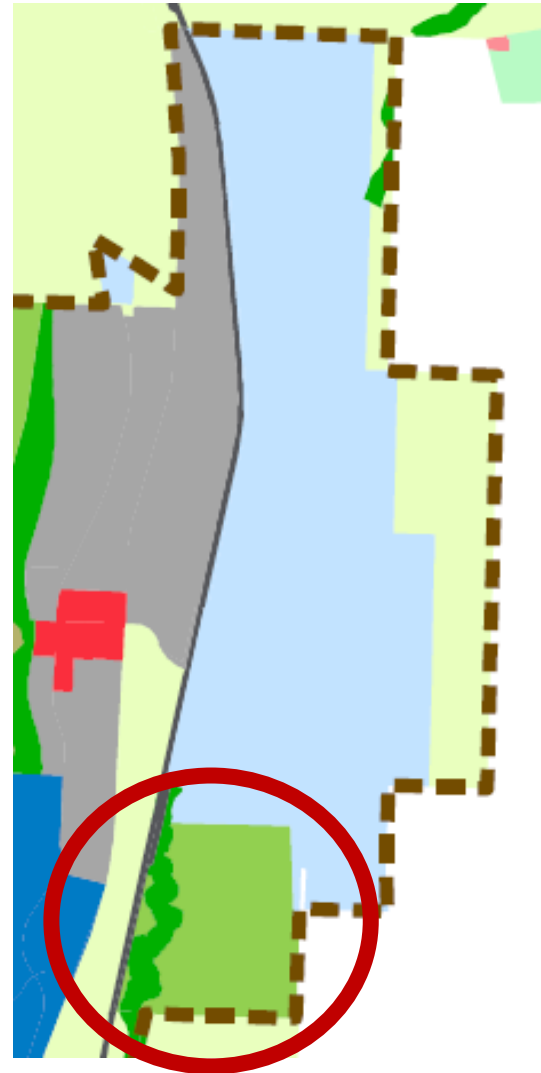


-  Urban Centre
  -  Core Area
  -  Permanent Growth Boundary
- Future Land Use**
-  Core Area - Corridor (C-COR)
  -  Core Area - Health District (C-HTH)
  -  Core Area - Residential (C-RES)
  -  Educational/Institutional (EDINST)
  -  First Nations Reserve (FNR)
  -  Future Urban Reserve (FUR)
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  -  Transportation Corridor (TC)
  -  Urban Centre - Mixed Use (U-MX)
  -  Urban Centre - Residential (U-RES)
  -  Village Centre (VCT)

