

Agricultural Advisory Committee

AGENDA



Thursday, April 8, 2021
6:00 pm
Virtual Meeting - Teams

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.
- (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.
- (e) In accordance with the Order of the Provincial Health Officer on Gatherings and Events, the City is required to collect the first and last name and telephone number or email address of everyone attending a Council meeting, public hearing, or Council Committee meeting. this information will be kept by the City for 30 days in case there is a need for contact tracing on the part of the medical health officer. If the information is not required for that purpose it will be destroyed after 30 days.

We appreciate your cooperation in meeting this requirement.

2. Minutes

3 - 5

Approve Minutes of the Meeting of March 11, 2021.

3. Applications for Consideration

- 3.1. East Kelowna Road, 3652, A21-0003 - Gurmail Dhillon and Manjit Dhillon** 6 - 24
A non-farm use permit to allow for retail sales on the subject property.
- 3.2. Agriculture and Kelowna's Draft 2040 Official Community Plan** 25 - 86
To obtain input on the agricultural policy, Farm Protection Development Permit Guidelines, and Future Land Use in the draft 2040 Official Community Plan.
- 4. ALC Decisions - Update**
- 5. New Business**
- 6. Next Meeting**
Special meeting proposed - April 29, 2021
- 7. Termination of Meeting**



City of
Kelowna
Agricultural Advisory Committee
Minutes

Date: Thursday, March 11, 2021
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Members Attending Virtually John Janmaat (Chair), Yvonne Herbison (Vice Chair), Domenic Rampone, Aura Rose, Jill Worboys

Members Absent Keith Duhaime, Avi Gill, Peter Spencer (Alternate), Derek Brown (Alternate)

Staff Present Alex Kondor, Planner Specialist; Tyler Caswell, Planner; Wesley Miles, Planner Specialist; Johannes Saufferer, Real Estate Department Manager; Graham Hood, Strategic Land Development Manager, Clint McKenzie, Legislative Coordinator (Confidential)

* Denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 6:04 p.m.

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

2. Minutes

Moved By Domenic Rampone/Seconded By Aura Rose

THAT the Minutes of the February 25, 2021 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Pooley Rd 3201, A20-0004 (FH20-0004) - 1035617 B.C. Ltd., Inc No. 1035617

Staff presented a PowerPoint presentation summarizing the application and responded to questions from the Committee.

Carl Withler, Applicant's Agent:

- Briefly outlined the application and responded to questions from the Committee.
- Provided an overview of busing from the site and other amenities being provided.

Moved By Yvonne Herbison/Seconded By Domenic Rampone

THAT the Committee recommend to Council to support a non-adhering residential use permit to allow temporary farm help housing to accommodate 60 seasonal workers on the subject property.

Carried

Anedotal Comments

- The Committee expressed support for making migrant workers feel welcome and part of the community.
- Expressed support in regards to the applicant working towards providing separate rooms for each worker in the midst of the pandemic.
- Expressed additional events should be considered by the City and the community to celebrate migrant worker culture.
- Expressed concern regarding isolation workers to the rest of the community and the impact on worker mental health. Encourage the applicant to integrate workers into the community wherever possible.

3.2 Teasdale Rd 1454, A21-0002 - Parminder & Kulwant Hans

Staff displayed a PowerPoint presentation summarizing the application and responded to questions from the Committee.

Russell Schartner, Laura Mason, Applicant's Agents:

- Indicated they were available for questions from the Committee.
- Confirmed that 90 acres total in farmland is being farmed by the applicant's workers in east Kelowna.
- The applicant's agent also advised that they are working on integrating soccer into the temporary farm worker community.

Staff responded to questions from the Committee and confirmed the subject property is outside the Permanent Growth Boundary.

Moved by Aura Rose/Seconded Domenic Rampone

THAT the Committee recommend to Council to support a non-adhering residential use permit to allow temporary farm help housing to accommodate 5 seasonal workers on the subject property.

Carried

Anedotal Comments

- Positioning workers close to existing housing is a positive, small foot[print being implemented.
- Request that the City review if there is other farm worker housing on the subject.
- Ensure they are connected to the community and prevent worker isolation becoming a concern.
- Encourage the City to organize extracurricular programming that workers can participate in while in the community.

3.3 Hwy. 97N 4690, A20-0008 - City of Kelowna

Staff displayed a PowerPoint presentation outlining the proposed mitigation options related to the application for "Exclusion" under Section 29(1) of the Agricultural Land Commission Act.

Three mitigation options were presented:

- The creation of a permanent full-time Agricultural Enforcement and Compliance Officer position.
- The proposed placement of a ten metre agricultural buffer.
- The creation of an agriculture signage program.

Staff:

- Responded to questions from the Committee.
- Confirmed that there are no immediate plans for the remainder of the subject property.
- Confirmed communication with the Kelowna chapter of the Young Agrarians has taken place regarding the potential to lease out some of the remaining subject property for farming.
- Provided some background to the property being designated as industrial since 1995 with an incremental approach to the redevelopment of the site and remnant of the subject property.

Moved By Domenic Rampone\Seconded By Yvonne Herbison

THAT the mitigation options as presented for the application to the Agricultural Land Commission for an "Exclusion" under Section 29(1) of the Agricultural Land Commission Act not be supported.

Carried

Anedotal Comments

- The Committee strongly encourages the City to follow through with their commitments and make all land it owns that is designated and zoned for agriculture useable for agriculture.
- The Committee expressed concern that the mitigation efforts presented are not connected to the application.
- Encouraged a full review of the subject property during the current Official Community Plan review.

4. ALC Decisions - Update

Staff provided an update on the following applications:

- Exclusion of Kelowna Cristian School supported by Council and sent to the ALC for consideration.
- 4870 Chute Lake Road, the Culinary Institute for Humanity. The applicant is being asked to present to Council on Monday for a "Non-Farm Use" under section 20(2) of the Agricultural Land Commission Act.

Home site severance - Dorothy Thomson – Forwarded to the ALC for consideration.

Sawmill property on Old Vernon Road – Staff are following up with the applicant.

6. Next Meeting

The next committee meeting has been scheduled for April 8, 2021.

5. New Business

The Committee discussed the application from the last meeting at 2825 Longhill Road, A19-0014.

It was confirmed that an ALC member stated that a Temporary Non-Farm use can contain a limited timeframe versus it needed to be in perpetuity.

Staff indicated the applicant has been notified of this fact and they have chosen not to make a new application at this time. The application is going to the March 15th Council meeting.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:55 p.m.

John Janmaat, Chair

AAC REPORT



Date: April 8th 2021

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Development Planning Department (AK)

Application: A21-0003 **Owner:** Gurmail Dhillon and Manjit Dhillon

Address: 3652 East Kelowna Road **Applicant:** Gurmail Dhillon

Subject: Application to the ALC for Non-Farm Use – Retail Sales

1.0 Purpose

To consider a non-farm use permit to allow for retail sales on the subject property.

2.0 Proposal

2.1 Background

The subject site is currently being used for agriculture and farm retail sales to sell fruits and vegetables produced by the farm. Specifically the property is planted to a mix of cherries, soft fruit such as peaches and nectarines, apples, and miscellaneous vegetables. Regarding farm retail sales to comply with ALC and City of Kelowna regulations at least 50 per cent of the retail sales area must be for the sale of farm products produced on the farm. The proposal is to operate for 12 months a year to sell at least 50% of farm product between April to November, and then in the winter months sell less than 50% of farm product when produce is scarce. The Non-Farm Use application is attached to this report as 'Attachment A'.

2.2 Neighbourhood Context

The subject property lies within the Southeast Kelowna City Sector. The property and surrounding area is Zoned A1 – Agriculture 1 and designated REP – Resource Protection Area in the Official Community Plan (OCP). The property is outside of the City's Permanent Growth Boundary.

3.0 Technical Comments

The Ministry of Agriculture has provided a letter (Attachment C) raising concerns that it is unclear from the application submitted if there are other parcels that are part of this farm and that the farm retail stand could become a primary use of the property. The applicants state in addition to the subject site they are farming a 5 acre parcel in the South Okanagan currently planted to a mix of vegetables and peaches.

4.0 Community Planning

A non-farm use permit application is required to allow retail sales on the property as the proposal to sell less than 50% farm product does not qualify as farm retail sales. The use of the property for retail sales is not permitted by the City's Zoning Bylaw and is not consistent with Official Community Plan Policy to direct urban uses such as retail sales to urban areas of the City.

In order to protect and enhance local agriculture policy of the Official Community Plan provides support for non-farm use applications only where the proposed use meets the following criteria:

- i. Consistent with the Zoning Bylaw and OCP;
- ii. provides significant benefits to local agriculture;
- iii. can be accommodated using existing municipal infrastructure;
- iv. minimizes impacts on productive agricultural lands;
- v. will not preclude future use of the lands for agriculture;
- vi. will not harm adjacent farm operations

In the context of the Official Community Plan (OCP) the subject property is outside of the permanent growth boundary and is designated 'REP - Resource Protection Area' in the OCP which means this area is intended to be rural land preserved for agriculture. Generally within this designation more intensive land uses than those allowed under current zoning regulations are not be supported. Specifically, the OCP states that lands outside the permanent growth boundary will not be supported for urban uses. More specifically the OCP states to 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.

Prepared by: Alex Kondor , Planner Specialist

Approved for Inclusion: Dean Strachan, Community Planning & Development Manager

Attachments:

- Attachment A – ALC Non-Farm Use Application
- Attachment B – Site Plan
- Attachment C – Ministry of Agriculture Letter

ATTACHMENT		A
This forms part of application		
# A21-0003		
Planner Initials	AK	 City of Kelowna DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62060

Application Status: Under LG Review

Applicant: Gurmail Dhillon

Agent: Gurmail Dhillon

Local Government: City of Kelowna

Local Government Date of Receipt: 01/23/2021

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

Proposal Type: Non-Farm Use

Proposal: Currently, there is a fruit stand that was built in 2020 and has been open for one season with farm retail sales that originate on the property. During the peak months between April to November, the products originating from the farm exceed the 50% threshold of farm retail sales, however, this existing building stands empty in the winter months where the fruit becomes scarce. The purpose of this proposal is to apply for the year-round use of this existing fruit stand where the non-farm products may exceed the 50% threshold solely in the winter months. We are confident we can maintain fruit during the winter months due to our cold storage of fruit harvest in Sept-October, but we understand it would be below the threshold of 50%. We are wanting to keep the fruit stand open during the winter months to continue selling our home grown Okanagan fruit, especially our local non-soft fruit. This provides as an opportunity to support the community with a local fruit stand operating in the winter months providing a portion of locally produced fruit and non-farm retail supplies exceeding the 50% threshold.

Agent Information

Agent: Gurmail Dhillon

Mailing Address:

3652 East Kelowna Rd

Kelowna, BC

V1W 4H1

Canada

Primary Phone: (250) 870-8893

Email: gsdhillon269@hotmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 018-412-645

Legal Description: THE E 1/2 OF L 12 (PL B900) SEC 15 TP 26 OSOYOOS DIVISION YALE DISTRICT PL 187

Parcel Area: 5.3 ha

Civic Address: 3652 EAST KELOWNA RD, KELOWNA

Date of Purchase: 02/25/2011

Farm Classification: Yes

Owners

1. **Name:** Gurmail Dhillon

Applicant: Gurmail Dhillon

Address:
3652 East Kelowna Rd
Kelowna, BC
V1W 4H1
Canada
Phone: (250) 870-8893
Email: gsdhillon269@hotmail.com

Current Use of Parcels Under Application

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

*60% cherry
15% soft fruit - peaches, nectarines, apricots, plums and berries
15% apples
10% vegetables*

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

Since the purchase of this parcel, the agricultural improvements include removal of all the previously planted apple varieties. This followed by new tree planting including thousands of cherry trees and thousands of apple trees. Furthermore, this followed with planting of soft fruit trees and vegetables. An automatic irrigation system was installed to sufficiently sustain these improvements. The full property has been fenced, as well as the complete construction of a fruit stand exists on this property to support agri-tourism.

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

Currently there are no non-agricultural uses that take place on this parcel

Adjacent Land Uses

North

Land Use Type: Unused
Specify Activity: Creek

East

Land Use Type: Agricultural/Farm
Specify Activity: Cherry orchard

South

Land Use Type: Agricultural/Farm
Specify Activity: Orchard - unknown specificity at current time

West

Land Use Type: Agricultural/Farm
Specify Activity: Cherry orchard

Proposal

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

0.1 ha

2. What is the purpose of the proposal?

Currently, there is a fruit stand that was built in 2020 and has been open for one season with farm retail sales that originate on the property. During the peak months between April to November, the products originating from the farm exceed the 50% threshold of farm retail sales, however, this existing building stands empty in the winter months where the fruit becomes scarce. The purpose of this proposal is to apply for the year-round use of this existing fruit stand where the non-farm products may exceed the 50% threshold solely in the winter months. We are confident we can maintain fruit during the winter months due to our cold storage of fruit harvest in Sept-October, but we understand it would be below the threshold of 50%. We are wanting to keep the fruit stand open during the winter months to continue selling our home grown Okanagan fruit, especially our local non-soft fruit. This provides as an opportunity to support the community with a local fruit stand operating in the winter months providing a portion of locally produced fruit and non-farm retail supplies exceeding the 50% threshold.

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

The fruit stand will operate as farm retail sales throughout the peak season from April to November; however, the proposal stands for the building to continue to operate in the winter months. As this proposal relies on the use of an existing, on-site structure, it cannot be accommodated elsewhere.

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

The proposal supports agriculture in both long term and short term aspects as the fruit stand will operate for a longer duration of time with a particular focus on locally grown non-soft fruit during the winter months. This is a particular time period where other outlets for locally grown fruit may not be available to the community.

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

No

Applicant Attachments

- Agent Agreement-Gurmail Dhillon
- Proposal Sketch-62060
- Certificate of Title-018-412-645

ALC Attachments

None.

Decisions

None.

BUILDING DATA

BUILDING CLASSIFICATION
COMBUSTIONABLE
UNSPRINKLERED
FACING ONE STREET

PARKING
1 HANDICAPPED STALL
5 REGULAR STALLS

BUILDING USE: RETAIL
GROUP
OCCUPANT LOAD 10

EXITS 3.4
AS PER SECTION 3.4.2.1.1 TWO EXITS ARE REQUIRED AND THE
MAX. TRAVEL DISTANCE CAN NOT EXCEED 40 M
BOTH EMERGENCY EXIT MEETS THIS CRITERIA

HEALTH REQUIREMENTS 3.7
AS PER TABLE 3.7. ONE WATER CLOSET REQUIRED
WASHROOM TO BE HANDICAPPED ACCESSIBLE
DETAILS REFER TO A 4

Concrete Foundations:

ALL CAST IN PLACE CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 2900 PSI 20 Mpa AT 28 DAYS
 CONCRETE FOOTINGS MUST BE PLACED ON UNDISTURBED SOIL OR COMPACTED SOIL TO AN ELEVATION BELOW FROST LEVEL
 FOOTINGS SHOULD BE DESIGNED FOR SOIL BEARING CAPABILITY BY THE CONTRACTOR OR OWNER. TO BE DETERMINED ON SITE.
 FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL CONCRETE OR MASONRY GROUT HAS REACHED THE 28 DAY STRENGTH AND STRUCTURAL FLOOR FRAMING REQUIRED TO STABILIZE WALLS COMPLETELY & FILLED NAILED AND ANCHORED.
 ALL CONCRETE AND MASONRY FOUNDATION WALLS REQUIRED TO EXCEED THE LIMITS STATED IN THE N.B.C. ARE REQUIRED TO BE DESIGNED BY AN ENGINEER.
 ALL FOUNDATION WALLS 24" / 610 mm OR HIGHER TO HAVE ONE 10mm REBAR 3" FROM TOP OF WALL. CENTRE REINFORCING TO BE LAPPED A MIN. OF ALL FOOTINGS SHALL HAVE A MIN. TWO REBAR 10mm
 THESE REBAR ARE TO BE LOCATED A CLEAR 3" SIDE AND BOTTOM GRADE LEVELS SHOWN IN THIS SET OF DRAWINGS ARE ESTIMATES ONLY ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.
 RETAINING WALLS OUTSIDE OF FOUNDATION WALLS ARE BEYOND THE SCOPE OF THESE DRAWINGS, UNLESS NOTED OTHERWISE.

Depth of Foundations:

DEPTHS OF ALL FOUNDATION WALLS ARE TO BE AS N.B.C. STANDARDS AND IN CONJUNCTION WITH THE LOCAL BUILDING AUTHORITY.

Masonry above Grade:

ALL ABOVE GRADE MASONRY IS TO CONFORM TO THE STANDARDS OF N.B.C. AND IN CONJUNCTION WITH THE LOCAL BUILDING AUTHORITY.
 BRICK VENEER IS INSTALLED CONTERLASHINGS SHALL BE INSTALLED TO A MIN. 8" / 200 UP FROM BUILDING FEELS & BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RACKED CLEAN, WEEPHOLES AT MIN. 24" / 610 o.c.

Carpentry:

ALL FRAMING AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE N.B.C. & THE B.C. BUILDING CODE.
 FRAMING LUMBER SHALL BE No. 2 SPF OR BETTER U.O. SPECIFIED FOR OTHER COMMON SPECIES REFER TO SPAN TABLES OF THE CURRENT EDITION OF THE B.C. BUILDING CODE.
 ALL BEAMS AND LINTEL SIZES ARE BASED ON No. 2 SPF. ARE TO BE 2x12 BUILT UP U.N.O.
 JOISTS ARE TO BE DOUBLED UP UNDER INTERIOR PARTITION WALLS JOIST SHALL BE PLACED TO MIN. INTERFERENCE WITH PLUMBING & HEATING. ALL HEADERS AND TRIMMERS ARE TO COMPLY WITH CURRENT N.B.C. AND THE B.C. BUILDING CODE.
 THE BUILDER OR OWNER ARE TO OBTAIN NECESSARY CERTIFICATES FROM FLOOR JOIST, ROOF TRUSS AND LVL / GULLAN MANUFACTURERS FOR STRUCTURAL COMPLIANCE FLOOR AND ROOF JOIST SPAN OF MORE THAN 7'-0" / 2.135 SHALL BE BRIDGED AT MID SPAN OR AT 7'-0" / 2.135 o.c. MAX. UNLESS SHEATHED OR STRIPPED ON BOTH SIDES WITH WOOD BRIDGING. SHALL BE 2x2 DIAG. TYPE WHENEVER POSSIBLE.
 WHENEVER POSSIBLE IN CONTACT WITH CONCRETE SHALL BE DAMPROOFED WITH HSP FELT OR CLOSED CELL GASKET MATERIAL OR PRESSURE TREATED WOOD USING A WATER BASE PRESERVATIVE OR OTHER APPROVED METHOD.
 INTERIOR FRAMING TO BE 4" / 100 CLEAR. BACK AND SIDES OF ANY FIREBOX AND 2" / 50 CLEAR OF BRICK CHIMNEYS. FRAME INTERIOR WALLS 1" / 25 CLEAR FROM EXTERIOR FIREPLACES.
 SILL PLATES TO BE ANCHORED TO CONCRETE WITH 5/8" / 8 ANCHOR BOLTS @ MIN. 8'-0" / 2.400 OR OTHER APPROVED METHOD.
 FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH RATED JOIST HANGERS U.N.O.
 DIMENSIONS ARE FROM EXTERIOR FACE OF STUD IN EXTERIOR WALLS AND CENTRE OF INTERIOR WALLS.

