

# Agricultural Advisory Committee

## AGENDA



Thursday, March 21, 2024

4:00 pm

Meeting Room 5 (Ground Floor)

1435 Water Street

Pages

### 1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at [www.kelowna.ca](http://www.kelowna.ca).

(c) All representations to the Agricultural Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

We appreciate your cooperation in meeting this requirement.

### 2. Nomination of Chair and Vice Chair

### 3. Agricultural Plan Progress Report

2 - 24

### 4. ALC/ALR Overview

### 5. ALC Decisions - Update

### 6. New Business

### 7. Next Meeting

April 11, 2024

### 8. Termination of Meeting

# COMMITTEE REPORT



**Date:** March 21, 2024  
**To:** Agricultural Advisory Committee  
**Subject:** 2017 Agriculture Plan’s Implementation Progress  
**Department:** Development Planning and Policy & Planning

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### Purpose

To provide the Agricultural Advisory Committee an update on the implementation progress of the 2017 Agriculture Plan.

### Background

Agriculture is one of the defining features of the Central Okanagan region and drives a significant amount of economic activity and tourism, accounting for nearly \$190 million in farm operating revenue in 2021 in addition to other associated economic activity. In Kelowna, nearly 46 per cent of the land base is dedicated to agriculture (the vast majority of which is in the Agriculture Land Reserve (ALR)). The City supports the agricultural community through the creation of long-term plans and policies that ensure agricultural lands are protected and available now and, in the future.

Endorsed by Council in 2017, the Agriculture Plan is a 10-year action Plan with a vision that “*Kelowna is a resilient, diverse, and innovative agricultural community that celebrates farming and values farmland and food producers as integral to our healthy food system, economy and culture.*” The Plan includes 52 actions that are organized according to available financial resources (i.e. achievable with existing resources vs. requiring additional staff and/or financial resources) and a phased implementation timeline.

Since the Plan’s endorsement, a number of changes and events have occurred that impact the agricultural landscape in the City, examples include:

- Amendments to the Agricultural Land Commission (ALC) Act and ALR Regulations
- COVID-19 pandemic
- Climate hazards affecting production (e.g. extreme precipitation events, heat dome, drought, flooding, wildfire) and also highlighting challenges to local food security
- New City Plans (e.g. 2040 Official Community Plan (OCP), 2040 Transportation Master Plan (TMP), Climate Action and Resiliency Strategy (in progress))
- New Council Priorities

The Agricultural Plan is an intersecting plan that highlights agricultural values and actions that can be integrated into other City initiatives and objectives.

### Progress on Actions:

As summarized in Table 1, many of the Agriculture Plan's actions have been successfully implemented (*Attachment A: Agriculture Plan Implementation Progress* provides further details about the status of each of the actions). Nearly 81 per cent of the actions are in progress, ongoing or completed. Only one action scheduled to be implemented in Phase 2 was not started. This was the development of a Healthy Food Strategy as other priorities took precedence. The implementation to date is more successful than originally planned, especially given that no additional staff or financial resources have been dedicated. This success is due in part to the Province implementing some recommendations province-wide (e.g. dwelling size limits, commercial event regulations, etc.) as well as providing dedicated enforcement staff in the region, which was not anticipated at the time of the Agriculture Plan's development. Further, staff have been able to find synergies with other projects to implement some of the actions (e.g. Farm Protection Development Permit Guidelines were refreshed with the 2040 OCP). In late 2022, the City hired a term agricultural planner, and part of their task is continuing to implement the Plan.