# PGB Change South of Airport

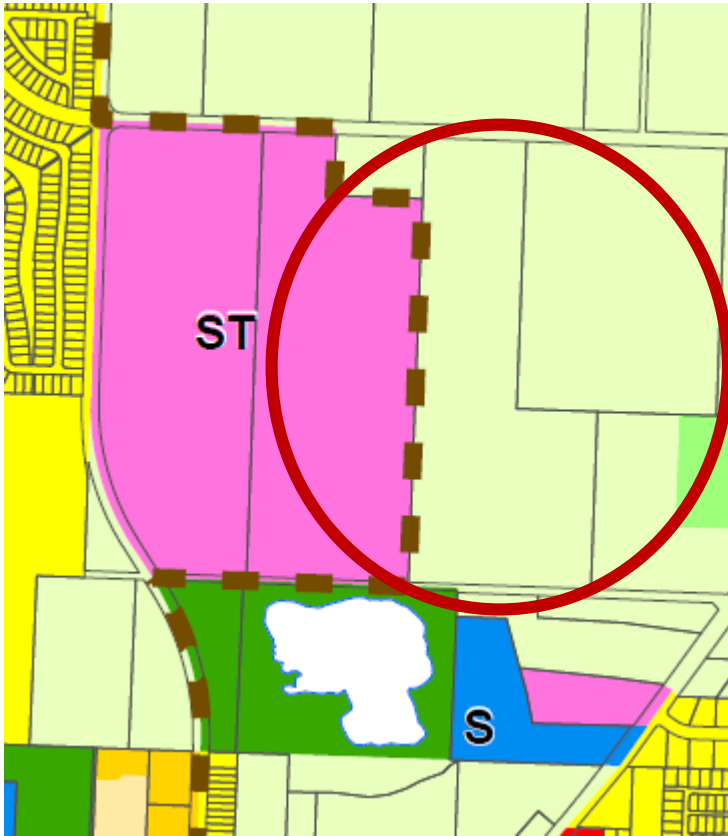


Current FLU Map

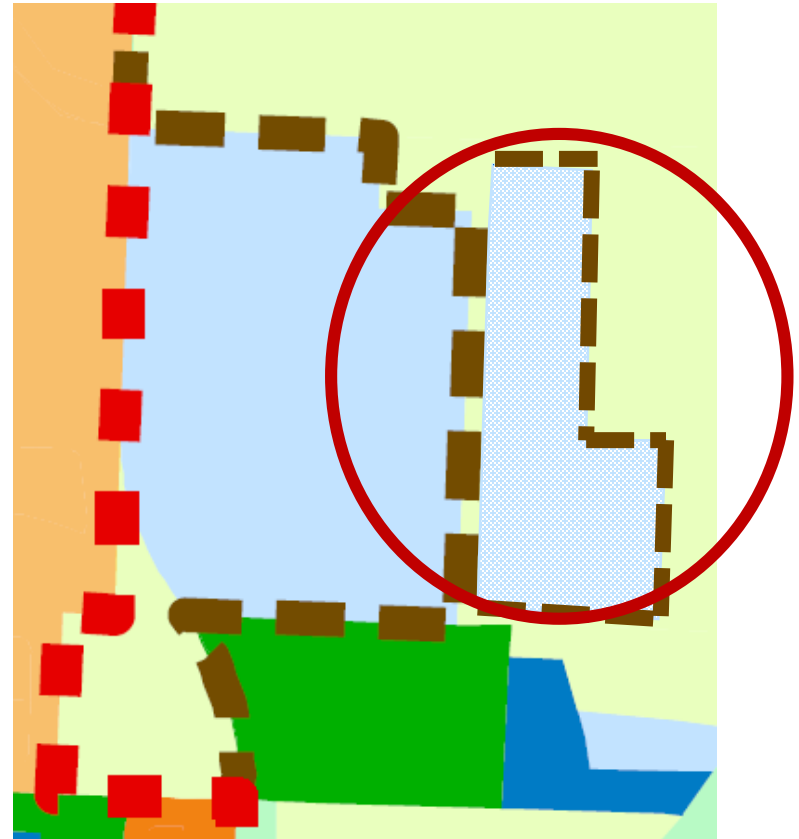


Draft FLU Map