Framing Notes:

FRAMER TO CONFIRM ALL PLUMBING, FIXTURES AND FIREPLACE ROUGH OPENINGS
 FRAMER TO PROVIDE PROPER BACKING FOR ALL FIXTURES AND SHELVING
 FLOOR JOIST LAYOUT AS PER ENGINEER'S JOIST DRAWINGS, DETAILS & SPECIFICATIONS
 ROOF TRUSS LAYOUT AS PER ENGINEER'S JOIST DRAWINGS, DETAILS & SPECIFICATIONS
 JOIST HANGERS MUST BE SECURED PROPERLY
 - ALL HOLES MUST BE NAILED & BOTTOM HOLE SCREENED AS PER TRUSS JOIST SPECIFICATIONS
 ALL EXPOSED TRUSS HEELS MIN. 7.5" CHIMNEY INSULATION BOX 14" HIGH c/w 2" CLEARANCE FOR CHIMNEY

Insulation - Ventilation:

MINIMUM INSULATION REQUIREMENTS ARE AS FOLLOWS
 ROOF: CEILING: R-50 / RSI 7.5
 WALLS: 2x4 R-14 / RSI 2.5
 2x6 R-24 / RSI 4.0
 R-30 BLANKET INSULATION IN VAULTED CEILING, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
 INSTALL SIDE WALL AND CEILING INSULATION IN CONT. BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
 INSTALL 6 MIL POLY VAPOUR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MIN.
 FLOORS OVER UNHEATED SPACES SHALL HAVE R-26 FOIL BACK INSULATION BETWEEN JOISTS.
 HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8 INSULATION.
 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN AND TRUSSES.
 CEILING INSULATION MAY BE BATT TYPE OR LOOSE FILL WALL & FLOOR INSULATION MUST BE BATT TYPE WALLS & CEILING BETWEEN RESIDENCE & ATTACHED GARAGE SHALL BE INSULATED.
 INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS & LOCAL CONDITIONS.
 ALL ROOF SPACES SHALL BE VENTED WITH SOFFIT, ROOF OR GABLE VENTS. OR A COMBINATION. VENTING SHALL BE EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACES & SOFFITS.
 ALL VENTILATION OF CRAWL SPACES SHALL CONFORM TO STANDARDS OF THE N.B.C. & B.C. BUILDING CODE.

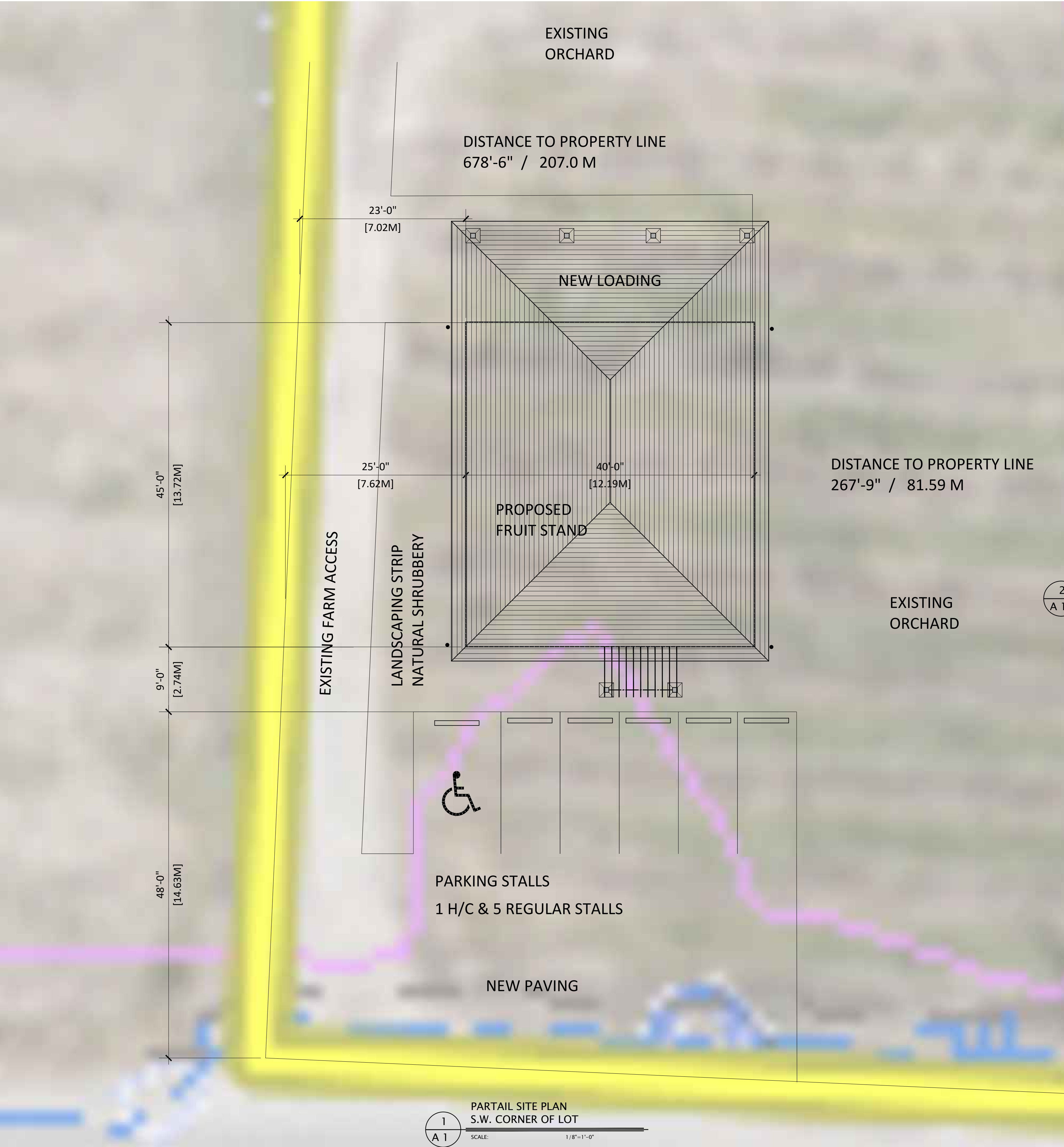
Stucco Projections:

STUCCO PROJECTIONS AND STUCCO CORRELLING TO BE CONSTRUCTED FROM 2x4 LUMBER ON FLAT W/ 3/4" PLYWOOD OVER CORNER BEAD W/ WIRE MESH OR STUCCO WIRE FINISH OVER ALL EXPOSED HORIZ. PROJECTIONS TO BE SLOPED A MIN. OF 1% DEGREES TO EXTERIOR FOR DRAINAGE.

GENERAL NOTES:

ALL WORK TO BE DONE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE LOCAL BUILDING CODE, CURRENT ELECTRICAL AND PLUMBING CODES, AS WELL AS ALL APPLICABLE LOCAL CODES AND BYLAWS.
 ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO GOOD BUILDING PRACTICES.
 THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE SITE CONDITIONS; ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED BEFORE COMMENCING WITH CONSTRUCTION.
 ANY DISCREPANCIES, OMISSIONS AND ERRORS SHALL BE REPORTED TO THE OWNER AND THE DESIGNER FOR CORRECTION.
 WRITTEN DIMENSIONS TO BE FOLLOWED. "DO NOT SCALE THESE DRAWINGS."
 ENGINEERED FLOOR AND ROOF SYSTEMS (JOISTS AND TRUSSES) ARE TO BE SEALED BY AN ENGINEER REGISTERED IN THE LOCAL AREA.
 SUBMIT ALL SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION FOR STRUCTURAL COMPONENTS BEFORE COMMENCING CONSTRUCTION.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER, AND CONTRACTOR.
 THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICE SO WE CAN MAKE THE NECESSARY CORRECTIONS.

ATTACHMENT B
 This forms part of application # A21-0003
 Planner Initials ak
 City of Kelowna DEVELOPMENT PLANNING



2
A1
OVERALL SITE PLAN
 SCALE: 1/64"=1'-0"

DATE	NO.	BY	REVISION
10/25/2019	1	RAH	BUILDING PERMIT APPLICATION

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HOLDEN'S DRAUGHTING & DESIGN
 832 SAUCER AVENUE
 KELOWNA, B.C. V1V-6A3
 Phone: 250.868.0962
 Fax: 250.868.0962
 Email: r-holden@shaw.ca
H.D.D.

PROJECT
FRUIT STAND
3652 EAST KELOWNA ROAD
KELOWNA, B.C.

SHEET TITLE
SITE PLAN & NOTATION

MUNICIPAL ADDRESS:
 3652 EAST KELOWNA ROAD
 KELOWNA, B.C. V1W-4H1
LEGAL ADDRESS:
 LOT 12
 PLAN 187
 SECTION TOWNSHIP
PID 018-412-645

LOT SIZE:
 13.18 Acres / 53 337.6 m²

DRAWN	RAH	SHEET NO.	A 1
CHECKED	G. DHILLON	Rev. 1	
SCALE	1/8"=1'-0"		
DATE	12/10/2019		



March 10, 2021

File: A21-0003

City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4
E-mail: planninginfo@kelowna.ca

To the City of Kelowna,

Re: City of Kelowna Referral A21-0003 – 3652 East Kelowna Road (PID: 018-412-645)

Thank you for providing B.C. Ministry of Agriculture, Food and Fisheries staff the opportunity to comment on the proposed Agricultural Land Commission (ALC) non-farm use application for the property at 3652 East Kelowna Road. We offer the following comments on the application:

- The subject parcel is only 5.3 ha in size, and it is unclear from the application materials if there are other parcels as part of this farm unit, or if this parcel is the only one that makes up the farm unit.
- The parcel is mainly planted to soft fruit and only 15% of the parcel is planted to apples, and 10% to vegetables. If this parcel is the only one in the farm unit, it seems likely that only a very small amount of produce from this parcel will be available in the winter months.
- The application materials did not mention the types of off-farm products that are proposed for sale. There is a full-service grocery store located in close proximity to the subject property, and it is unclear from the application materials if the applicants intend to try to compete with local grocery stores or if they will be offering differentiated products.
- Given the fact that the subject parcel is very small and the amount of farm product being sold in the winter will likely be very small, ministry staff have concerns that the fruit stand could become a primary use of the property, rather than a use that is supportive of the farm operation.

If you have any questions, please contact us at the numbers or email addresses below.

Sincerely,



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



Christina Forbes, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca



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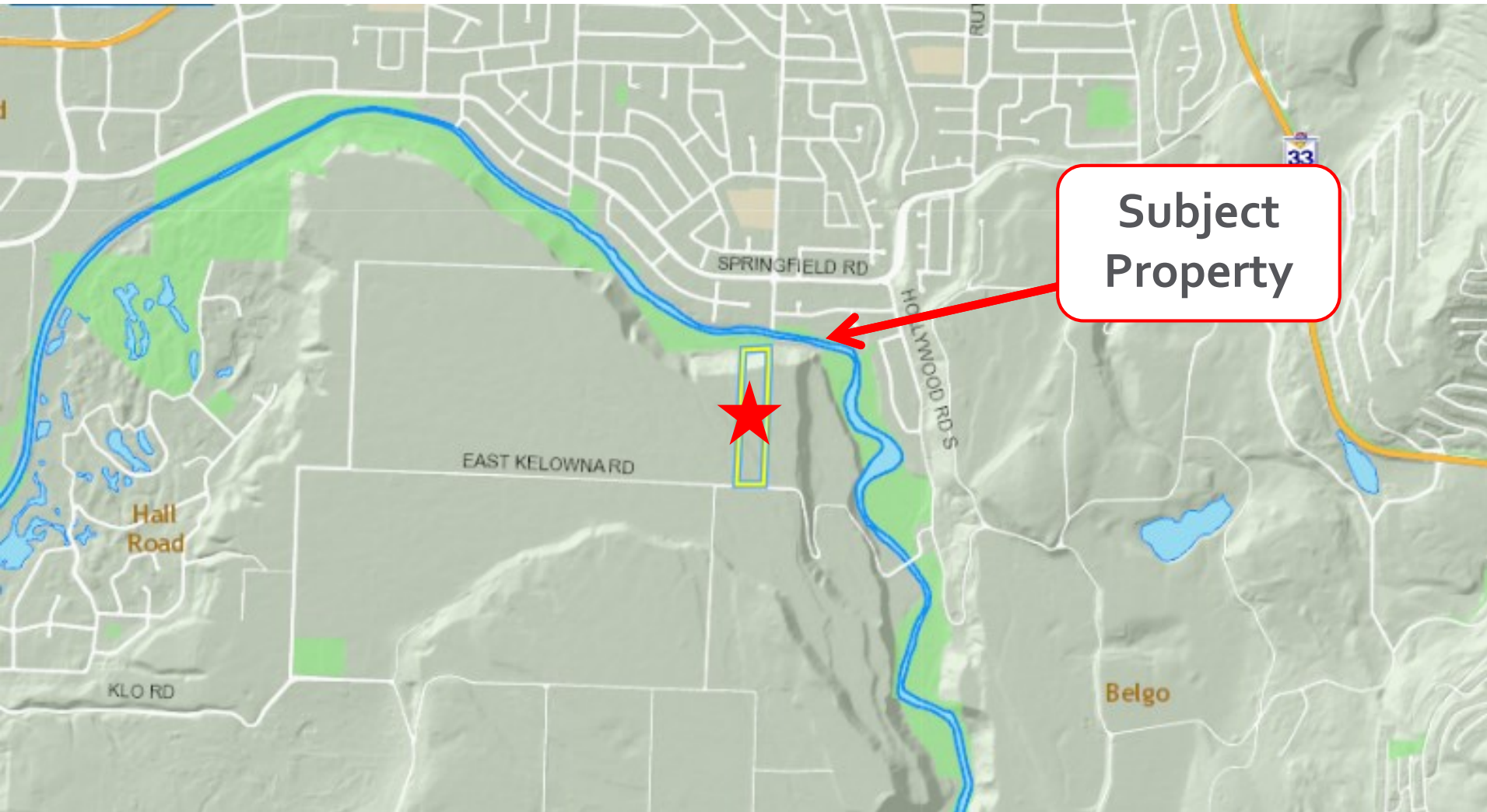
3652 East Kelowna Road

ALC Non-Farm Use Application

Proposal

- ▶ To consider a non-farm use application to allow for retail sales on the subject site.