*Table 1: Status Summary of Agriculture Plan Actions*

	Actions to be implemented with existing resources					Actions to be implemented with additional resources				
	Completed / ongoing	In progress	Not started	Not proceeding / no longer applicable	Total	Completed / ongoing	In progress	Not started	Not proceeding / no longer applicable	Total
Ongoing	9	0	0	0	9	3	1	0	0	4
Phase 1 (2018 – 2019)	13	0	0	0	13	5	1	0	6	12
Phase 2 (2020 – 2022)	3	1	1	1	6	2	2	0	1	5
Phase 3 (2023 – 2027)	0	2	0	0	2	0	0	1	0	1
<b>Totals</b>	<b>25</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>30</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>22</b>

As the Agricultural Plan is in Phase 3, the final phase, staff took the opportunity to review the actions to determine if they aligned with the 2023 – 2026 Council priorities, any new City policies or bylaws, provincial legislation updates and the City's 2040 Official Community Plan (OCP). Nine actions were identified as "no longer proceeding" or "not applicable" because of changes to the Agricultural Land Commission (ALC) legislation (e.g. amendments to include provisions for secondary dwellings) or updates to City policies or bylaws (e.g. updates to the Business Licence Bylaw).

**Evaluating Success:**

The Agriculture Plan includes a "Monitoring and Evaluation Strategy" to determine the progress of the Plan over time. Some of the measures are available annually or at the end of each Phase, but others rely

on data available in five year or more increments, such as the federal Census of Agriculture or the provincial Agricultural Land Use Inventory. Attachment B summarizes the performance status of each of the indicators.

Five indicators are performing in the right direction. These indicators are directly impacted by decisions made by the City to maintain lands that are designated as agricultural lands and they demonstrate the commitment to working with the ALC to ensure properties are in compliance with the ALC Act and City zoning on agricultural lands. Highlights include:

- Ongoing, short-term, medium-term, and long-term actions for Phase 1 and Phase 2 are exceeding implementation targets.
- Compliance and enforcement of non-farm use on agriculture is exceeding targets for closing files (from 2017 to September 20, 2023, 214 files closed). This is also used to measure progress on Council's Agriculture Priorities.
- Preserving farmland within and outside of the ALR continues. This is also used to measure progress on Council's Agriculture Priorities.

Four indicators are performing in the wrong direction which are all related to land acreage in crop production (also used to measure progress on Council's Agriculture Priorities) and the number of active farms. Examining data over the prior decade reveals significant annual variability in the indicators. The performance of these indicators is also not wholly within the City's control to have them perform in the right direction. However, the five indicators performing in the right direction directly support these indicators by preserving and protecting the agricultural land base for future farm use. Further, there could be a lag period between implementing the Plan's actions and seeing positive results. These indicators should continue to be tracked and supplemented with other data as it becomes available.

Two indicators, the average age of farmers and the number of hectares in the ALR/A1 have remained relatively constant since the Plan was endorsed.

### **Next Steps:**

Phase 3 will continue to focus on completing those actions that are currently in progress as well as continue to implement ongoing actions. The two remaining actions that have not been started may require additional resources, either financial and/or staff to be undertaken. Resourcing options will be investigated and budget requests for individual actions will be made as part of the normal budget cycles.

Additionally, work will continue on integrating an agricultural lens into the development of other City policies and plans (e.g. Climate Action and Resiliency Strategy) while focusing on actions that will aid in moving indicators that are performing in the wrong direction into the right direction.

The Regional District of Central Okanagan completed a Regional Agricultural Strategy Background Report in late 2022 and plans to work on the subsequent strategy in 2024. Staff will participate in any local government input opportunities to that strategy.

**Conclusion:**

Agriculture is an anchor and foundation of the community. It is more than just an economic driver, it is part of what makes Kelowna beautiful, unique, and provides so many benefits to the community. Agriculture is the cornerstone of local food security, attenuates stormwater, mitigates flood and wildfire risk, reduces heat island, and provides the backdrop for many tourism events.

While agricultural lands serve many positive functions, there are many competing interests for the land, and the need to protect against 'use creep' is a notable challenge. This reinforces the importance of the Agriculture Plan's implementation and the continued need for the Permanent Growth Boundary (PGB), almost 55 per cent of which borders along the ALR (and an additional 15 per cent borders Okanagan Lake). As the City continues to support and create strong, defensible policy that protects agricultural lands, Kelowna will continue to have diverse and thriving agricultural industries now and, in the future.