# Land use change for future WWTF

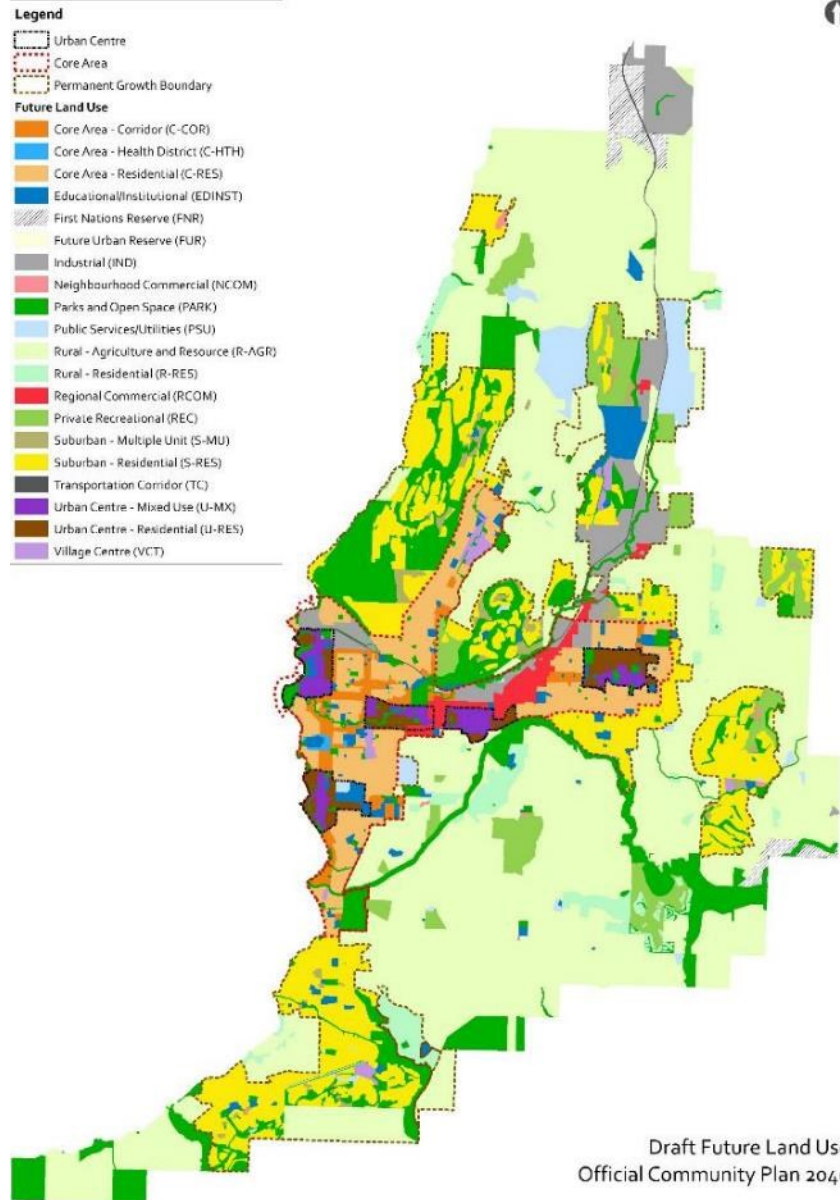


Current FLU Map



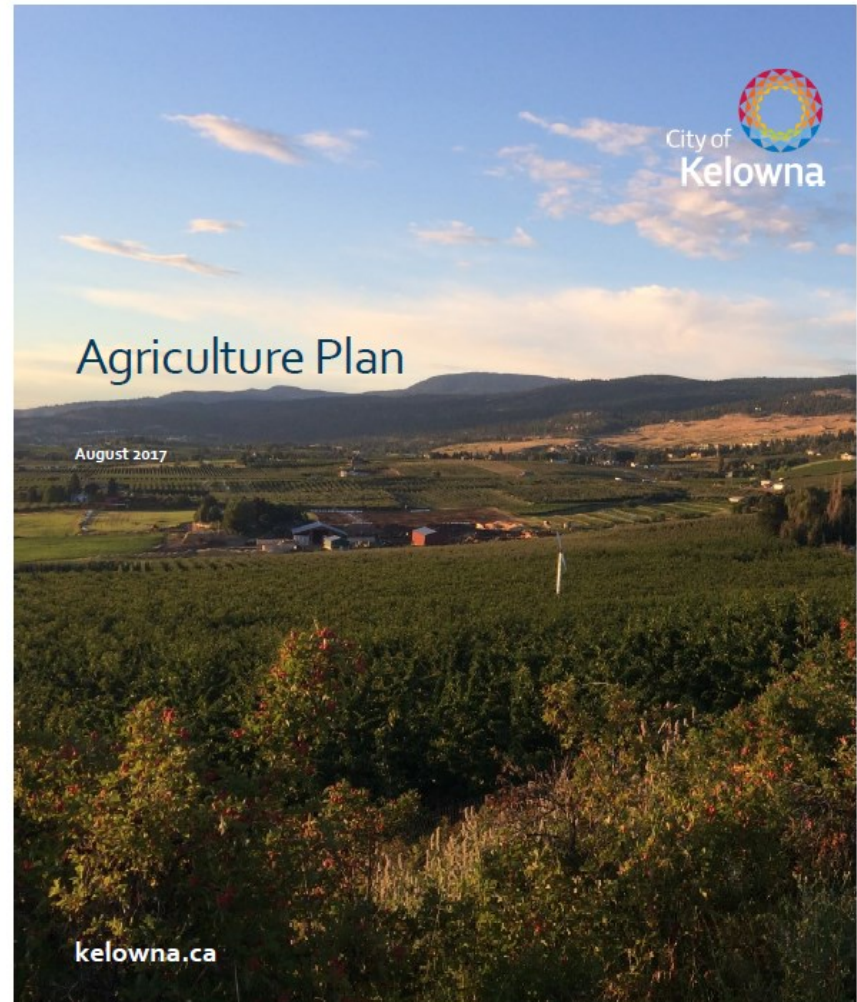
Draft FLU Map

# Future Land Use Questions?



# OCP Agriculture Policy

- ▶ Agriculture policy reviewed through Agriculture Plan process
- ▶ Recommended policy updates completed Summer, 2018