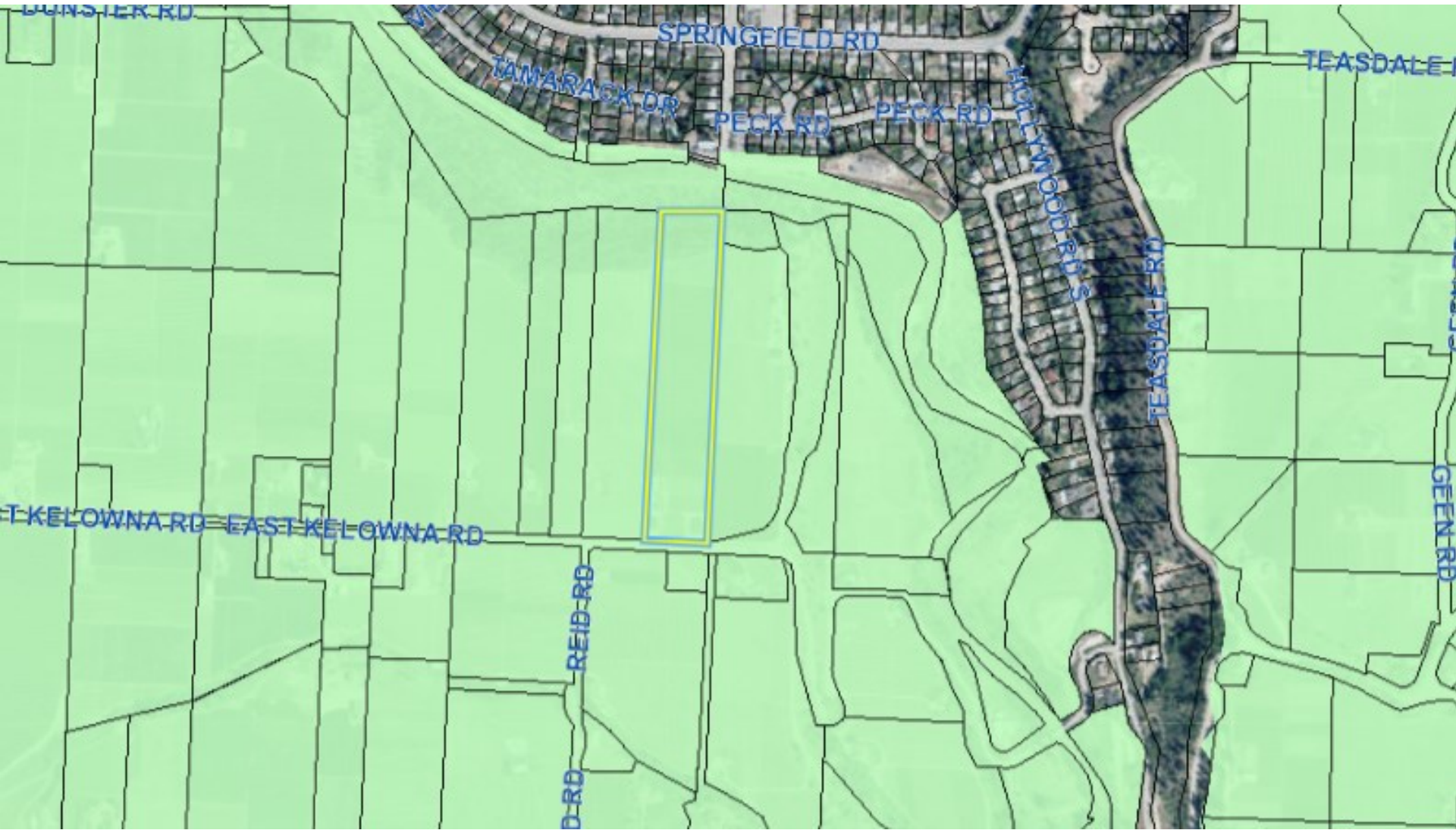
Context Map



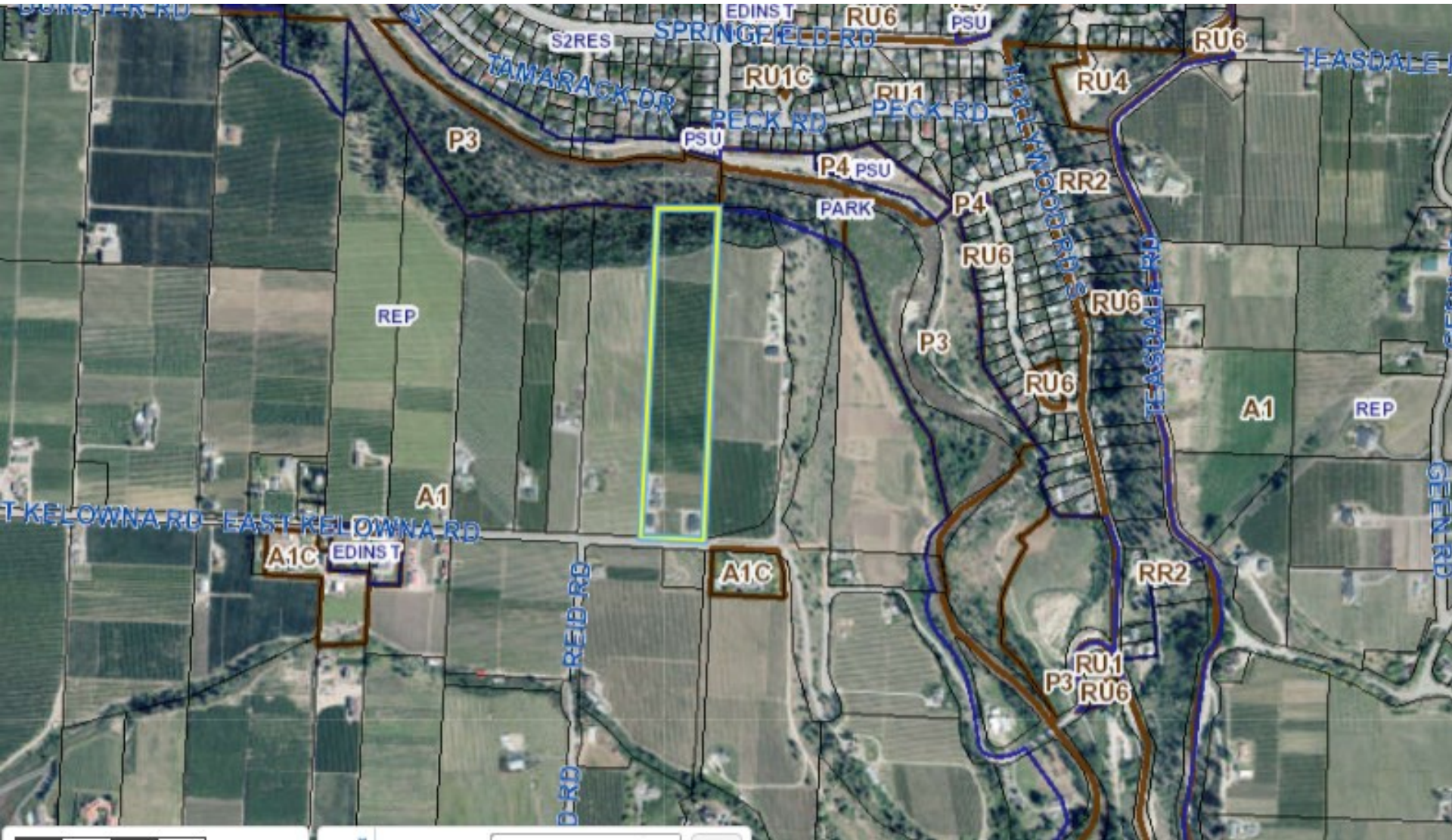
Site Map



Agricultural Land Reserve



OCP/Zoning Map



Existing Farm Retail Stand



Existing Farm Retail Stand



OCP Policy – Non-Farm Uses

- ▶ (Section 5.35) Restrict Non-Farm Uses and Only Support Where:
 - ▶ Consistent with the Zoning Bylaw and OCP;
 - ▶ provides significant benefits to local agriculture;
 - ▶ can be accommodated using existing municipal infrastructure;
 - ▶ minimizes impacts on productive agricultural lands;
 - ▶ will not preclude future use of the lands for agriculture;
 - ▶ will not harm adjacent farm operations

OCP Policy – Land Use

- ▶ Land Use Designation (Section 4.2)
 - ▶ Generally, land areas within this designation will not be supported for more intensive development than that allowed under current zoning regulations.
- ▶ Protect and Enhance Local Agriculture (Section 5.35)
 - ▶ Direct urban uses to land within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agriculture lands.



Conclusion of Staff Remarks

COMMITTEE REPORT



Date: April 8, 2021
RIM No. 1200-31
To: Agricultural Advisory Committee (AAC)
From: Policy & Planning (TG)
Application: Draft 2040 Official Community Plan **Applicant:** City of Kelowna
Subject: Agriculture and Kelowna's Draft 2040 Official Community Plan

1.0 Purpose

To obtain the Agricultural Advisory Committee's input on the agricultural policy, Farm Protection Development Permit Guidelines, and Future Land Use in the draft 2040 Official Community Plan, as outlined in the report from the Policy and Planning Department, dated April 8, 2021.

2.0 Proposal

2.1 Background

The 2040 OCP provides strategic direction to guide the growth and development of our community over the next 2 decades to accommodate approximately 45,000 new residents. This plan is built upon the aspirations and ideas of our community through technical studies, modelling data, professional review, and extensive engagement, including input from the Agricultural Advisory Committee from their November 14, 2019 meeting. It frames the choices we need to make to achieve a healthier, more urban and resilient city that supports a prosperous region.

The [draft 2040 OCP](#)¹ was presented to Council earlier this year kicking off Phase 4 of this multi-year process, the last major public engagement phase of the 2040 OCP update. Engagement includes soliciting preliminary referral comments from legislative agencies and provincial ministries (such as the Agricultural Land Commission and Ministry of Agriculture), neighbouring jurisdictions, stakeholders, and the public. It is important to note that this phase is not seeking feedback on policy items that have already been informed, validated, and affirmed through earlier rounds of public input, such as the Growth Scenario.

In developing the *Imagine Kelowna* vision, the community expressed aspirations for their city where natural assets are preserved, economic opportunities are fostered, our agricultural roots are protected, and where we celebrate people by fostering an inclusive and diverse community. To put the vision of *Imagine Kelowna* into action, the draft 2040 OCP includes a series of pillars to guide the OCP's direction. These include

¹ Due to the size of the document, it is encouraged to view the draft 2040 OCP online. If the link does not work, visit www.kelowna.ca/ocp to find the draft

building healthy neighbourhoods, limiting sprawl, taking action on climate, protecting the environment and importantly, protecting agricultural lands.



Figure 1: 2040 Draft OCP Pillars

The 2040 draft OCP has taken a new approach and has created five Growth Strategy Districts (see Attachment A: Growth Strategy Districts) to guide policy development in the draft plan. These districts signal where and how the pillars would be applied across the city. These five districts are: *Urban Centres*, *Core Area*, *Gateway*, *Suburban Neighbourhoods* and *Rural Lands*. Each of these districts has a policy chapter in the draft OCP that guides development in them. In keeping with goals of *Imagine Kelowna* and the OCP Pillars, the draft Plan's growth strategy serves to preserve agricultural land as it:

- Focuses almost three quarters of the city's residential growth into five Urban Centres and the surrounding Core Area neighbourhoods;
- Links those Urban Centres and Core Area neighbourhoods with high quality transit, cycling and walking facilities;
- Completes Suburban Neighbourhoods where they are already signaled by approved land uses and Area Structure Plans in the existing 2030 OCP; and
- Does not signal any new suburban development beyond those areas.

The draft 2040 OCP focuses on supporting the preservation of agricultural lands and has been crafted to implement the direction of the City's *Agriculture Plan* (endorsed in 2017). The following sections provide a summary of the four areas of the Plan that affect agriculture:

1. Policy (adjacent to agricultural land, on agricultural land, and strengthening the local food system)
2. Making the plan work (implementation)
3. Farm Protection Development Permit Area Guidelines
4. Future Land Use Map (changes that could impact agriculture)

2.2 ***Agriculture Related Draft Policy***

a. *Policies for urban / agricultural interface properties*

All five districts (Urban Centres, Core Area, Gateway, Suburban Neighbourhoods and Rural Lands) have properties that are adjacent to agricultural land. To ensure the urban / agricultural interface does not put additional pressure on agricultural lands, policies have been embedded within each district to reinforce the divide between urban uses and the Permanent Growth Boundary (PGB), which approximately mirrors the ALR boundary. *Attachment B: Agriculture Related Policy Summary for Urban/Rural Interface Properties*, provides a summary of these policies. While most of these policies are already currently in effect in Kelowna's current OCP, the attachment highlights where new policy has been introduced or significant updates have been made.

b. *Policies for agricultural lands*

Agricultural lands are found primarily in the Rural lands district, and to a far lesser extent in the Gateway district. Policies can be found in both districts to preserve and protect agricultural land. In addition, policies relating to agricultural lands with respect to infrastructure can also be found in Chapter 13: Infrastructure. *Attachment C: Agriculture Related Policy Summary for Agricultural Lands* summarizes the policy, most of which is already in effect in the current OCP and highlights the introduction of new policy.

c. *Policies to strengthen the local food system*

While not directly related to agricultural land, the draft 2040 OCP also contains policy in each district to strengthen the local food system. This includes policies for equitable food access, farmer's markets, urban agriculture, community gardens and indigenous forest gardens.

2.3 ***Making the Plan Work***

Chapter 16 of the draft 2040 OCP outlines how to put the draft plan into action once it is adopted by Council. Other City plans, bylaws, policies, and programs will need to be undertaken and/or updated to reflect the direction of the 2040 OCP. As the Agriculture Plan was recently completed for the City (in 2017) and its implementation is ongoing, there are only two items in the draft 2040 OCP with respect to agriculture:

- Action 30: Update Zoning Bylaw (this includes the Agricultural Zone)
- Action 56: Develop an Agricultural Water Demand Management Plan

2.4 ***Farm Protection Development Permit Area Guidelines***

Attachment D provides a copy of the draft 2040 OCP's *Farm Protection Development Permit (DP) Area Guidelines*. These guidelines are more robust than the current Farm Protection DP guidelines in the 2030 OCP and are based on direction provided in Kelowna's *Agriculture Plan (2017)* and the Ministry of Agriculture's *Guide to Edge Planning*. The draft DP guidelines are broken into three sections:

a. *Farm Protection DP for development on lands adjacent to Agriculture Land Reserve*

These guidelines promote greater compatibility between urban and agricultural uses and apply to any development located adjacent to the ALR (this includes properties that abut ALR lands and properties that would abut if not for a street, lane, walkway, etc.). The intent is to protect agricultural uses from urban impacts and minimize complaints for the benefit of both farm and urban residents. The guidelines are organized according to development type: new subdivisions or development on an existing parcel. Both sections include buffering and setback

requirements that strive to meet the recommendations outlined in the *Guide to Edge Planning* but are cognizant that this may not be achievable in all development situations.

b. Farm Protection DP for development on agricultural lands

The purpose of guidelines for development on agricultural lands is to protect the agricultural land resource for present and future production of food and other agricultural products by ensuring the primary use of agricultural land is for agriculture. The guidelines address site and building design, residential footprint and buffers that are consistent with the Ministry of Agriculture's *Guide to Edge Planning*.

c. Farm help housing

Farm help housing has been separated from development on agricultural lands as local government's authority to require a permit for this type of development is from the *Community Charter* rather than the *Local Government Act*. The guidelines for temporary farm worker housing are the same as those currently in place and were developed in conjunction with the ALC, Ministry of Agriculture, and neighbouring communities. Further regulations with respect to temporary farm worker housing can be found in section 9 of the *Zoning Bylaw*.

2.5 Changes to the Future Land Use Map That Could Impact Agriculture

The draft 2040 OCP takes a new approach to signalling future land use. The Resource Protection designation has been replaced with a new Rural – Agriculture and Resource (R-AGR) designation, which applies primarily to lands used for agricultural purposes both inside and outside of the ALR as illustrated in *Attachment E: Draft Future Land Use Map*. The designation also includes lands that are not actively farmed, but which are located outside of the PGB. This designation primarily aims to protect agricultural lands from urban encroachment and incompatible uses, and in doing so, reinforces the PGB.

When comparing the current 2030 Future Land Use Map with the draft 2040 Future Land Use Map, there are several changes in land use designations that could have an impact on ALR land to accommodate the additional 45,000 residents expected between now and 2040 as summarized in *Attachment F: Changes in Future Land Use Affecting Agriculture*. Currently in Kelowna, 8,585 ha are within the Agriculture Land Reserve, and should all of the properties listed in Attachment F build out to their intended Future Land Use designation by 2040, it would have a 1.4% impact on ALR. The vast majority (86%) of which would be due to future expansion at the Airport as outlined in the Council endorsed Airport Master Plan 2045, which was reviewed by ALC staff.

3.0 Conclusion

Managing growth and change on rural lands and on abutting urban lands is a constant challenge. The pressure to find new land for a growing city can undermine otherwise viable agricultural lands over time. Meanwhile, demands from landowners for increased commercial, industrial, and residential uses on rural and agricultural lands can pose an equal threat to the long-term survival of this sector. Nevertheless, protecting and preserving rural and agricultural lands has never been more important, and not only for their economic and aesthetic value. As climate change becomes a local reality and food security grows in importance, agricultural lands will play an even more important role moving forward.

At the conclusion of this stakeholder and public engagement phase, Staff will prepare a Council report that will summarize feedback with proposed content refinements. Following this, a final 2040 OCP will be presented to Council for initial consideration, which will then commence the formal bylaw process and establish a Public Hearing date for the community to provide final comments on the Plan direction as part of Phase 5. It is intended for this project to be finalized by fall 2021.

Report prepared by:

Tracy Guidi, Sustainability Coordinator

Reviewed by:

Danielle Noble-Brandt, Policy & Planning Department Manager

Approved for Inclusion:

Dean Strachan, Community Planning & Development Manager

Attachments:

Attachment A – Growth Strategy Districts

Attachment B – Agriculture Related Policy Summary for Urban/Rural Interface Properties

Attachment C – Agriculture Related Policy Summary for Agricultural Lands

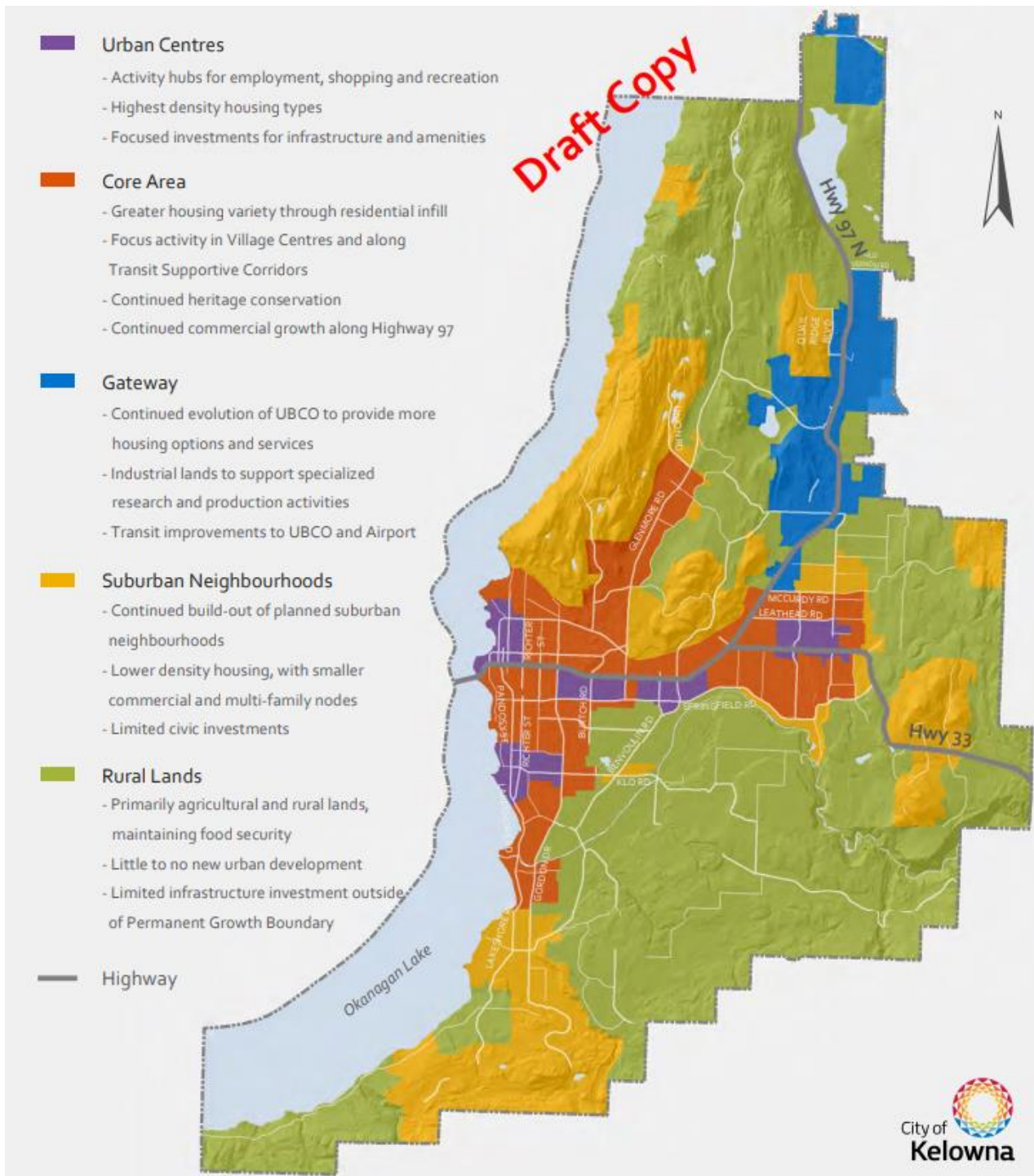
Attachment D – Farm Protection Development Permit Guidelines

Attachment E – Future Land Use Map

Attachment F – Changes in Future Land Use Affecting Agriculture

Attachment G – Revised Future Land Use Designations for the Byrns Road area

Attachment A: Growth Strategy Districts



Attachment B: Agriculture Related Policy Summary for Urban/Agricultural Interface Properties

The table below outlines the policies in each District with respect to the urban/agricultural interface properties. Text that is blue signals major updates or new policy content when compared to the current 2030 OCP.