**Report prepared by:** Celeste Barlow, Planner II  
**Report prepared by:** Tracy Guidi, Planner Specialist  
**Reviewed by:** Dean Strachan, Community Planning and Development Manager  
**Approved for Inclusion:** Nola Kilmartin, Development Planning Department Manager

**Attachments:**

Attachment A: Agricultural Plan Implementation Progress  
Attachment B: Agricultural Plan Performance Indicators

# Attachment B: Agriculture Plan Performance Indicators

## LEGEND

Performing in the right direction



Performing in the wrong direction



Difference in performance is minimal



Indicator/Target	Reporting frequency	Data	Performance
<b>1. &amp; 2. Ongoing, short-term, medium-term and long-term actions are implemented according to phases</b> <i>(note: in the Agriculture Plan it was suggested to ongoing and completed actions separately but to eliminate confusion these have been combined into one indicator)</i>			
1.1/2.1	Phase 1	58% of all actions ongoing/completed <i>(note: no additional resources provided)</i>	
1.2/2.2	Phase 2	67% of all actions ongoing/completed <i>(note: further 16% of actions are no longer applicable or not proceeding. Additional staff resources added at end of Phase 2)</i>	
1.3/2.3	Phase 3	Update to be provided at end of Phase 3	N/A
<b>3. Land acreage in crop production increases</b>			
3.1	Annually	<b>2017 baseline 7183.5 ha</b> 2018 = 6,178.7 ha (↓14.0%) 2019 = 6,665.6 ha (↓7.2%) 2023 = 6,507.3 (↓9.4%)	
3.2	Every 5 years	<b>2016 baseline: 21,568 ha</b> 2021 = 19,549 (↓9.3%)	
3.3	As available	ALUI data collection currently in progress	Data unavailable
<b>4. New farm operations establish within the City of Kelowna</b>			
4.1	Annually	<b>2017 baseline: 1034 parcels</b> 2018 = 918 parcels (↓11.2%) 2019 = 994 parcels (↓3.9%) 2023 = 983 parcels (↓4.9%) <i>(see map illustrating change between 2016 and 2023)</i>	
4.2	Every 5 years	<b>2016 baseline: 767 farms</b> 2021 = 709 farms (↓7.6%)	
4.3	Every 5 years	<b>2016 baseline: 56.3</b> 2021 = 57.8 (↓2.7%)	
<b>5. The number of retail opportunities for local food producers increases</b>			
5.1	Phase 1	Action is no longer proceeding	N/A
5.2	Phase 2		Data unavailable

Indicator/Target	Reporting frequency	Data	Performance	
<b>6.</b>	<b>Compliance and enforcement of non-farm use on farmland is reinforced</b>			
6.1	At least 5 non-farm use contraventions are closed off during each of Phase 1, Phase 2 and Phase 3 of the Agriculture Plan	Each Phase	From 2017 to Sep 20, 2023 214 files closed in Kelowna. <sup>1</sup>	
<b>7.</b>	<b>Preservation of farmland within and outside of the ALR continues</b>			
7.1	# hectares have been maintained or increased in the ALR and/or A1 (GIS data)	Each Phase	<p><b>Change ALR</b>  2017 = 8,621 ha  2019 = 8,585 ha (↓0.4%)  2023 = 8,607 ha (↓0.4%)</p> <p><b>Change A1 + A2</b>  2017 = 11,996 ha  2019 = 11,813 ha (↓1.5%)  2023 = 9,973.3 ha (↓16.9%)<sup>2</sup></p>	
7.2	Number of OCP amendments outside of the Permanent Growth Boundary	Annually	From 2017 to 2023 5 amendments completed	
7.3	Number of parcels changed from a Resource Protection Area to Alternate FLU (2030 OCP), or from R-AGR to alternate FLU (2040 OCP)	Annually	From 2017 to 2023 Net parcel impact: 0 <sup>3</sup>	

<sup>1</sup> Personal Communication, Dave Birchmore, ALC Compliance and Enforcement Supervisor. Data provide from January 2017 to Sept. 2023. Many contraventions are illegal placement of fill and storage of recreational and commercial vehicles.