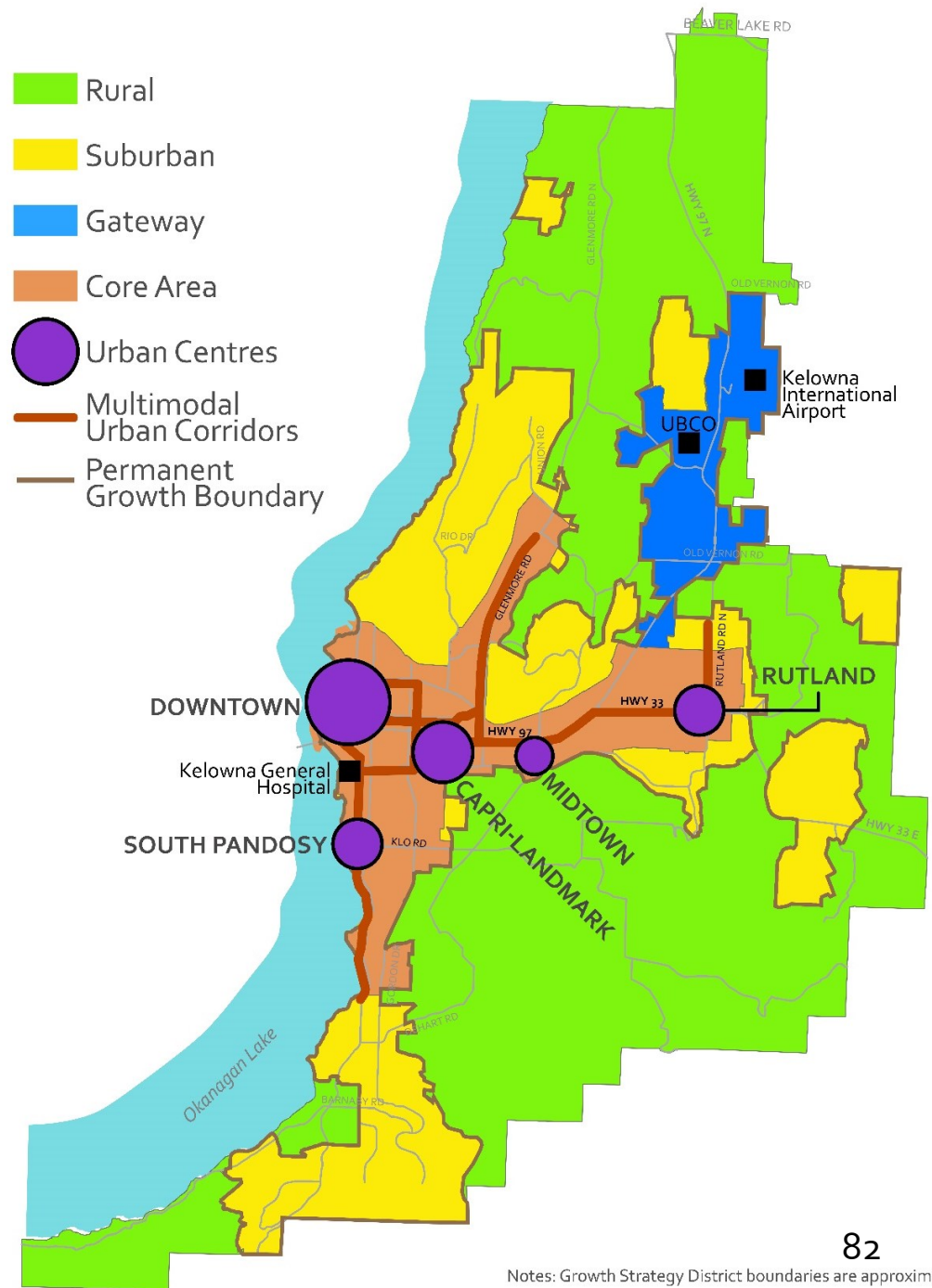




## Agricultural land policy

# Agriculture Policy affects

- ▶ Rural District
  - ▶ Rural agricultural resource (R-AGR)
- ▶ Gateway District



## 5.13 Increase local food production

- ▶ Farmers markets
- ▶ Urban agriculture
- ▶ Use of gravel prior to development



## 5.33 Protect and enhance local agriculture

- ▶ Protect agricultural land
- ▶ ALR Exclusions
- ▶ Agri-tourism, wineries, cideries, retail sales
- ▶ Non-farm uses
- ▶ Subdivision
- ▶ Housing in agricultural areas
- ▶ Limit interface incompatibilities



## 5.34 Preserve productive agricultural land

- ▶ Secondary suites
- ▶ Farm help housing
- ▶ Homeplating
- ▶ Public Use
- ▶ Agricultural land designation

## 5.35 Maintain biodiversity and connectivity in agricultural environments

- ▶ Biodiversity
- ▶ Conservation tools





- ▶ Service corridors
- ▶ Parks in agricultural areas
- ▶ Water availability for agriculture
- ▶ Restrict expansion of sewer into agricultural areas

Infrastructure and  
agriculture (7.5, 7.20, 7.22)



Agricultural land policy – QUESTIONS?