	Objective / Policy #				
	Urban Centres	Core Area	Gateway	Suburban	Rural
Ensure a compatible urban-rural interface	4.10	5.9	6.8	7.4	8.2
Agricultural land protection	4.10.1	5.9.1	6.8.1	7.4.1	8.2.1
Urban-rural interface uses	4.10.2	5.9.2	6.8.2	7.4.2	8.2.2
Urban-rural buffers	4.10.3	5.9.3	6.8.3	7.4.3	8.2.3

Urban/agricultural interface policy and objectives from the Urban Centres is provided below as an example of the policy that can be found in each of the Districts.

Objective 4.10 Ensure a compatible urban-rural interface that protects agricultural uses.

Policy 4.10.1. **Agricultural Land Protection.** Retain the agricultural land base for the long-term by supporting the ALR and by protecting agricultural lands from the impacts of adjacent development and redevelopment.

Policy 4.10.2. **Urban-Rural Interface Uses.** Where a property is adjacent to agricultural lands, encourage land uses that are compatible with adjacent agricultural uses, such as urban agriculture and passive recreational uses. Encourage uses that accommodate people who may be at risk, such as seniors, children, and people with health challenges, to parcels that are not adjacent to agriculture to limit interface incompatibilities.

Policy 4.10.3. **Urban-Rural Buffers.** Where a property is adjacent to land in the ALR and lands designated Rural - Agricultural and Resource (R-AGR), ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks, and site planning, consistent with the Farm Protection Development Permit Guidelines outlined in Chapter 16: Development Permit Areas.

Attachment C: Policies for Agricultural Lands

The table below outlines the policies to protect agricultural lands. The policies can be found in the Rural, Gateway and Infrastructure Chapters. Text that is blue signals major updates or new policy content when compared to the current 2030 OCP.

	Objective / Policy #		
	Gateway	Rural	Infrastructure
Protect and preserve agricultural land and its capacity	6.7	8.1	
Protect Agricultural land	6.7.1	8.1.1	
Agricultural land designation	6.7.2	8.1.2	
ALR Exclusions	6.7.3	8.1.3	
Urban uses		8.1.4	
Agri-tourism, Alcohol Production Facilities, Farm Retail Sales	6.7.4	8.1.5	
Non-farm uses	6.7.5	8.1.6	
Subdivision of agricultural land	6.7.6	8.1.7	
Secondary suites	6.7.7	8.1.8	
Farm Help Housing	6.7.8	8.1.9	
Homeplating	6.7.9	8.1.10	
Conservation Tools	6.7.10	8.1.11	
Large Scale Alternative Energy on Agricultural Land	6.7.11	8.1.12	
ALR Lands at YLW	6.3.5		
Maintain safe roads that support agricultural uses	6.18		
Minimize impacts of transportation infrastructure on agricultural and Rural lands		8.6	
Trucking Routes	6.18.1	8.6.3	
Service Corridors	6.18.2	8.6.2	
Stop urban sprawl into Rural Lands		8.4	
Intensification of Rural Lands		8.4.1	
Discourage subdivision		8.4.2	
Housing in agricultural areas		8.4.3	
Public uses on agricultural lands		8.4.5	
Landfill operations and ALR		8.5.2	
Water availability for agriculture			13.4.4
Restrict expansion of sewer into Rural Lands			13.6.3
Use of gravel prior to development			13.10.1

Agriculture policy is provided below. In instances where the policy is repeated between the Gateway and Rural Districts, Policy is provided for the one District only for brevity.

Objective 8.1. Protect and preserve agricultural land and its capability.

Policy 8.1.1. **Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

- Policy 8.1.2. **Agricultural Land Designation.** Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Locate agricultural structures to maximize the agricultural potential of prime soil resources.
- Policy 8.1.3. **ALR Exclusions.** 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 8.1.4. **Urban Uses.** Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural land.
- Policy 8.1.5. **Agri-tourism, Alcohol Production Facilities, Farm Retail Sales.** Support agri-tourism uses that are directly associated with and supportive of established farm operations as a primary use. Permit alcohol production facilities and farm retail sales on ALR lands where consistent with ALC policies and regulations.
- Policy 8.1.6. **Non-farm Uses.** Restrict non-farm uses that do not directly benefit agriculture except where such non-farm uses are otherwise consistent with the goals, objectives and other policies of this OCP. Support non-farm use applications only where approved by the ALC and where the proposed uses: • Are consistent with the Zoning Bylaw and the 2040 OCP; • Provide significant benefits to local agriculture; • Do not require the extension of municipal services; • Will not utilize productive agricultural lands; • Will not preclude future use of the lands for agriculture; and • Will not harm adjacent farm operations.
- Policy 8.1.7. **Subdivision of Agricultural Land.** Maximize the potential for agricultural land to be used for agriculture by not allowing it to be subdivided into smaller parcels, except where significant positive benefits to agriculture can be demonstrated or in the case of homesite severances approved by the ALC.
- Policy 8.1.8. **Secondary Suites.** Secondary suites on agricultural land must be located within a permitted principal dwelling.
- Policy 8.1.9. **Farm Help Housing.** 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: • Agriculture is the principal use on the parcel; and • The applicant demonstrates that on-site housing for farm workers is necessary for 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. Temporary farm working housing, such as bunkhouse accommodation on non-permanent foundations, is the preferred solution where farm worker housing is justified.
- Policy 8.1.10. **Homeplating.** Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage.
- Policy 8.1.11. **Conservation Tools.** Promote the use of conservation covenants on agricultural land. Conservation covenants will:

- Balance agricultural and environmental priorities and recognize the complex relationships between some agricultural uses and areas of environmental interest;
- Protect environmentally sensitive areas identified through current statutory provisions (e.g. Species at Risk) and identified through current federal, provincial and local inventory programs; and
- Focus on environmentally sensitive areas and should not unduly restrict agriculture elsewhere on the property.

Policy 8.1.12. **Large Scale Alternative Energy on Agricultural Land.** Prohibit the use of solar farms (photovoltaics) or other large scale alternative energy solutions, developed for the sale of power to third parties, on properties in the Agricultural Land Reserve.

Objective 8.4. Stop urban sprawl into Rural Lands.

Policy 8.4.1. **Intensification of Rural Lands.** Do not support urban uses on lands outside the Permanent Growth Boundary except for as permitted by the 2040 OCP Future Land Use Designations in place as of initial adoption of the 2040 OCP Bylaw.

Policy 8.4.2. **Discourage Subdivision.** Discourage further subdivision of properties outside the Permanent Growth Boundary.

Policy 8.4.3. **Housing in Agricultural Areas.** Discourage additional residential development (both expansions and new developments) in areas surrounded by ALR and non-ALR agricultural lands. Secondary suites may be permitted in a permitted primary dwelling. Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectares or greater and where proposal is consistent with the Farm Protection Guidelines outlined in Chapter 16: Development Permit Areas.

Policy 8.4.5. **Public Uses on Agricultural Lands.** Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the 2040 OCP.

Objective 8.6. Minimize impacts of transportation infrastructure on agricultural and Rural lands.

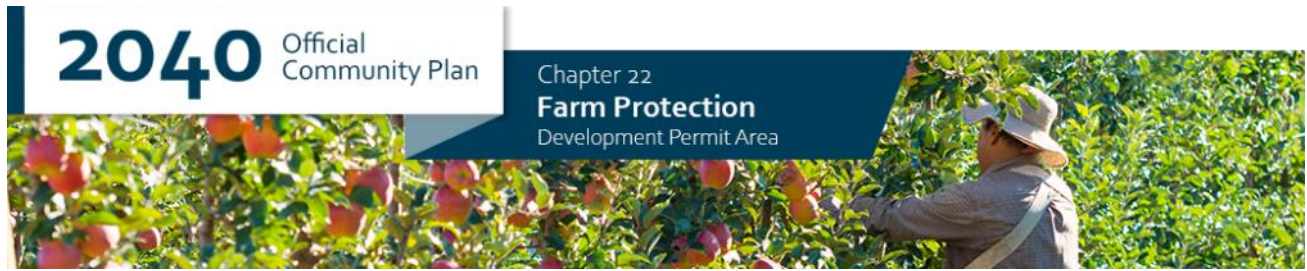
Policy 8.6.2. **Service Corridors.** Minimize the impact of road and utility corridors through agricultural lands, using only those lands necessary and to the maximum capacity prior to seeking new corridors. Ensure provisions are made for farm traffic to cross major roads.

Policy 8.6.3. **Trucking Routes.** Recognize major trucking routes that support larger processing and production uses in agricultural areas.

Other Agriculture Related Policy

- Policy 6.3.5. **ALR Lands at YLW.** Support the exclusion of ALR lands at YLW, as identified in the YLW Airport Master Plan 2045, as amended, in time to allow for airport expansion and development.
- Policy 8.5.2. **Landfill Operations and ALR.** Support the exclusion of ALR lands at the Glenmore Landfill only at the time of landfill operations expansion.
- Policy 13.4.4. **Water Availability for Agriculture.** Collaborate with stakeholders to ensure the continued delivery of sufficient quantities and the efficient use of water for continued agricultural productivity.
- Policy 13.6.3. **Restrict expansion of sewer into Rural Lands.** Restrict community sewer service expansion into Rural Lands and agricultural lands except where infrastructure is needed to address public health issues and protection of natural assets as identified by the City or senior government.
- Policy 13.10.1. **Use of Gravel Prior to Development.** Encourage identified gravel resources to be extracted prior to development of sites outlined in Map 13.7 – Sand and Gravel Deposits for urban uses to avoid the necessity of seeking such resources in agricultural lands.

Attachment D: Farm Protection Development Permit Guidelines



A. Farm Protection DP for development on lands adjacent to **Agricultural Land Reserve (ALR)**

- Category
- Properties affected
- Justification
- Objectives
- Exemptions
- Guidelines

B. Farm Protection DP for development on agricultural lands

- Category
- Properties affected
- Justification
- Objectives
- Exemptions
- Guidelines

C. **Farm Help Housing**

- Category
- Properties affected
- Justification
- Objectives
- Exemptions
- Guidelines

A. FARM PROTECTION DP FOR DEVELOPMENT ON LANDS ADJACENT TO AGRICULTURAL LAND RESERVE

CATEGORY

Sec. 488 (1) (c) of the Local Government Act for the protection of farming.

PROPERTIES AFFECTED

Unless exempted (See Exemptions section below) a development permit addressing protection of farming guidelines (See Guidelines section below) must be approved for:

- 1) Any development located adjacent to the **Agricultural Land Reserve (ALR)**, including properties that abut and are contiguous to agricultural lands as well as properties that would be contiguous if not for a street, lane, walkway, stream, utility lot, underground pipeline, power line, drainage ditch, watercourse, or similar feature, before
 - a. Subdivision of land; or
 - b. Rezoning of land; or
 - c. A Building Permit

JUSTIFICATION

Agriculture is a prominent land use in Kelowna and a vital component of the local economy. The BC **Agricultural Land Commission** and the BC Ministry of Agriculture have acknowledged that the development of lands adjoining or reasonably adjacent to farmlands may compromise their agricultural use. As growth continues in the City, the potential for land use conflicts adjacent to agricultural areas increases, necessitating the application of guidelines with respect to subdivision design, buildings, site layout, landscaping and buffering. The guidelines are expected to promote greater compatibility between the uses while protecting the agricultural uses from urban impacts and minimizing complaints for the benefit of both farm and urban residents.

OBJECTIVES

- Minimize the impact of urban encroachment on **ALR** land;
- Mitigate conflict between **ALR** land and adjacent residential, commercial, industrial or institutional uses;
- Develop effective vegetated buffers along the **ALR** boundary;
- Plan new development in a manner that protects the long-term agricultural potential of adjacent **ALR** land; and
- Provide a natural barrier to block noise, sight, and trespassers; and
- Reduce odour, dust, and pesticide drift.

EXEMPTIONS

A Farm Protection Development Permit, for properties adjacent to the **ALR**, will not be required for:

- The subdivision of land already provides the prescribed agricultural buffer (see Guidelines) for all impacted property lines and is protected through a covenant; or
- A lot is separated from agricultural uses due to a slope greater than 30%; or
- A lot that is adjacent to an **ALR** property that is zoned for public and institutional uses (such as parks, schools, utilities, or institutional); or
- A lot that has existing vegetation that meets the vegetated buffer requirements outlined in these development permit guidelines, as long as the intent of the guidelines for all other requirements have been met; or
- A lot separated by an arterial or major collector street, as identified in Map 13.1 20 Year Major Road Network and Road Classification Plan.
- Construction, addition or alteration not exceeding 50 m² (538 ft²) gross floor area where no variance(s) of the Zoning Bylaw is (are) required; or
- Interior / exterior building alterations that do not expand the existing building foundation; or

- Repair, maintenance, alteration or reconstruction of existing legal buildings, structures or utilities, providing there is no expansion of the footprint; or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in location, floor area and height.

GUIDELINES

A. GUIDELINES FOR NEW SUBDIVISIONS

1.0 Subdivision Design and Layout

1.1 Design subdivisions to reduce densities and the intensity of uses gradually towards the boundary of the **ALR** as illustrated in Figure 1.

1.2 Design the subdivision to minimize the impacts that may occur between farm and non-farm uses on adjacent **ALR** land through the following:

- Create a 30 m separation between future buildable areas and the **ALR**. A modified separation distance may be considered based on the recommendations of a professional agrologist report;
- Include a vegetated buffer (as described in section 2.0) within the separation between the future buildable area and the **ALR**;
- Cluster the lots, buildings, or structures away from **ALR** land;
- Avoid road endings or stubs which point directly into **ALR** land as illustrated in Figure 2;
- Avoid half roads along the **ALR** boundary as illustrated in Figure 2, except where required for access by farm vehicles;
- Plan the road pattern in such a way to direct urban traffic away from routes used by farmers to move equipment; and
- Avoid utility extensions into **ALR** land.

2.0 Vegetated buffer

2.1 Vegetated buffer width

- Strive to achieve the vegetated buffer widths outlined in the Ministry of Agriculture's "Guide to Edge Planning," most recent edition, ensuring that at minimum an 8 meter continuous vegetated buffer is established along the urban side of the **ALR**.

2.2 Vegetated buffer design

- Design, establish and maintain the vegetated buffer to: filter noise, dust, airborne particulates and chemical spray drift from activities on adjacent **ALR** land.
- Design and construct the vegetated buffer in accordance with Figure 4, or equivalent.

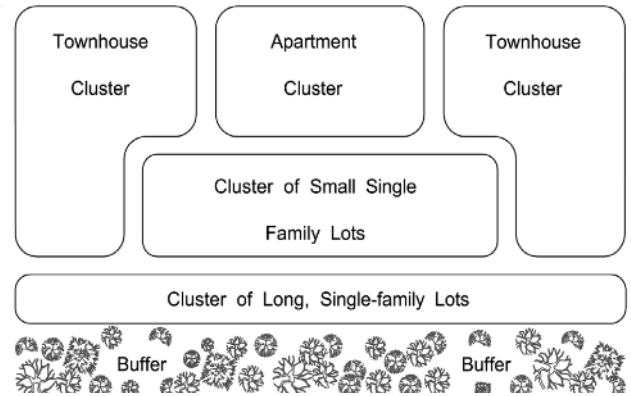


Figure 1: Example of residential clustering adjacent to agricultural land (source: BC Ministry of Agriculture Edge Planning Guide)

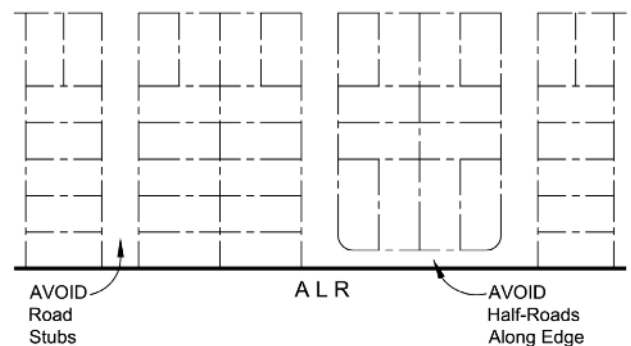


Figure 2: Avoid road stubs and half-roads along the boundary of agricultural land (source: BC Ministry of Agriculture Edge Planning Guide)

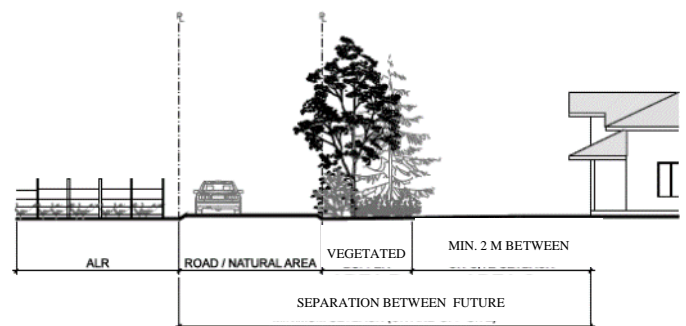


Figure 3: Example of ground level view of vegetated buffer along the **ALR** boundary

- Design and construct the vegetated buffer to the standards of the BC Society of Landscape Architects / BC Nursery Trades Association publication "BC Landscape Standards," most recent edition.
- Avoid paths and/or passive recreational activities within the vegetated buffer.

2.3 Planting the vegetated buffer

- Retain appropriate existing tree and shrub cover in a natural state.
- Select planting material from the Ministry of Agriculture's "Guide to Edge Planning", most recent edition, for Kelowna's climate zone. Choose species that are:
 - Non-invasive;
 - Drought tolerant or require minimal irrigation;
 - Low maintenance and require little or no fertilizer;
 - Native to the area where possible;
 - Not harmful to nearby crops and do not harbor insects or diseases; and
 - A deterrent to prevent trespass onto farms.
- Existing vegetation may serve as the entire buffer, provided it meets the objectives of these development permit guidelines.

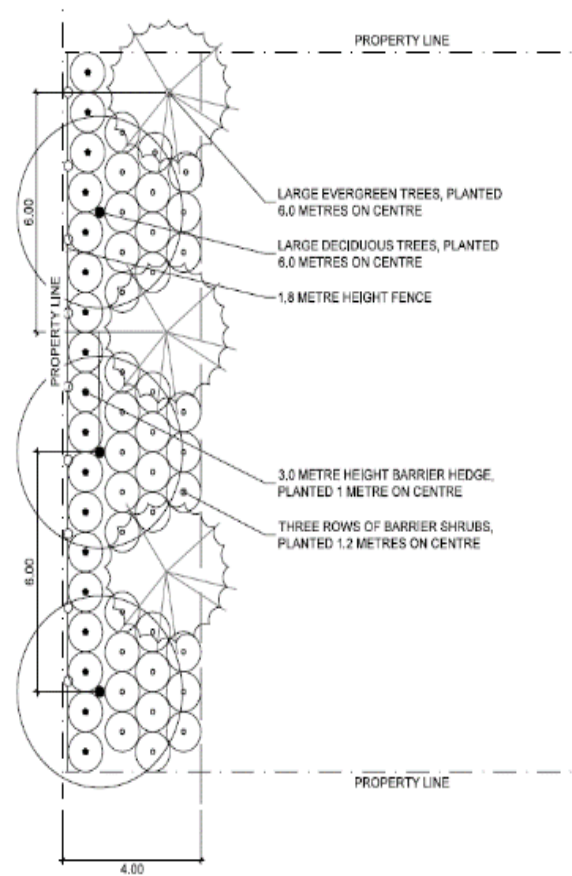


Figure 4: Example of vegetated buffer landscape plan for 4 m width, adjust plantings to accommodate 6 m or 8 m vegetated buffer width.