<sup>2</sup> After adoption of new Zoning Bylaw in 2022, the A1 zone was split into A1 (ALR only) and A2 (other agricultural properties). Loss of agricultural land was already accounted for in the OCP (e.g. new Transit Facility, new subdivisions in McKinley and Black Mountain).

<sup>3</sup> Net parcel impact is 0, as 1 amendment loss of REP(2030 OCP), 1 amendment gain of R-AGR(2040 OCP), and 1 amendment swap of parcel designations.

# Attachment A: Agriculture Plan

## Implementation Progress at end of Phase 2

Legend: MAF = Ministry of Agriculture and Food  
ALC = Agricultural Land Commission

Ongoing/ complete

In progress

Not started

Not proceeding /  
no longer  
applicable

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

Action #	Description	Action Status	2023 Action implementation notes
<b>Ongoing Actions</b>			
1.4a	Maintain the agricultural compliance and enforcement strategy.	Ongoing	City is collaborating with ALC Compliance and Enforcement to identify and address highest priority properties.
1.4i	Investigate opportunities to minimize impacts, where possible, to agriculture during expansion of YLW as outlined in the 2045 Airport Master Plan.	Ongoing	YLW offered topsoil to farmers from newly constructed areas. Any YLW agricultural lands that are not utilized are leased out to farmers.
2a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.	Complete	Agricultural water rates were set by Council when the <a href="#">Water Regulation Bylaw No. 10480</a> was updated in 2022. These rates remain among the lowest in the Okanagan Valley. The allotment of water has not changed since developed by the SEKID. <a href="#">Water Supply Policy 383</a> outlines the City's continued direction to set competitive agricultural water rates.
2b	Include agriculture in municipal climate change strategies and plans.	Ongoing	Agriculture is being considered in the development of the new <i>Climate Resilient Kelowna Strategy</i> (anticipated to be complete end of 2023).
2c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning.	Ongoing	Agricultural wood waste chipping program continues to be offered. New incentive levels and a purchase option have been introduced on the agricultural <a href="#">mow/chip/rent/buy rebate</a> as of June 2022. Staff have drafted updates to open burning bylaws to reduce particulate matter which will be presented to RDCO Board at a later date.
2e	Continue to work with the RDCO to enforce the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw. Consider informing residents seasonally through a press release.	Ongoing	RDCO has a variety of different outreach tactics to educate the community on noxious insects and weeds (e.g. Weed Tip Wednesdays on social media).
2f	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.	Ongoing	Development of a Water Security Plan has been initiated based on Council endorsed "principles" that include water supply for agriculture, environmental flow needs and other water related sectors of the City. Tools such as the McCulloch Water Supply digital dashboard, which relates water current storage levels with predicted runoff and consumptive use models, will help manage water supply allotments in case of extreme multi-year droughts, and better understand the factors and demands needed to manage the system.
3a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.	Ongoing	The YLW Farm to Flight program continues to operate and aims at including products from a wide range of farms in the region.