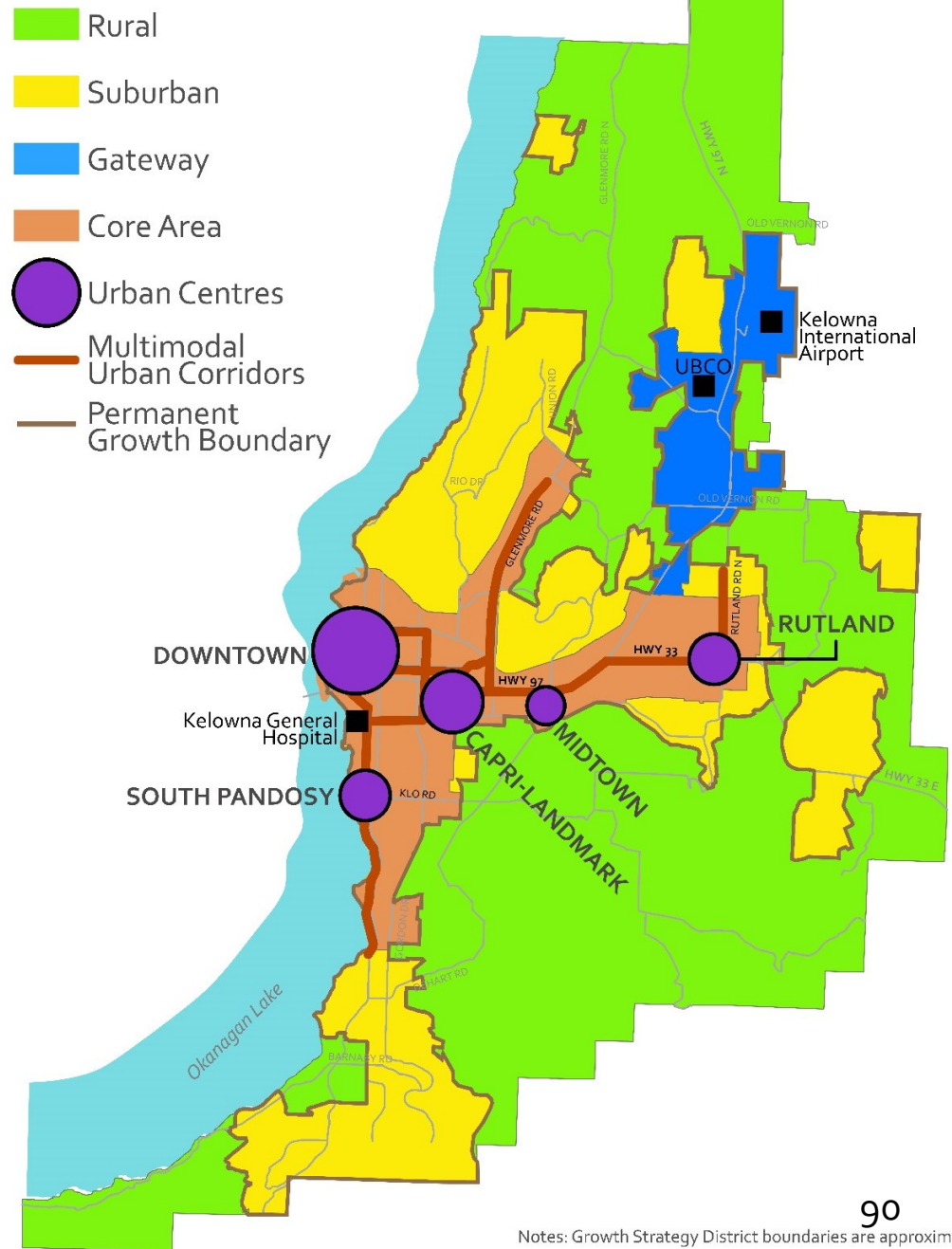


# Land adjacent to agriculture policy



# Land adjacent to agriculture affects

- ▶ Rural District
  - ▶ Rural residential
- ▶ Suburban
- ▶ Core Area
- ▶ Midtown Urban Centre
- ▶ Capri Landmark Urban Centre
- ▶ Gateway