3.0 Fencing

3.1 Install a fence along the ALR boundary and/or property line. Construct fencing:

- Up to the maximum height permitted by the Zoning Bylaw;
- With solid wood, chain link, or wire mesh fabric (deer fencing).
- According to the fencing specifications found in the Ministry of Agriculture's "Guide to Edge Planning", most recent edition.

4.0 During development and construction phases, ensure any required fill does not impact the buffer.

5.0 Restrictive covenant

5.1 A statutory restrictive covenant under section 219 of the Land Title Act, on non-agricultural land may be required during the subdivision process. The covenant shall:

- Require vegetated buffers to be maintained to the specified width and planting diversity;
- Require no habitable structures shall be built within setback or buffer area;
- Restrict the planting of species that may potentially host diseases or pests; and
- Specify the lot is located near an agricultural area, that the following impacts from normal farm practices can be expected, such as:
 - Noise from farm operations at various times of the day, including devices used to deter wildlife;
 - Farm odours;
 - Chemical spray (e.g. fertilizers, pesticides, herbicides).

**B. GUIDELINES FOR DEVELOPMENT ON AN EXISTING LOT
(Residential, Commercial, Industrial, Institutional, or Public)**

1.0 Site and Building Design and Layout

1.1 Design the site to strive to achieve the separation between the structure and **ALR** boundary outlined in the Ministry of Agriculture’s “Guide to Edge Planning,” most recent edition, ensuring that at minimum the following separations are achieved:

- 15 meters for single family residential buildings;
- 20 meters for multi-unit residential buildings;
- 15 meters for commercial and industrial buildings. This separation may be reduced if the commercial or industrial building has no openings facing the adjacent **ALR** land, meets the minimum required vegetative buffer, the 2.0 m separation between the vegetated buffer and building, and meets minimum setback requirements in the Zoning Bylaw; and
- 20 meters for institutional buildings (such as schools and seniors’ housing).

When multiple uses occur on the lot, design the site using the most stringent separation between the structure and the agricultural land boundary.

1.2 Include a vegetated buffer (as described in section 3.0) within the separation between the future buildable area and the **ALR** boundary.

1.3 Locate structures a minimum of 2.0m from the vegetated buffer area (see section 3.0) to ensure that the buffer is not impacted by building maintenance or pathways required to enter or exit a building.

1.4 Design the development to protect the required vegetated buffer (see section 3.0) from potential negative impacts related to on-site activities (i.e. drainage, recreational pathways, driveways).

1.5 Consider designing buildings to reduce the number of doors and windows facing agricultural land.

1.6 Provide mechanical ventilation so occupants can choose to keep windows closed.

1.7 On institutional sites, locate active uses away from adjacent **ALR** land to reduce the potential impact from agricultural activities on seniors, children and health challenged populations as illustrated in Figure 5. Instead locate passive uses such as parking or gardens near the **ALR** edge.

1.8 On park sites, locate active recreation facilities, such as playing fields, away from the **ALR** boundary as illustrated in Figure 5.

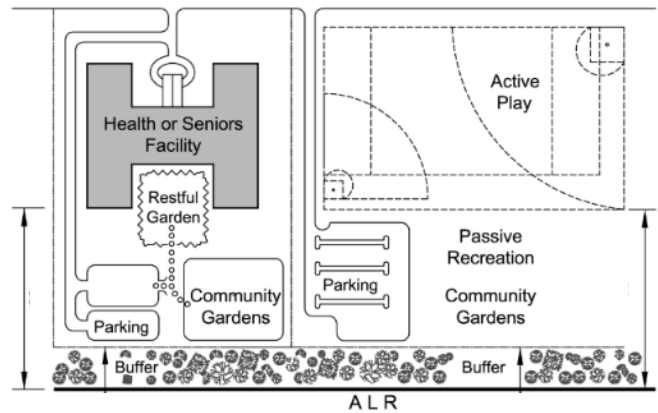


Figure 5: Example of institutional and park designs to limit impact on vulnerable populations. (Source: Ministry of Agriculture Guide to Edge Planning)

2.0 Parking and access

2.1 Consider locating access routes and parking in the yard area between the vegetated buffer and the building to maximize the separation between the use and **ALR** boundary as illustrated in the example in Figure 6.

3.0 Vegetated buffers

3.1 Vegetated buffer width

- Strive to achieve the vegetated buffer widths outlined in the Ministry of Agriculture's "Guide to Edge Planning," most recent edition, ensuring a continuous vegetated buffer is established along the urban side of the **ALR** boundary that is at minimum:
 - 4.0 meters for residential development on existing lots;
 - 6.0 meters for, multi-family, commercial or industrial developments. If there is a street separating the multi-family, commercial or industrial development from the **ALR** edge, the vegetated buffer may be reduced to 4.0 meters.

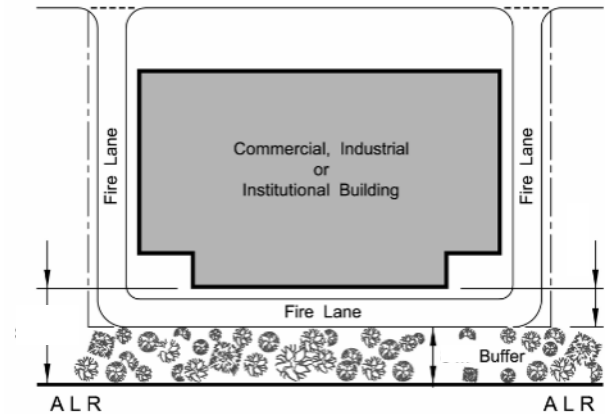


Figure 6: Example of fire lane adjacent to vegetated buffer. (Source: Ministry of Agriculture Guide to Edge Planning)

When multiple uses occur on the lot, the most stringent buffer width prevails.

3.2 Vegetated buffer design

- Design, establish and maintain the vegetated buffer to: filter noise, dust, airborne particulates and chemical spray drift from adjacent **ALR** land.
- Design and construct the vegetated buffer in accordance with Figure 7 and 8, or equivalent.
- Design and construct the vegetated buffer to the standards of the BC Society of Landscape Architects / BC Nursery Trades Association publication "BC Landscape Standards," most recent edition.
- Ensure the vegetated buffer is a 'no build zone.' This area should be free of buildings, pools, tennis courts, or other similar structures. Exceptions will be made for accessory structures that do not contain a dwelling unit and have no openings on the wall facing the agricultural lands and will protect the integrity and intent of the remaining vegetated buffer.
- Avoid paths and/or passive recreational within the vegetated buffer.

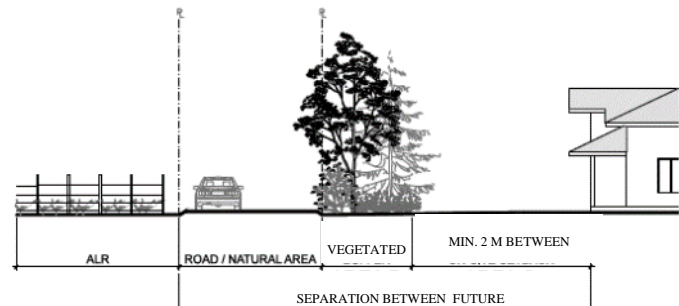


Figure 7: Example of ground level view of vegetated buffer along the **ALR** boundary

3.3 Planting the vegetated buffer

- Retain appropriate existing tree and shrub cover in a natural state.
- Select planting material from the Ministry of Agriculture's "Guide to Edge Planning", most recent edition, for Kelowna's climate zone. Choose species that are:
 - Non-invasive;
 - Drought tolerant or require minimal irrigation;
 - Low maintenance and require little or no fertilizer;

- Native to the area where possible;
- Not harmful to nearby crops and do not harbor insects or diseases; and
- A deterrent to prevent trespass onto farms.
- Existing vegetation may serve as the entire buffer, provided it meets the objectives of these development permit guidelines.

4.0 Fencing

4.1 Install a fence along the **ALR** boundary and/or property line.

Construct fencing:

- Up to the maximum height permitted by the Zoning Bylaw;
- With solid wood, chain link, or wire mesh fabric (deer fencing).
- According to the fencing specifications found in the Ministry of Agriculture’s “Guide to Edge Planning”, most recent edition.

5.0 During development and construction phases, ensure any required fill deposition is handled sensitively with respect to the buffer and natural soil regimes on and off site are retained.

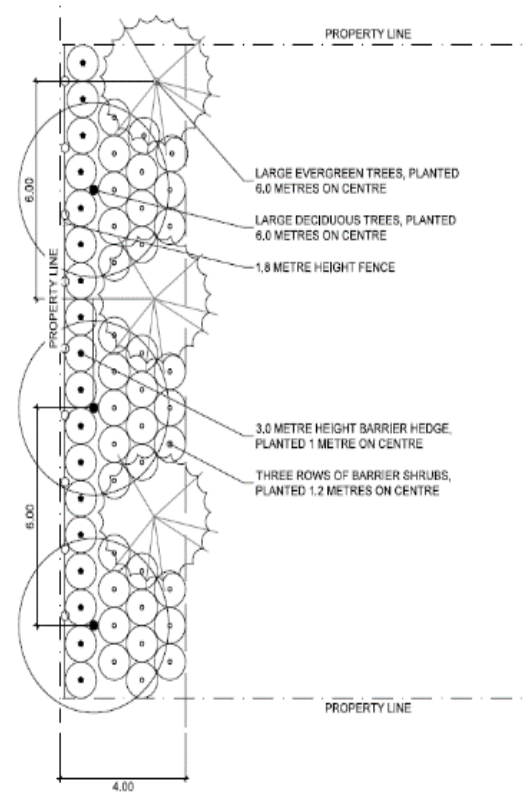


Figure 8: Example of vegetated buffer landscape plan for 4 m width, adjust plantings to accommodate 6 m or 8 m vegetated buffer width.

B. FARM PROTECTION DP FOR DEVELOPMENT ON AGRICULTURAL LANDS

CATEGORY

Sec. 488 (1) (c) of the Local Government Act for the protection of farming.

PROPERTIES AFFECTED

As defined in Chapter 18, lands considered agriculture include:

- lands classified as farm by the BC Assessment Authority; or
- lands less than 30% slope and designated Rural Agricultural and Resource in OCP Bylaw XXXX and zoned A1 in the Zoning Bylaw; or
- lands situated in the **Agricultural Land Reserve (ALR).**"

Unless exempted (See Exemptions section below) a development permit addressing protection of farming guidelines (See Guidelines section below) must be approved for:

- 1) Any development located on Agricultural Lands before:
 - a. Subdivision of land;
 - b. A Building Permit, Soil Permit, or alteration of land unless listed in exemptions below.

JUSTIFICATION

To protect the agricultural land resource for present and future production of food and other agricultural products. Guidelines for setbacks and buffering on agricultural lands may assist in minimizing impacts on agricultural neighbours. Impacts may include trespass, crop damage, livestock harassment, and other conflicts.

OBJECTIVES

- Protect farm land and farm operations;
- Minimize the impact of residential uses on farm practice and farming potential in farming areas;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas; and
- Ensure that the primary use of agricultural land is for agricultural purposes.

EXEMPTIONS

A Farm Protection Development Permit will not be required for agricultural lands for:

- **Agricultural Structures** used exclusively for agriculture but excluding alcohol production facilities, farm retail sales, intensive impact agriculture, and facilities for storing, packing, preparing and processing farm products; or
- The issuance of a building permit for single family dwelling housing or accessory structure if a Farm Residential Footprint covenant has been registered with the BC Land Title and Survey Authority and meets the prescribed residential footprint guidelines (see Guidelines); or
- Construction, addition or alteration not exceeding 50 m² (538 ft²) where no variance(s) of the Zoning Bylaw is (are) required.

GUIDELINES

1.0 Site and Building Design

1.1 Locate all residential buildings (e.g. houses, garages) and associated structures (e.g. driveways, parking areas, pools, septic fields), including **farm help housing**, within a contiguous area (i.e. farm residential footprint or homeplate).

1.2 Design the residential footprint such that:

- a. The residential footprint is located within 60 meters of the road and/or located to maximize agricultural potential and limit negative impacts on the farm, whether or not the parcel is currently farmed;
 - b. All underground residential services are located within the residential footprint;
 - c. Only structures exclusively used for agriculture, including greenhouses, farm retail sales stands, and those structures associated with crop storage, on-farm processing, stables, alcohol production facilities, and tasting facility or lounge, and temporary farm working housing may be located outside the residential footprint.
- 1.3 Locate farm retail sales, alcohol production facilities, and any other structures and services related to the public that are defined as farm uses under the *ALC Act* near the road entrance or in a location that minimizes road construction to reduce the footprint and extent of services through the lot with the goal of reducing impact on the agriculture potential.
 - 1.4 Locate new manure and compost storage and operations at least 60 m from the urban boundary. This distance may be reduced by half if a farm-side vegetative buffer is installed.
 - 1.5 Ensure fans and other exhaust systems in agricultural structures are directed away from the urban boundary to minimize conflict.
- 2.0 Parking
- 2.1 Parking pads should be constructed using permeable materials, such as gravel. Avoid pavement and concrete.
 - 2.2 Parking should be contiguous with the use and located to maximize agricultural potential.
- 3.0 Vegetated Buffers
- 3.1 Establish landscape buffers consistent with farmside guidelines outlined in the Ministry of Agriculture "Guide to Edge Planning," most recent edition, around
 - a. Residential uses to protect from sprays and dust; and/or
 - b. Intensive or offensive agricultural activities to provide a shield/screen to reduce conflicts with urban side properties.

C. FARM HELP HOUSING

CATEGORY

Sec. 15 (1) of the *Community Charter* to provide for permits or approvals.

PROPERTIES AFFECTED

Unless exempted (see Exemptions section below) Farm Worker Housing Permits that align with the guidelines (see Guidelines section below) must be approved for:

- 1) A building permit for **farm help housing**.

JUSTIFICATION

To protect the agricultural land resource for present and future production of food and other agricultural products. Guidelines for setbacks and buffering of **farm help housing** on agricultural lands may assist in minimizing development impacts on agricultural neighbours.

OBJECTIVES

- Protect farm land and farm operations;
- Minimize the impact of residential uses on farm practice and farming potential in farming areas;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas; and
- Ensure that the primary use of agricultural land is for agricultural purposes.

EXEMPTIONS

- Exemptions are not applicable to this section

GUIDELINES

1. Temporary Farm Worker Housing

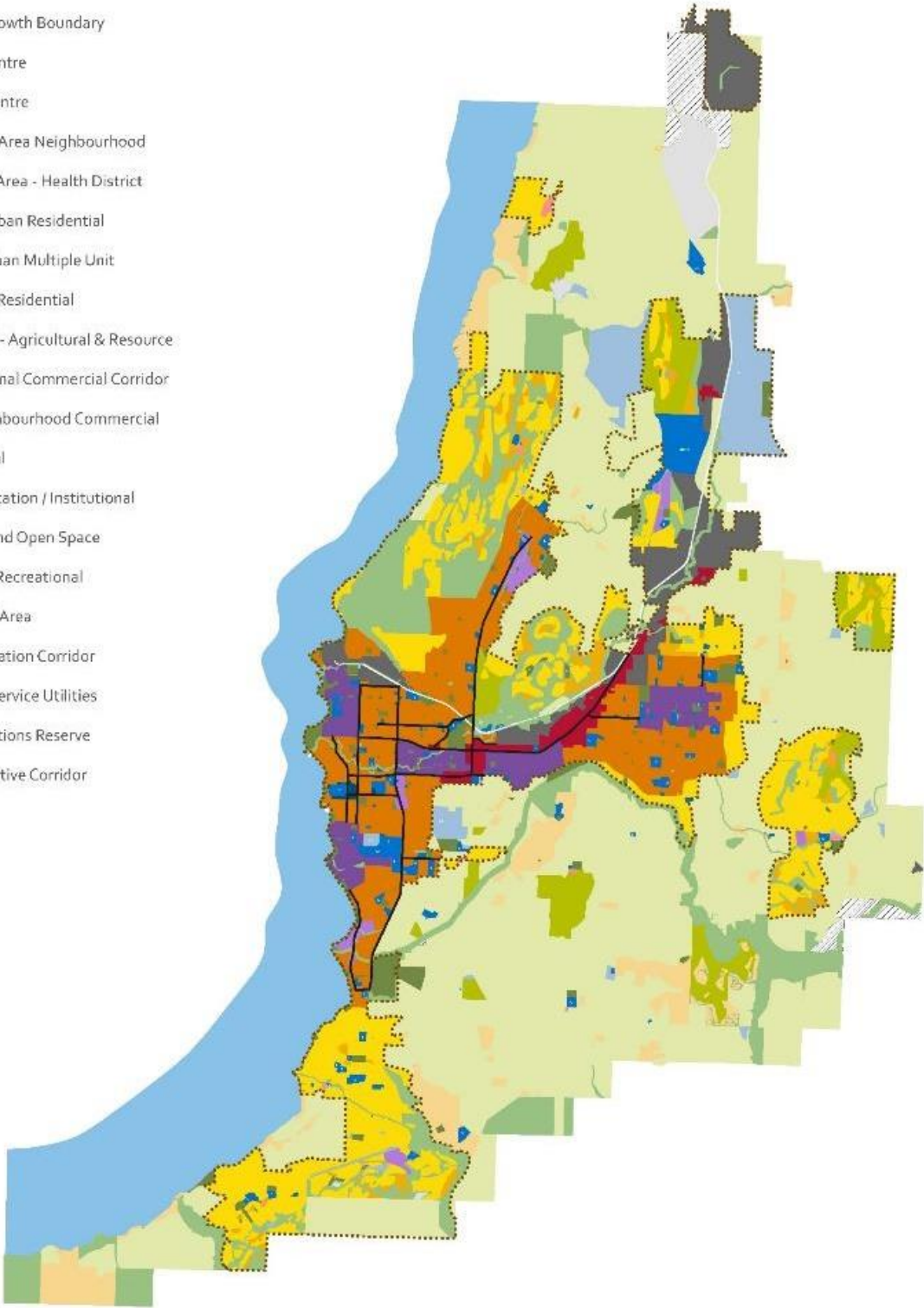
- 1.1 All existing dwellings within the **farm unit** should be utilized prior to building new **temporary farm worker housing**, unless the existing dwellings are for a use consistent with the *Agriculture Land Commission Act*. Alternatively, the existing dwellings on the **farm unit** must be removed, decommissioned to an approved use or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- 1.2 The **temporary farm worker housing** footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 60 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- 1.3 Establish a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.