Action #	Description	Action Status	2023 Action implementation notes
3f	Encourage opportunities to meet with community groups, including real estate groups, to communicate existing land use policies and the impacts of non-farm use on farm land.	Ongoing	Due to COVID-19 no new community outreach has been done since the 2019 update, however, presentations will be done upon request in the future.
<b>Actions to be implemented Phase 1: (2018 – 2019)</b>			
1.1a	Restrict additional density outside the PGB.	Complete	Previously complete but updated in new <a href="#">2040 OCP</a> , adopted January 2022, reinforced the PGB.
1.1b	Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address health issues and protection of natural assets as identified by the City of Kelowna or senior government.	Complete	Previously complete but updated in new <a href="#">2040 OCP</a> Policy 13.6.3 Sewer Expansion in Rural Lands.
1.1c	Restrict non-farm uses that do not directly benefit agriculture.	Complete	Previously complete but updated in new <a href="#">2040 OCP</a> Policy 6.7.5 and 8.1.6 Non-farm Uses.
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes.	Complete	Previously complete but updated in new <a href="#">2040 OCP</a> Policy 6.7.2 and 8.1.2 Agricultural Land Designation.
1.1f	Expand urban agricultural opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.	Complete	Previously complete but updated in new <a href="#">2040 OCP</a> Policy 4.10.3, 5.9.3, 6.5.1, 7.5.1 and 8.3.1 Urban Agriculture.
1.2a	Adopt Residential Footprint policies as per the Non-farm use white paper (Appendix G)	Complete	Previously complete but updated in new <a href="#">Zoning Bylaw 12375</a> 10.5 Agricultural and Development Regulations.
1.2b	Include underground residential services within the Residential Footprint.	Complete	Previously complete but updated in new 2040 OCP <a href="#">Farm Protection DP Guidelines</a> B 1.2.
1.2c	Only structures used exclusively for farm use, or have a direct and on-going benefit to agriculture may be located outside the Residential Footprint.	Complete	Previously complete but updated in new 2040 OCP <a href="#">Farm Protection DP Guidelines</a> B 1.2.
1.2d	On agricultural lands, locate facilities accessed by the public near the road entrance to reduce the footprint.	Complete	Previously complete but updated in new 2040 OCP <a href="#">Farm Protection DP Guidelines</a> B 1.5.
1.2e	Ensure that the Residential Footprint maximizes the agricultural potential.	Complete	Previously complete but updated in new 2040 OCP <a href="#">Farm Protection DP Guidelines</a> B 1.2
1.2f	Require statutory covenants on non-agricultural land to notify landowners of surrounding “normal farm practices”.	Complete	Previously complete but updated in new 2040 OCP <a href="#">Farm Protection DP Guidelines</a> A 5.1.
1.2g	Discourage uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities.	Complete	Previously complete but updated in new <a href="#">2040 OCP</a> Policy 4.11.2, 5.10.2, 6.8.2, 7.4.2 and 8.2.2 Urban-Rural Interface Uses.
1.4c	Update the Development Applications Procedures Bylaw to allow the Community Planning Manager to request an Agricultural Impact Assessment.	Complete	Previously complete but updated in new <a href="#">Development and Application and Heritage Procedures Bylaw No. 12310</a> .
<b>Actions to be implemented in Phase 2 (2020 – 2022)</b>			
1.1e	Explore a new OCP Land Use Designation: Transition to Agriculture.	Complete	Following research staff decided not to pursue and instead enhanced provisions within the 2040 OCP for buffering on urban properties adjacent to agriculture.  See <a href="#">2040 OCP</a> Policy 8.2.2 and 8.2.3, and 2040 OCP <a href="#">Farm Protection DP Guidelines</a> A.
1.4d	Explore opportunities to better match tax rates with farm land production activities.	Not proceeding	Not proceeding as this is a provincial role and local governments can only advocate.

Action #	Description	Action Status	2023 Action implementation notes
1.4e	Update the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw to include current noxious species and diseases.	Ongoing	New amendments planned for 2023 for Tree of Heaven and Spotted Lanternfly.
2d	Create consistent water restriction / drought level messaging within affected areas or watersheds to ensure highest compliance by users.	Ongoing	Current water stage restrictions as outlined in <a href="#">Water Regulation Bylaw 10480</a> are effective and the approach is used by all four water providers. These will be reviewed prior to the 2024 growing season.
3d	Develop a Healthy Food Strategy for Kelowna.	Not started	While this strategy has not started, funding was secured through UBCM for the "Kelowna Food Innovation Project" which will convene local food system actors to develop a leadership table, food systems map; and prototype projects.
4a	Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland.	In progress	The City owns 12 properties that are leased to farmers. If a City owned parcel is suitable for agriculture the City's Real Estate department explores options to lease the lands (or a portion of the lands) to a farmer. In the past the City has utilized a number of methods to match available lands with farmers including contacting Young Agrarians or advertising locally. The most success has been found by advertising locally.
<b>Actions to be implemented in Phase 3 (2023 – 2027)</b>			
2g	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	In progress	MAF recently established an Emergency Management Branch.  For the first time, an agricultural representative was staffed at the Central Okanagan Emergency Operations Center to coordinate agricultural response during the 2023 wildfires.
3h	Identify opportunities to increase YLW's air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.	In progress	Increasing YLW's air cargo service was put on hold during the COVID-19 pandemic. YLW has future plans to increase airside land available for development which would allow for more cargo planes to access YLW and provide an opportunity to ship more agricultural products.