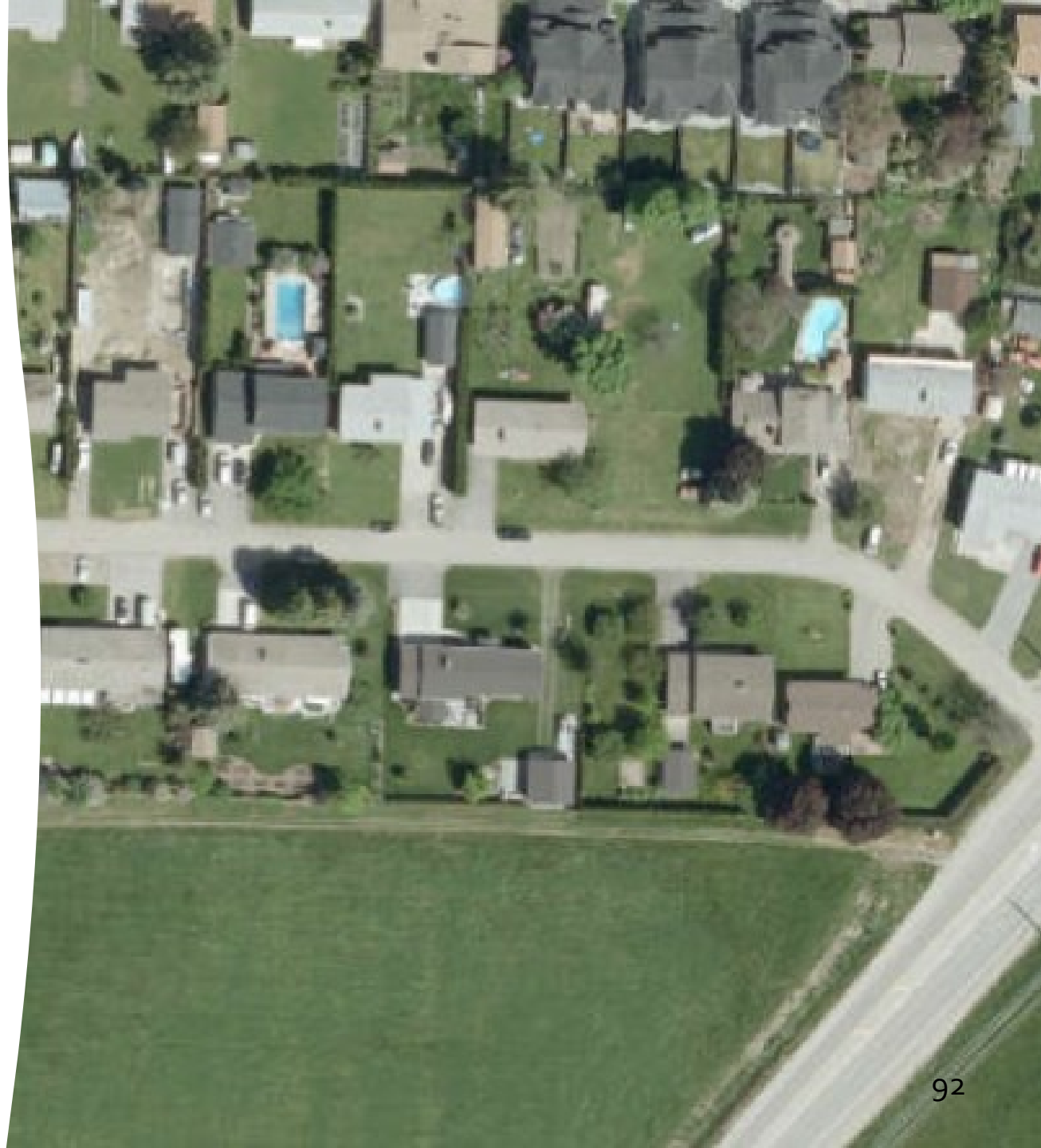


## 5.3 Focus development to designated areas

- ▶ Permanent growth boundary

## 5.33 Protect and enhance local agriculture

- ▶ Urban uses
- ▶ Transition uses





# Urban side policy to consider

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- ▶ Encourage farm compatible urban development
- ▶ Design subdivisions to limit encroachment into agricultural areas
- ▶ Ensure stable urban agricultural boundary to limit speculation
- ▶ Enhance agricultural awareness
- ▶ Direct urban traffic away from agriculture
- ▶ Continuous buffer along urban agricultural boundary
- ▶ Urban development doesn't impact hydrogeological system on adjacent farms



# Land adjacent to agriculture policy - QUESTIONS



# Next Steps

- ▶ Winter 2020 - Revisions to Farm DP Guidelines (AAC review)
- ▶ Spring 2020 - Develop and revise agricultural (farm side and urban side) policy (AAC review)
- ▶ Fall 2020 - Draft 2040 Official Community Plan
- ▶ Spring 2021 - Final 2040 OCP





THANK YOU  
for your input