2.0 Farm help dwelling (permanent)

- 2.1 Through the development process, a statutory restrictive covenant under section 219 of the *Land Title Act* is required indicating that the dwelling is for full time farm help and must be removed should the level of operation change such that the operation does not qualify for full time farm help.
- 2.2 The farm help dwelling (permanent) must be on the same lot as the principal dwelling.
- 2.3 Design the farm help dwelling (permanent) residential footprint such that:
 - a. It is contiguous with the farm residential footprint (i.e. homeplate).
 - b. The size is up to 1,000 m² and must be registered on title for farm help dwelling (permanent).
 - c. All underground residential services are located within the farm help dwelling (permanent) residential footprint;
- 2.4 Establish a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the farm help dwelling (permanent) and active farming areas.

Attachment E: Draft 2040 OCP Future Land Use Map

-  Permanent Growth Boundary
-  UC - Urban Centre
-  VC - Village Centre
-  C-NHD - Core Area Neighbourhood
-  C-HTH - Core Area - Health District
-  S-RES - Suburban Residential
-  S-MU - Suburban Multiple Unit
-  R-RES - Rural Residential
-  R-AGR - Rural - Agricultural & Resource
-  RCOM - Regional Commercial Corridor
-  NCOM - Neighbourhood Commercial
-  IND - Industrial
-  EDINST - Education / Institutional
-  PARK - Park and Open Space
-  REC - Private Recreational
-  NAT - Natural Area
-  TC - Transportation Corridor
-  PSU - Public Service Utilities
-  FNR - First Nations Reserve
-  Transit Supportive Corridor



Attachment F: Changes in Future Land Use Affecting Agriculture

When comparing the current 2030 Future Land Use Map with the draft 2040 Future Land Use Map, there are several changes in land use designations that could have an impact on ALR land to accommodate the additional 45,000 residents expected between now and 2040. A summary of those changes is provided in the table below. Currently in Kelowna, 8,584.7 ha are within the Agriculture Land Reserve, should all of the properties listed below build out to their intended Future Land Use designation, it would have a 1.4% impact on the ALR, the vast majority (86%) of which would be due to future expansion at the Airport.

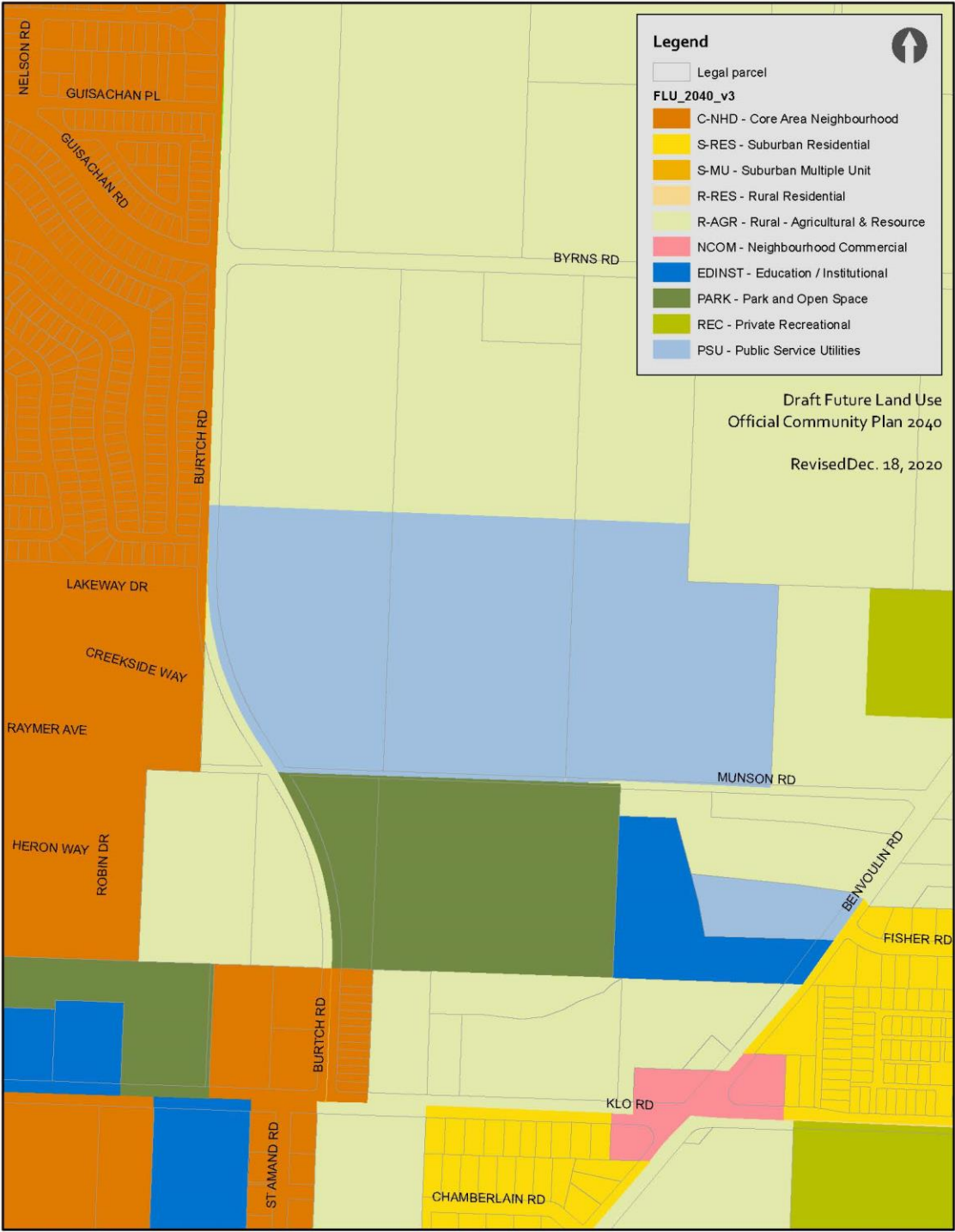
FLU Designation	Location	Reason	Net Impact to ALR
Public Service Utilities (Wastewater Treatment Facility)	1509, 1639, 1749 Byrns Road	<i>Note: the future land use designations on these properties in the 2040 draft FLU Map has been updated. Please see Attachment G for revised FLU map of this area.</i> 2 of these parcels are identified in the current OCP for a future Wastewater Treatment Facility (WWTF) in approximately 2060. New studies have shown that the future WWTF and a biosolids digestion facility (an extension of the wastewater treatment process, scheduled for approximately 2025) could be configured on the southern half of the property allowing the top half to be retained for agriculture, and saving 4.3 ha from future exclusion.	+ 4.3 ha
Transportation	Burtch Road (KLO to Benvoulin)	A continuous north/south corridor is needed between Glenmore Road and Benvoulin Road to improve traffic flow and accommodate growing travel demand. While extending Spall Road would be the most direct connection, impacts to ALR land would be considerable. A study has been initiated to look at options for Burtch Road south of KLO to determine the best option but depending on the outcome there could be up to 1.25 ha of ALR land impacted.	-1.25 ha
Transportation	John Hindle Drive Extension	This project improves connectivity between the University, Airport, and gateway area by extending John Hindle Drive east to the proposed future extension of Bulman Rd	-1.0 ha

FLU Designation	Location	Reason	Net Impact to ALR
		north to the airport (already in the 2030 OCP). Further project planning will determine alignment to consider all issues such as wetlands, agricultural land, and flooding in the project area. Up to 1 ha of ALR could be impacted	
Transportation	2030 OCP removed projects	3 transportation projects have been removed from the 2030 OCP as they are no longer identified in the Council approved scenario for the new Transportation Master Plan (to be released later this year). These include projects at Union/Valley Road; Sexsmith and Highway 97; and McKinley Road.	+ 2.5 ha
Park	620 Hartman	The property is ALR land but currently has a FLU designation of Single Family Residential (S2Res). To accommodate 2 additional soccer pitches at the existing Rutland Recreation Park, the community garden and off-leash dog park would be relocated to half of the Hartman property. The other half of the property would remain as agriculture.	- 0.9 ha
Park	1085 Lexington / 4150 Swamp Road	The Lexington site currently has non-farm status as a private golf course. It is proposed to expand Mission Recreation Park into the golf course, which has been made to an orthogonal lot through a land swap with the Swamp Road property. This would allow to help meet the demand for fields (which exceeds 150% capacity currently) while allowing for efficiencies with the shared infrastructure at the existing site.	-21.78 ha
Park	1562, 1590-1640, Belgo Road and 1758 Walburn Road	The site is 3 properties with a wetland encompassing more than half the site. The site would be considered as part of a larger compensation for other considerations in the ALR if needed. The compensation would be based on the consolidation of the	-0.9 ha

FLU Designation	Location	Reason	Net Impact to ALR
		properties and sold as one lot. A small portion would be retained by the City for Park access to the wetland.	
Public Service Utilities (Airport)	3770, 4444 Bulman Rd, 6344, 4680 Old Vernon Road	To accommodate future growth at Kelowna International Airport that is forecasted in the YLW Airport Master Plan 2045, additional infrastructure will be required on lands surrounding current Airport operations, some of which are in the ALR.	-107.4 ha
Educational / Institutional (UBCO)	3130 John Hindle Drive (south half of property)	This is University owned property and needed for campus expansion. The section of the property south of Upper Campus Way is adjacent to university lands and separated from surrounding agricultural lands by John Hindle Drive and Upper Campus Way.	-0.6 ha
Rural Agricultural	2101 Benvoulin + 2190 Mayer Rd	The 2030 OCP FLU for these properties is Agri-Business to facilitate the development of a large public market. The new more general and high level nature of the land use designations in the draft 2040 OCP is not intended to speak to specific projects. The draft 2040 OCP identifies support for public markets in a variety of locations in policy.	+ 3.47 ha
NET NEGATIVE IMPACT TO ALR COMPARED TO 2030 OCP			-123.6 ha

Attachment G: Revised Future Land Use Designation for Byrns Road

Since the time of the 2040 draft OCP was published, there have been changes to the Public Service Utility designation along Byrns Road. The map below provides the updated information illustrating the changes.





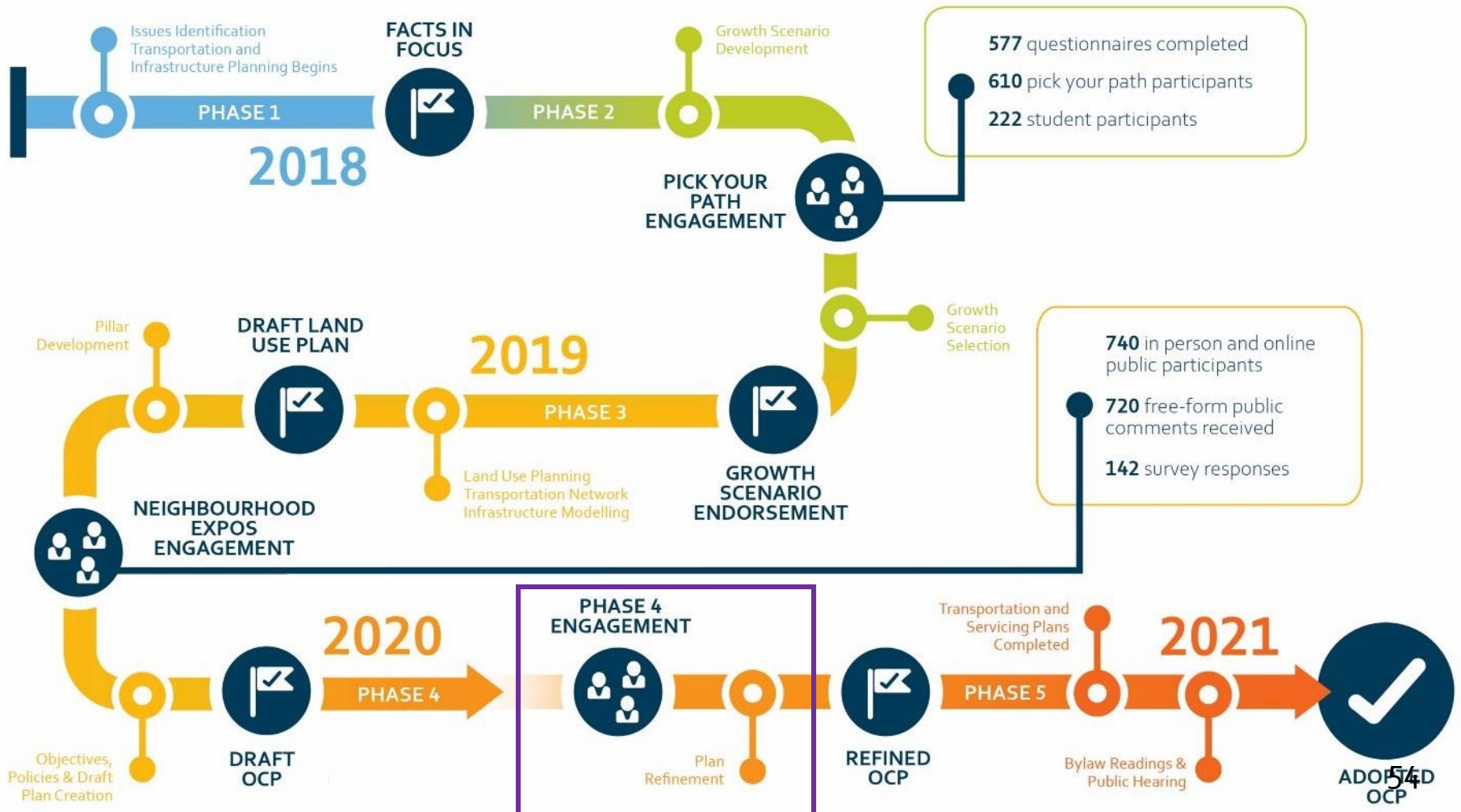
2040 Official Community Plan

Outline

- Engagement overview
- 2040 OCP Overview
- Growing Sustainably
- Agriculture Policy
- Farm Protection DP
- Changes in Future Land Use



Process & Engagement Overview



10 OCP Pillars



Focus Investment in Urban Centres



Stop Planning New Suburban Neighbourhoods



Target Growth Along Transit Corridors



Promote More Housing Diversity



Incorporate Equity into City Building



Strengthen Kelowna as the Region's Economic Hub



Protect Agriculture



Prioritize Sustainable Transportation & Shared Mobility



Protect & Restore Our Environment



Take Action on Climate

Growth Strategy

Urban Centres

- Activity hubs for employment, shopping and recreation
- Highest density housing types
- Focused investments for infrastructure and amenities

Core Area

- Greater housing variety through residential infill
- Focus activity in Village Centres and along Transit Supportive Corridors
- Continued heritage conservation
- Continued commercial growth along Highway 97

Gateway

- Continued evolution of UBCO to provide more housing options and services
- Industrial lands to support specialized research and production activities
- Transit improvements to UBCO and Airport

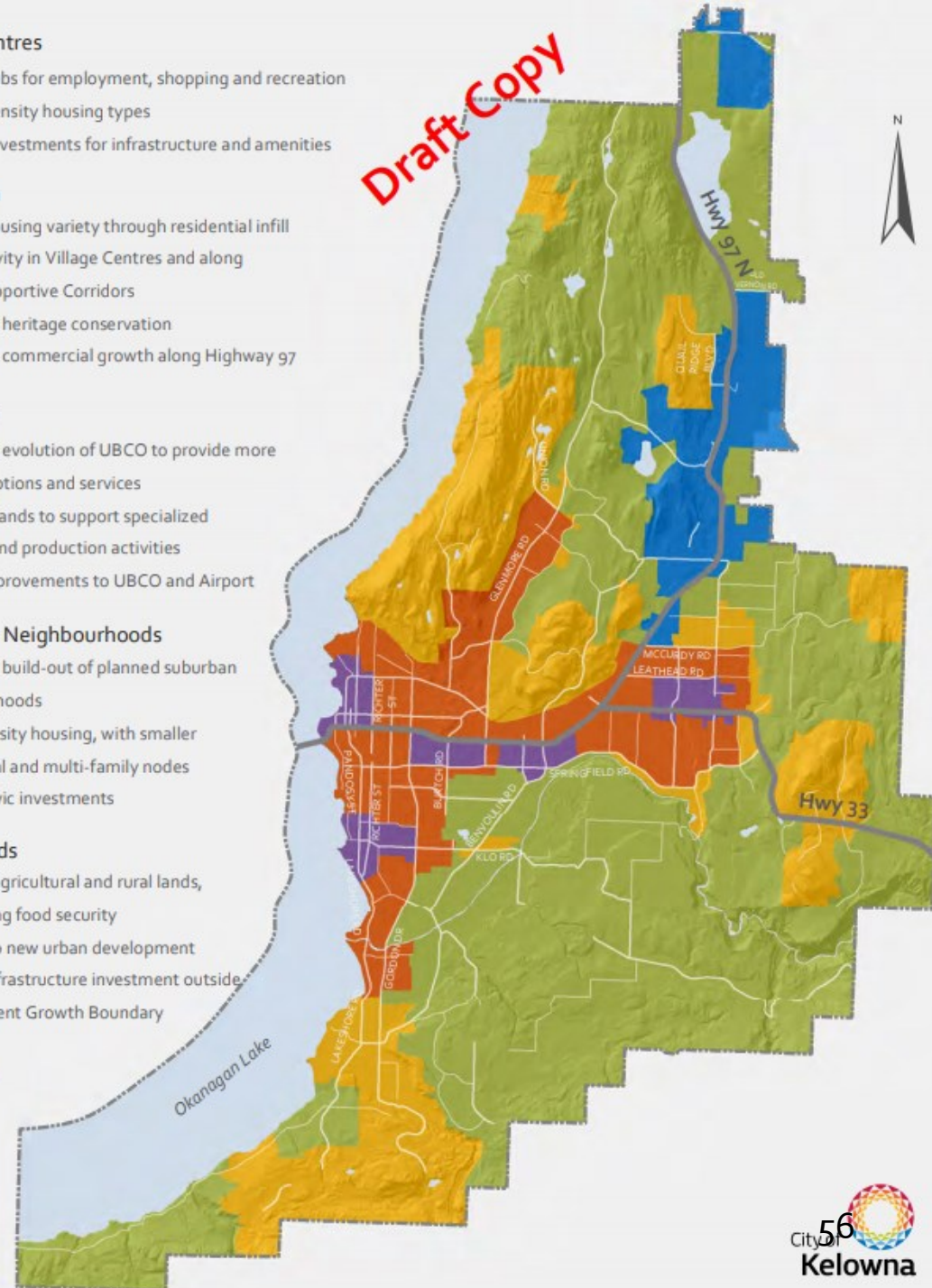
Suburban Neighbourhoods

- Continued build-out of planned suburban neighbourhoods
- Lower density housing, with smaller commercial and multi-family nodes
- Limited civic investments