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

Action #	Description	Action Status	2023 Action implementation notes
<b>Ongoing Actions</b>			
1.4a	Expand the City's Agricultural Compliance and Enforcement Strategy.	Ongoing	A new agricultural planner position was established in 2022 that will coordinate enforcement efforts with ALC.
1.4b	Establish procedures for zoning compliance review via business license applications on agricultural properties.	Ongoing	The new agricultural planner position will review business license applications on agricultural land to ensure compliance with zoning.
3g	Consider the opportunity for farm tours for elected officials and staff.	In progress	Staff are investigating grant and/or partnership opportunities to offer tours. The Central Okanagan Economic Development Commission recently hosted one for RDCO Board members.
3b	Use existing communications channels (e.g. website, social media, printed signs, pamphlets) to raise the level of understanding about agriculture as outlined in the <i>Farm Community Identity White Paper</i> .	Ongoing	New webpages published on <a href="#">Agricultural Planning</a> .
<b>Actions to be implemented Phase 1 (2018 – 2019)</b>			
1.3a	Review and amend the A1 Zone to ensure compliance.	Ongoing	Zoning Bylaw is amended when ALC makes legislation change.
1.3b	Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone.	Complete	ALC amended legislation to include a maximum total floor area of 500 m2 for the principal dwelling.
1.3c	Revise policy for mobile homes on farmland occupied by the owner's immediate family.	No longer applicable	ALC updated secondary dwelling policy and no longer require occupation by immediate family.
1.3d	Remove "carriage house" as a permitted use within the A1 zoning.	No longer applicable	Council directed updates to Zoning Bylaw to align with ALC's new secondary dwelling allowances.
1.3e	Update zoning bylaw subdivision regulations to increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha.	Complete	Previously complete but updated in new <a href="#">Zoning Bylaw 12375</a> 10.4 Subdivision Regulations.
1.3f	Update vegetative buffer specifications as outlined in <i>Edge Planning White Paper</i> .	Complete	2040 OCP <a href="#">Farm Protection DP Guidelines</a> A 2.0 and B 3.0.
1.3g	Investigate parking limitations on agricultural lands.	In progress	ALC has regulations for event parking and the city regulates parking as prescribed in the 2040 OCP <a href="#">Farm Protection DP Guidelines</a> B2.0. Staff will continue to investigate parking limitations consistent with ALR regulations and ALC policies.
1.3h	Create a clear definition in the Zoning Bylaw for local food retail opportunities outside of the ALR as described in the <i>Local Food Retail Opportunities White Paper</i> (see Appendix E).	No longer applicable	The Zoning Bylaw allows independent mobile concession and vendor operators to set up on privately owned land in many zones throughout the City. Opportunities to operate on select municipal lands are posted annually.
1.3i	Revise the definition of "urban agriculture" to include the sale of farm products as a seasonal retail operation.	Not Proceeding	Online farm product sales on non-ALR land can fall within the home-based business parameters of the Zoning Bylaw. There are also many opportunities for mobile vending in the City. However, the sale of farm products from non-farm properties is restricted due to conflict issues (e.g. parking) so staff have determined not to pursue this action.

Action #	Description	Action Status	2023 Action implementation notes
1.3j	Design specific sites and/or zones as suitable for "local produce stands" as per the <i>Local Food Retail Opportunities White Paper</i> (Appendix E).	No longer applicable	The Zoning Bylaw allows independent mobile concession and vendor operators to set up on privately owned land in many zones throughout the City. Opportunities to operate on select municipal lands are posted annually.
3c	Investigate opportunities for pop up markets to sell local produce as described in the <i>Local Food Retail Opportunities White Paper</i> (Appendix E).	No longer applicable	The Zoning Bylaw allows independent mobile concession and vendor operators to set up on privately owned land in many zones throughout the City. Opportunities to operate on select municipal lands are posted annually.
1.3k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and ALC regulations.	Complete	ALR Use Regulation govern events on ALR land and events that meet the regulations cannot be prohibited by local governments.
<b>Actions to be implemented in Phase 2 (2020 – 2022)</b>			
1.3l	Investigate options to regulate permitted uses in the ALR consistent with the Ministry of Agriculture Bylaw Standards.	Ongoing	As the MAF/ALC continues to update their policies, more updates will be required. MAF is updating sections of their Guide for Bylaw Development in Farming Areas in 2024.
1.4f	Update the <i>Soil Deposit and Removal Bylaw</i> to ensure that it reflects current industry best practices. Consider identifying priority areas, such as the ALR, whereby soil deposit and removal will be restricted.	Complete	ALR Use Regulations provide rules for soil deposit and removal on ALR land. A Soil Removal and Deposit permit is issued on lands in the ALR provided the use is permitted via the ALR Regulations, notice of intent or application.
1.4g	Update the <i>Business Licence Bylaw</i> to include the new definition of local food sales. A license should be required for these retail operations whether the stand is on public or private property.	Not proceeding	Staff are updating the <i>Business Licence Bylaw</i> with the goal of being more simplistic and aligned with Zoning Bylaw.
1.4h	Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.	In Progress	A business licence is required to hold events on agricultural land. Future initiatives will look to align the ALR Use Regulation and to limit negative impacts to farmland.
3e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City.	In Progress	Staff have reviewed agricultural signage and/or agricultural signage programs in local governments and First Nations in BC and are exploring next step to implement an agricultural signage program.
<b>Actions to be implemented in Phase 3 (2023-2027)</b>			
2h	Investigate creative approaches to provide existing neighborhoods on the urban side of the Permanent Growth Boundary with vegetative buffers.	Not started	

Table 3: Action completion summary

	Actions with existing resources					Actions with additional resources				
	Completed / ongoing	In progress	Not started	Not proceeding / no longer applicable	Total	Completed / ongoing	In progress	Not started	Not proceeding / no longer applicable	Total
Ongoing	9	0	0	0	9	3	1	0	0	4
Phase 1 (2018 – 2019)	13	0	0	0	13	5	1	0	6	12
Phase 2 (2020 – 2022)	3	1	1	1	6	2	2	0	1	5
Phase 3 (2023 – 2027)	0	2	0	0	2	0	0	1	0	1
<b>Totals</b>	<b>25</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>30</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>22</b>

**Table 4. Actions where the City plays a supportive role**

Action #	Description	Action Status	2023 Action implementation notes
5a	Continue to support OK Sterile Insect Release program.	Ongoing	Council adopted the Sterile Insect Release Parcel tax and Sterile Insect Release Program Bylaw 2023
5b	Continue to support agricultural economic development goals.	Ongoing	Staff maintain relationships with the Agriculture and Connector Program Specialist at the Central Okanagan Economic Development Commission.
5c	Investigate changes to encourage improved waste diversion (including yard waste collection) as per the 2017 Solid Waste Management Plan.	Ongoing	The Central Okanagan Agricultural Chipping Program offers an alternative for disposal or burning of agricultural waste.
5d	Continue to support community groups to determine infrastructure for a permanent farmers' market location.	Complete	A new location for the farmers market has been identified at the Landmark District
5e	Encourage farmers to work with the Province to manage troublesome wildlife.	Ongoing	MAF's Business Resource Management Branch Agricultural Wildlife Program – <a href="#">compensates agricultural producers for wildlife damage</a> , and there may be funding for fencing to exclude wildlife in some circumstances.
5f	Encourage initiatives for land linking and mentorship programs for farmers.	Ongoing	As City owned agriculturally suitable lands become available, the City publicly advertises the opportunity for agricultural operators to enter into a farm lease with the city.
5g	Work with Agriculture and Agri-Food Canada Summerland Research Station and BC Ministry of Environment to determine opportunities for soil maps to be digitized.	Complete	Provincial <a href="#">Soil Information Find Tool</a> available
5h	Encourage the Province to re-establish agricultural liaison services.	In progress	MAF has hired two regional extension specialists who focus on tree fruits and grapes.
5i	Encourage the Province to restrict the sale of trees that can negatively impact the agricultural industry.	Ongoing	Sales of fruit trees from out of province or country are restricted.
5j	Partner and build relationships with community-based organizations working on pollinator protection initiatives.	Not started	