Rural Lands

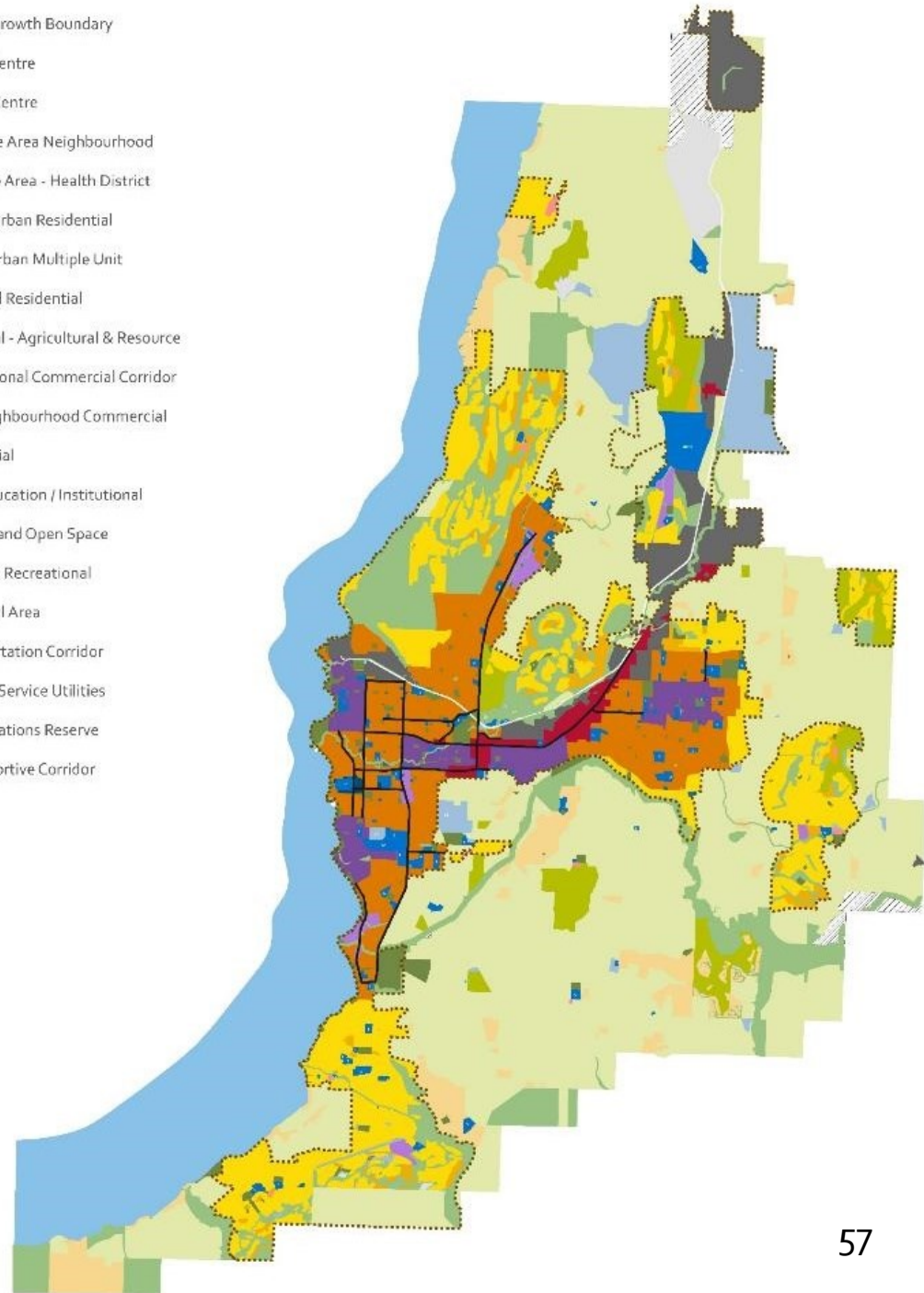
- Primarily agricultural and rural lands, maintaining food security
- Little to no new urban development
- Limited infrastructure investment outside of Permanent Growth Boundary

Highway



Draft Future Land Use Map

- Permanent Growth Boundary
- UC - Urban Centre
- VC - Village Centre
- C-NHD - Core Area Neighbourhood
- C-HTH - Core Area - Health District
- S-RES - Suburban Residential
- S-MU - Suburban Multiple Unit
- R-RES - Rural Residential
- R-AGR - Rural - Agricultural & Resource
- RCOM - Regional Commercial Corridor
- NCOM - Neighbourhood Commercial
- IND - Industrial
- EDINST - Education / Institutional
- PARK - Park and Open Space
- REC - Private Recreational
- NAT - Natural Area
- TC - Transportation Corridor
- PSU - Public Service Utilities
- FNR - First Nations Reserve
- Transit Supportive Corridor



Growing sustainably to protecting agriculture

Our Vision

The pressure to find new land for a growing city can threaten agricultural lands over time. However, protecting and preserving rural and agricultural lands - and supporting the economic viability of our agricultural sector - has never been more important. The OCP contains a permanent growth boundary and urban development is discouraged outside of that boundary.



Growing sustainably to protect agriculture



Protect Agriculture

Urban-Ag
Interface Policy
(Attachment B)




Urban-Ag Interface Policy (Attachment B)

Objective

Ensure a compatible urban-rural interface that protects agricultural uses.

Policies

- **Agricultural Land Protection**
Protect agricultural lands from impacts of adjacent development and redevelopment
- **Urban-Rural Interface Uses**
Ensure compatible land uses adjacent to agricultural uses.
- **Urban-Rural Buffers**
Ensure adjacent development limits impacts on agricultural land by including appropriate buffers, setbacks and site planning.



Urban-Ag Interface Policy *(Attachment B)* DISCUSSION

Agriculture Land Policy (Attachment C)



Agriculture Land Policy (Attachment C)

Objective

Protect and preserve agricultural land and its capability.

Policies

- **Protect Agricultural Land**
Support the ALR and ensure primary use of agricultural land is agriculture.
- **Agricultural Land Designation**
Support continued designation and use regardless of soil type or capability.
- **Exclusions**
Do not consider exclusions unless consistent with OCP
- **Urban Uses**
Direct urban uses to lands within PGB
- **Agri-tourism, alcohol production, farm retail**
Support where consistent with ALC policy

Ag Land Policy Con't (Attachment C)

Policies

- **Non-farm uses**
Restrict non-farm uses except where consistent with OCP or approved by ALC
- **Subdivision of Agricultural Land**
Don't allow subdivision unless positive benefits to agriculture
- **Secondary suites**
Locate within permitted principal dwelling
- **Farm help housing**
1st option within PGB. Need must be demonstrated, and approved by ALC
- **Homeplating**
Locate buildings close and near road frontage
- **Conservation Tools**
Promote use of conversation covenants
- **Large Scale Alternative Energy**
Prohibit large scale alternative energy

Ag Land Policy Con't (Attachment C)

Other Policies

- **Trucking Routes**
Recognize major trucking routes to support ag processing and production
- **Service Corridors**
Minimize road/utility corridors through ag
- **Housing in Ag Areas**
Discourage residential development in areas surrounded by agricultural lands.
- **Public Uses on Ag Lands**
Discourage agricultural lands for public uses
- **Water for Agriculture.**
Collaborate to deliver water for ag productivity
- **Restrict expansion of sewer into Rural Lands.**
Restrict sewer expansion except for public health or protection natural assets

Agriculture Land Policy
(Attachment C)
DISCUSSION



Farm
Protection DP
(Attachment D)



Farm Protection
DP
(Attachment D)

- Development on lands adjacent to ALR
- Development on agricultural lands
- Farm help housing

Farm DP: Adjacent to ALR

Guidelines provided for:

- Subdivision layout
- Site / building design
- Parking and access
- Vegetated buffers
- Fencing
- Restrictive covenants
(subdivision only)



Guidelines provided for:

- Site and building design
- Residential footprint
- Manure/compost storage
- Farm exhaust systems
- Parking
- Buffers



Farm DP: Farm Help Housing

Guidelines provided for:

- Temporary farm worker housing
 - TFWH footprint and location
 - Buffer
- Permanent farm help dwelling
 - Footprint size and location
 - Services location
 - buffer



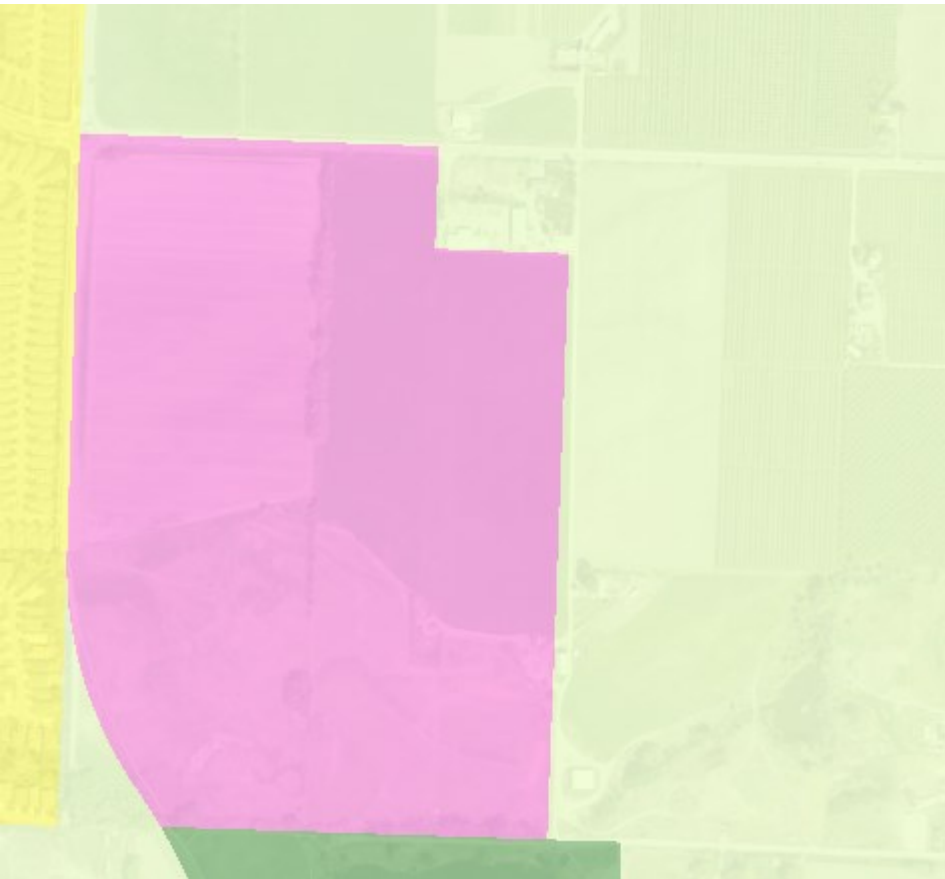
Farm Protection
DP
(Attachment D)
DISCUSSION



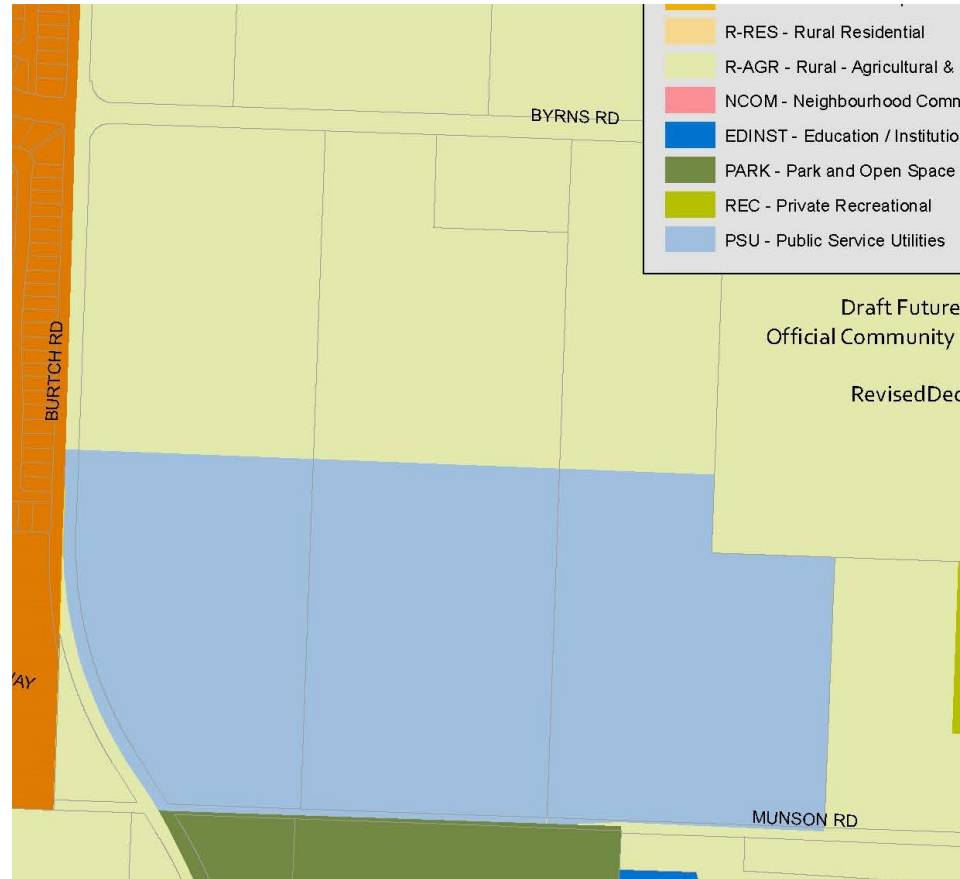
A photograph of a cherry orchard in bloom. The trees are arranged in neat rows, and their branches are covered in white blossoms. The ground is covered in green grass with some yellow wildflowers. In the background, a blue mountain range is visible under a clear sky. A white text box is overlaid on the top left, and a green square is on the top right.

Future Land Use Changes (Attachment F)

Changes on Byrns Road



2030 OCP FLU

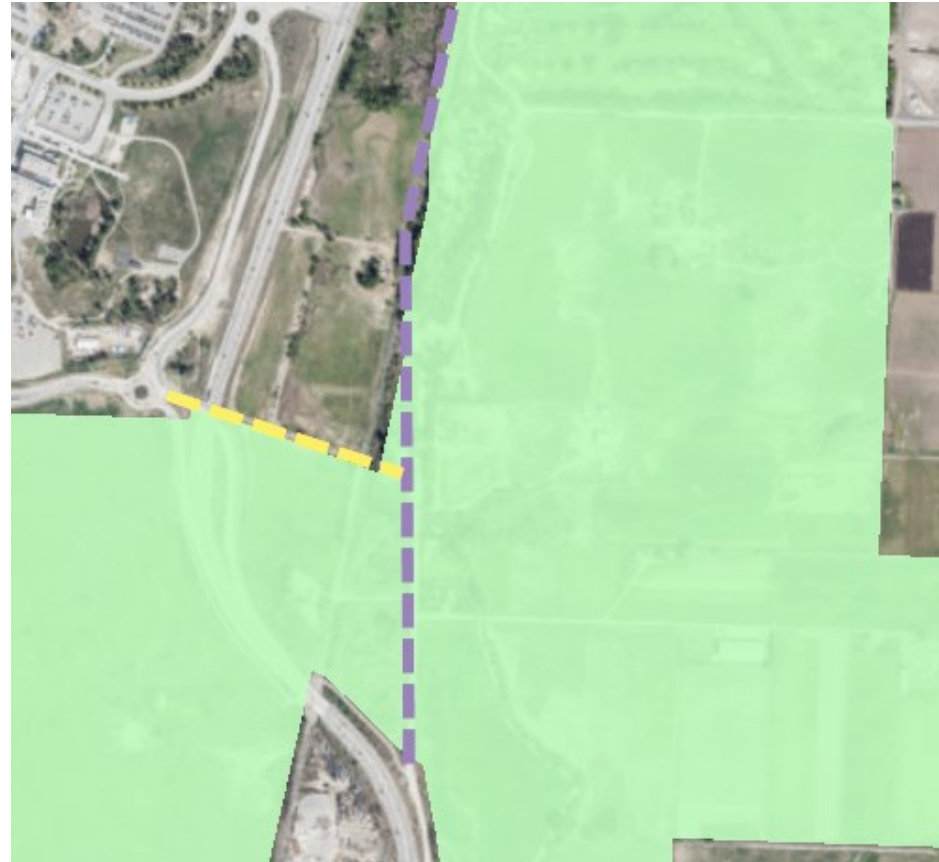


2040 OCP FLU

John Hindle Dr Extension (Gateway Phase 1 and 2)



2019 Ortho



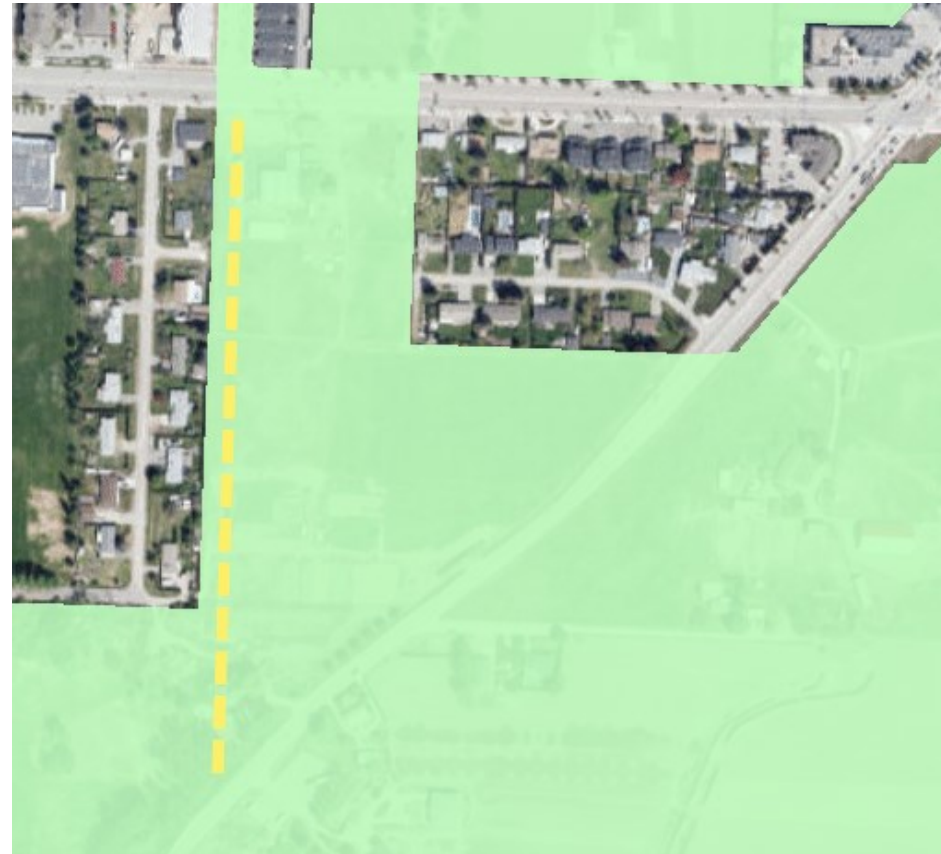
ALR

ALR impacted: Estimated at less than 1 ha (over approx. 400 m)