City of  
**Kelowna**

# Agriculture Plan Progress Report

November 2023



# Agriculture in Kelowna

- ▶ 46% of the land base dedicated to Agriculture (A1 (ALR) & A2 zone)
- ▶ 983 parcels equaling 6,507 actively farmed in Kelowna
- ▶ \$190 million in farm operating revenue (2021, Central Okanagan)
- ▶ Provides local food security, attenuates stormwater, mitigates flood and wildfire risk, reduces heat island, tourism
- ▶ Crops and farm products have national and international reputation

# Ag Plan background

- ▶ Vision

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

- ▶ 52 recommendations (actions)

- ▶ 30 actions with existing resources
- ▶ 22 actions if additional resources

- ▶ 13 indicators to measure success



# Changes since 2017

- ▶ ALC Act and ALR Regulations amendments
- ▶ COVID-19 pandemic
- ▶ Climate hazards affecting production
- ▶ New City policy and plans (OCP, TMP, etc.)
- ▶ New Council Priorities

CBC

Agricultural sector bracing for Okanagan wildfire season after dry spring

## New Agricultural Land Reserve regulations take effect

severe

Legislation bans mega-mansions and penalizes illegal dumping

CBC News · Posted: Feb 23, 2019 3:51

## Crime, safety, affordable housing and other priorities endorsed by Kelowna council

'During the election last fall, citizens told us directly what is important to them'

KELOWNA ADOPTS NEW OCP

## Kelowna city council has adopted its roadmap for future growth over the next 20 years

Wayne Moore · Oct 27, 2021 / 4:00 am



CityNews Vancouver

## Okanagan growers continue with harvests

The show must go on, and orchards in the Okanagan are pushing on with their harvests, despite the wildfires and smoke.

Aug 22, 2023

EXTREME DROUGHT DECLARED

## Extreme drought declared in Central, North Okanagan by Ag Canada

Colin Dacre · Aug 14, 2023 / 5:49 pm

CBC

## Trucking industry working to get around catastrophic B.C. highway closures

The 4 highway links between the Lower Mainland and B.C.'s Interior are closed, rattling supply chains. Rafferty Baker · CBC News · Posted:...

Nov 17, 2021

# Agriculture Plan relationships



# Action progress

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- 35 Completed or ongoing
- 7 In progress
- 2 Not started
- 8 No longer applicable / Not proceeding



# Action highlights

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- ▶ Increased coordination efforts with ALC Compliance & Enforcement
- ▶ Reinforcement of PGB in new OCP
- ▶ Revised Farm DP Guidelines in new OCP
- ▶ Ag zoning refinements in new Zoning bylaw
- ▶ Mow/chip/rent/buy rebate
- ▶ New term agricultural planner position



# Evaluating success



5 indicators performing  
in the right direction



2 indicators with minimal  
difference



4 indicators performing in  
the wrong direction



## Next Steps

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- ▶ Completing Agriculture Land Use Inventory
- ▶ Regional Agricultural Round Table
- ▶ Continue to integrate agricultural lens into other City policies and plans
- ▶ Continue with “ongoing” and “in progress” actions
- ▶ Investigate options for “not started” actions
- ▶ Participate in Regional Agricultural Strategy (scheduled for 2024)



City of  
**Kelowna**

*Questions?*

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