Burtch Rd (KLO to Benvoulin)



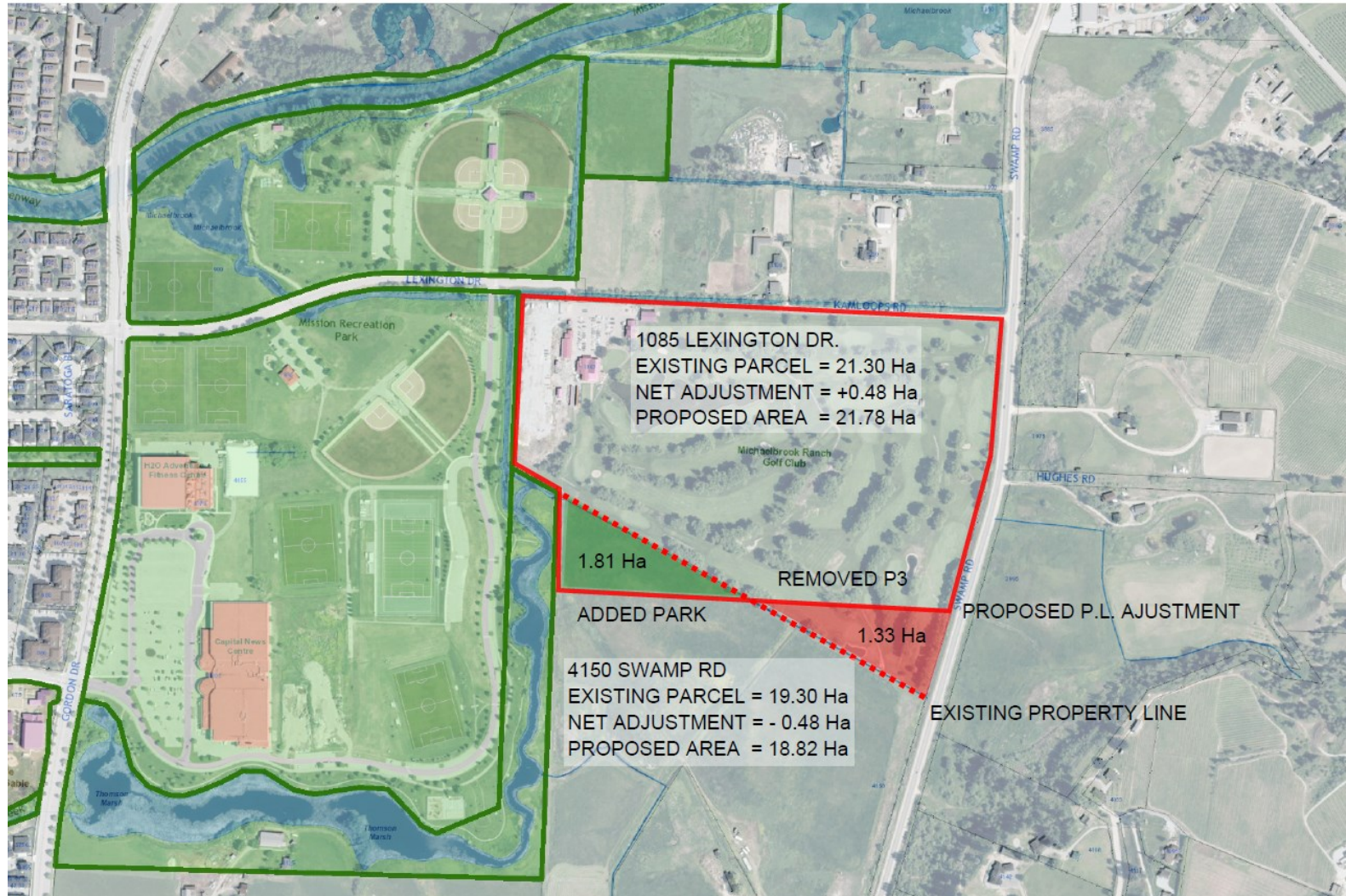
2019 Ortho



ALR

ALR impacted: Estimated at less than 1.25 ha (over 500 m)

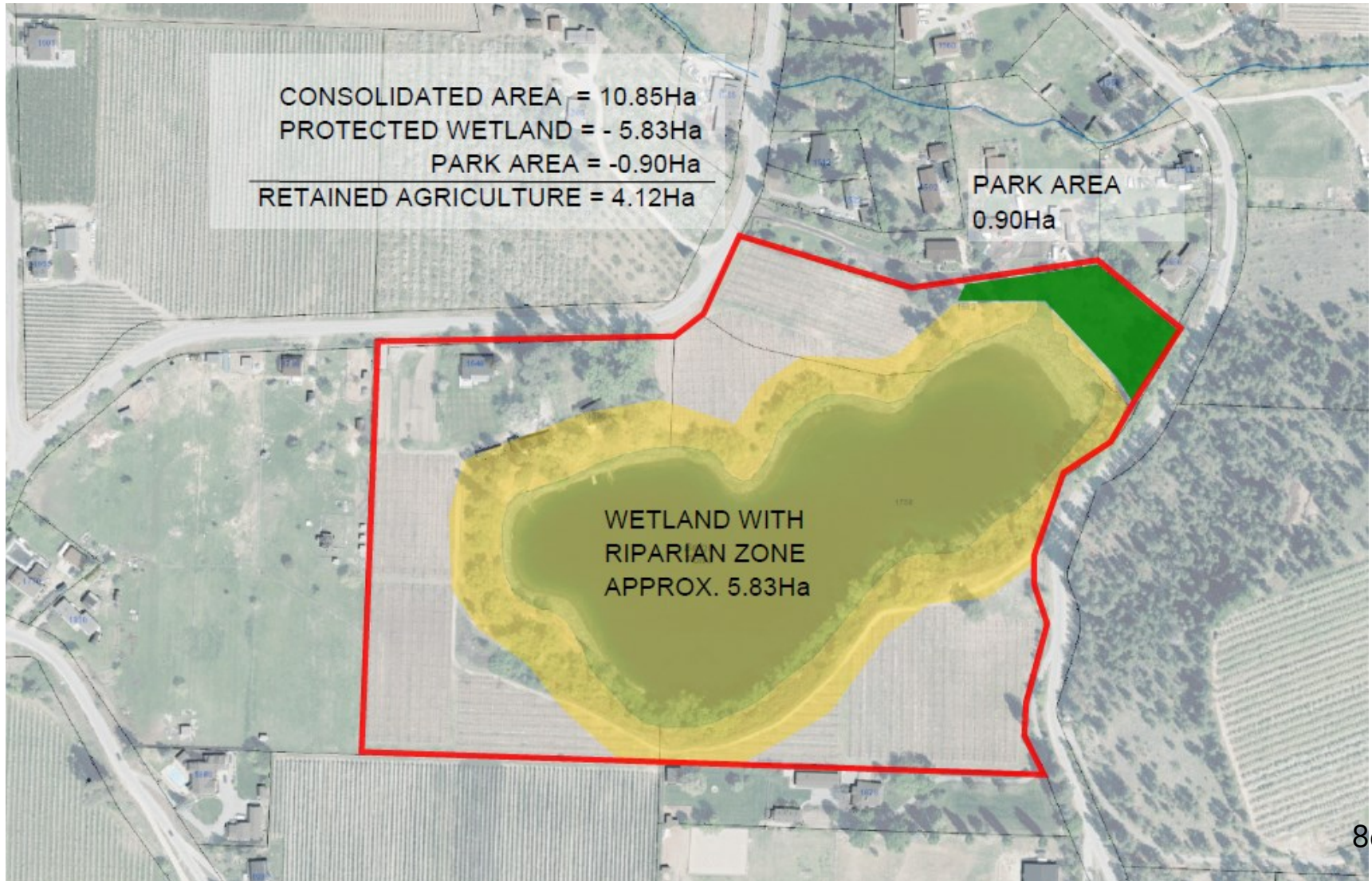
Changes east of Mission Rec Park



Changes northeast of Rutland Rec Park

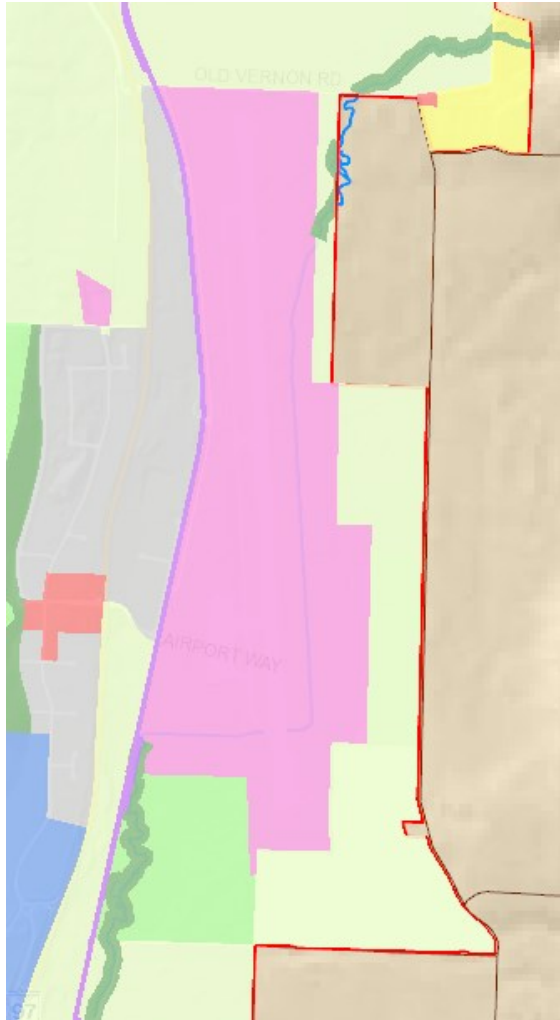


Belgo Pond – Potential Compensation

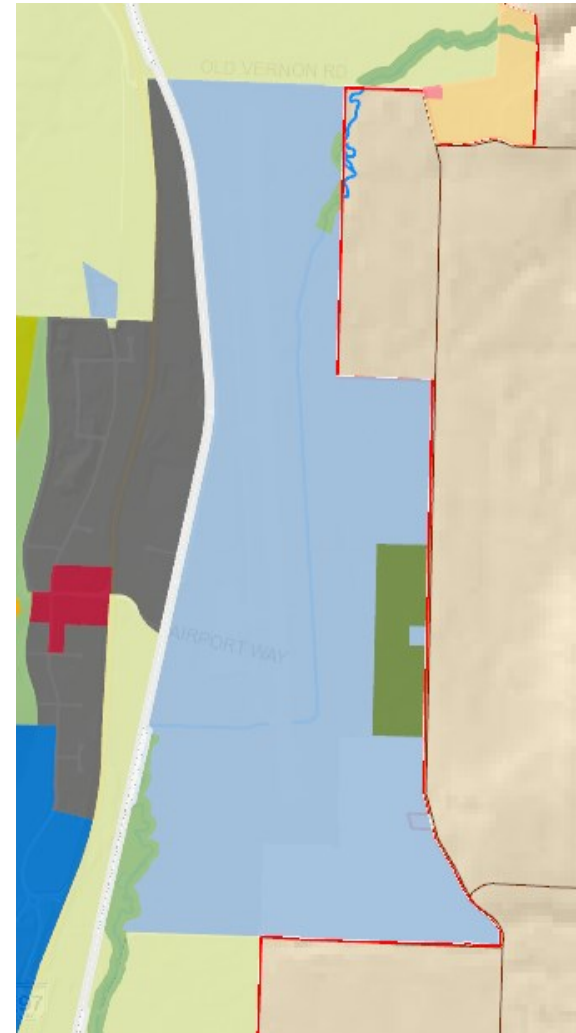


Changes at the airport

- 109.6 hectares of ALR impacted



2030 OCP FLU



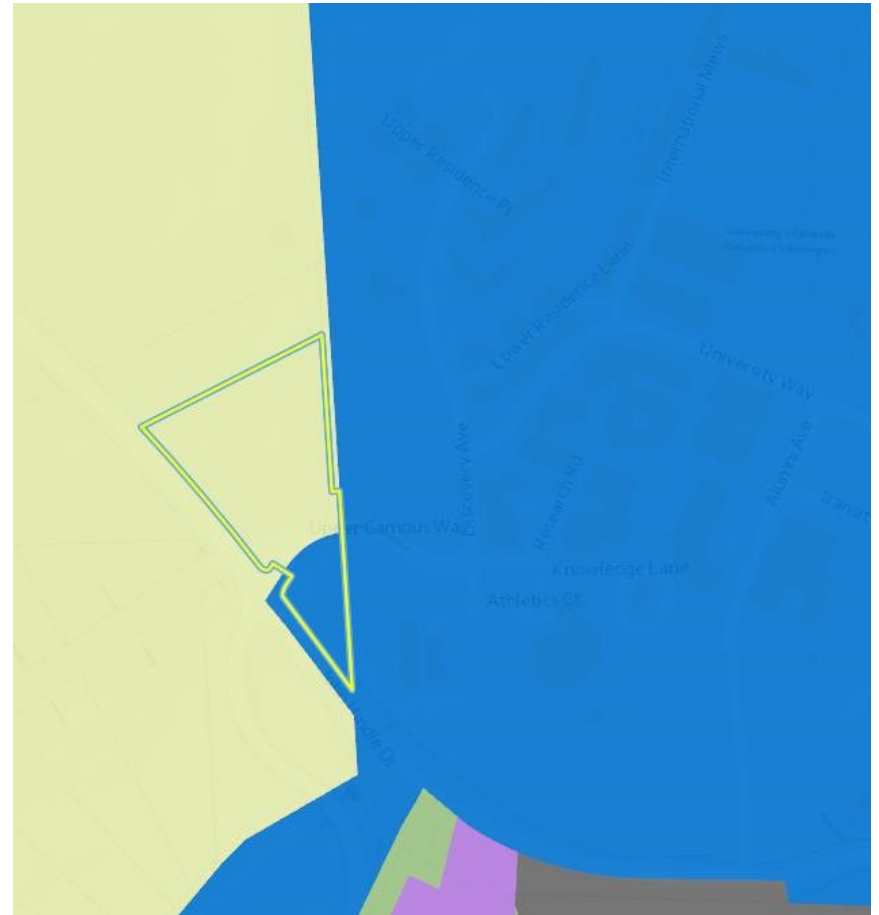
2040 OCP FLU

3130 John Hindle Drive (UBCO)

- 0.56 hectares of ALR impacted




2030 OCP FLU



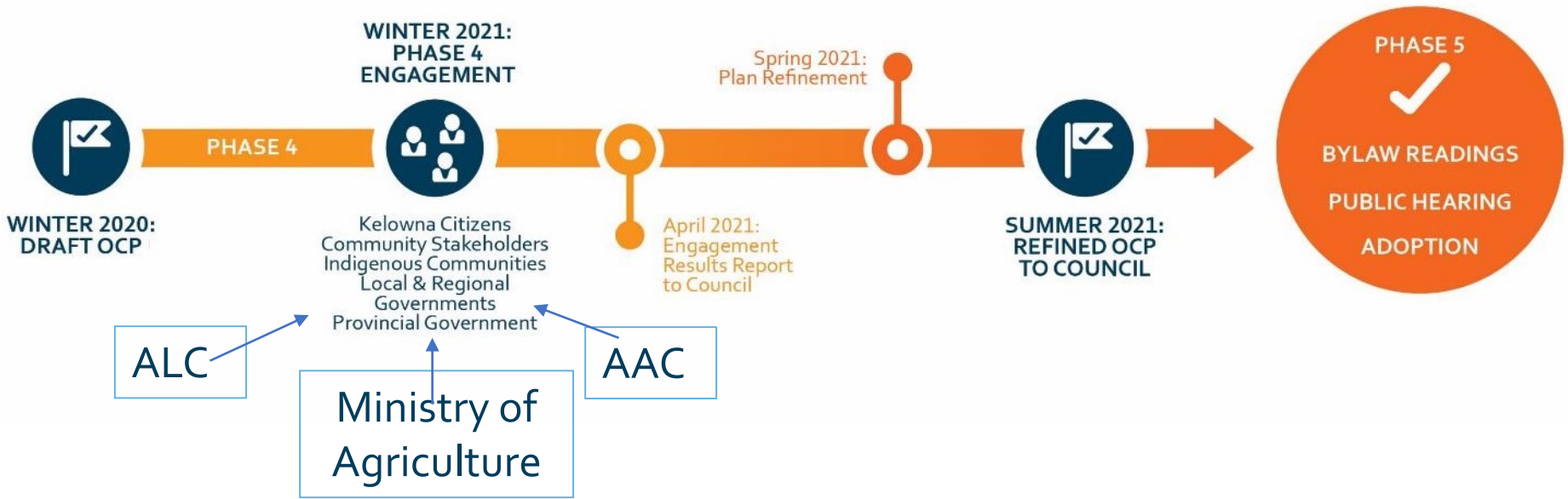
2040 OCP FLU

Future Land Use Changes (Attachment F)

FLU Designation	Areas	Net ALR impact
Utilities	Byrns Road	+ 4.2 ha
Transportation	<i>Additions to 2040 OCP:</i> Burtch Road, John Hindle Drive,	- 2.25 ha
Transportation	<i>Removal from 2030 OCP:</i> Union/Valley intersection; widen Sexsmith; McKinley realignment	+ 2.5 ha
Parks	Hartman Road, Lexington Drive, Swamp Road, Belgo Road, Walburn Rd	- 23.6 ha
Institutional	John Hindle Drive (UBCO)	- 0.6 ha
Airport	Bulman, Old Vernon Road	-107.4 ha
Educational	John Hindle Drive (UBCO)	0.6 ha
Rural Agricultural	Benvoulin / Mayer	3.47 ha ⁸³
	TOTAL	122.6 ha



Future Land Use Changes
(Attachment F)
DISCUSSION



Phases 4 & 5

Thank you!

