

Agricultural Advisory Committee

AGENDA



Thursday, June 8, 2017
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

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

2. Applications for Consideration

- | | | |
|------------|---|-----------------|
| 2.1 | 540 Jaginder Lane, Z16-0086 - Urban Options Planning & Permits (M.A. and E.A. Hiebert) | 3 - 13 |
| | To review a rezoning application of the subject property to permit a carriage house in addition to the primary residence, adjacent to a farm operation in the ALR. | |
| 2.2 | 1160 McKenzie Rd, DP17-0130 - Karmjit and Avineet Gill | 14 - 31 |
| | To review a development permit application of the subject property for buffering of a recreational vehicle site for nine RV sites in an A1t – Agriculture 1 with Agri-tourist Accommodation Zone. | |
| 2.3 | Draft Agriculture Plan | 32 - 110 |
| | To present the 2017 Draft Agriculture Plan to the Agriculture Advisory Committee. | |

3. Old Business

3.1 Report to Council Discussion

To discuss the items the Committee would like to include in the Annual Report to City Council.

3.2 Temporary Farm Worker Housing Update

3.3 Agricultural Tour - June 14th

4. Next Meeting

July 13, 2017

5. Termination of Meeting

COMMITTEE REPORT



Date: June 8, 2017

RIM No. 1250-30

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (MS)

Application: Z16-0086 **Owner:** M.A. Hiebert
E.A. Hiebert

Address: 540 Jaginder Lane **Applicant:** Urban Options Planning &
Permits

Subject: Application to rezone a property from A1-Agriculture 1 to RR3-Rural Residential 3 with Carriage House

1.0 Purpose

To review a rezoning application of the subject property to permit a carriage house in addition to the primary residence, adjacent to a farm operation in the ALR.

2.0 Community Planning

Community Planning notes the following regarding the proposed rezoning:

- The use is permitted in the proposed zone;
- The property was connected to sanitary sewer when the sewer and road was upgraded in 2011;
- The property is not in the Agricultural Land Reserve; and
- No variances are required.

Staff notes that while the property is not in the ALR and not a farming property, it is adjacent a farming operation in the ALR. Specifically, staff would like the AAC to provide guidance and comment on how to best address potential adjacency issues should Council support the rezoning of the property to RR3 – Rural Residential with Carriage House.

3.0 Proposal

3.1 Background

The property was originally part of a larger agriculture parcel. In 1969, this parcel was subdivided from the larger parcel. In 2008, Jaginder Lane was dedicated, and formal access to the property was transferred from Highway 33 to Jaginder Lane.

Given that the property was subdivided from the original farm, and that it's size corresponds with the size of a Rural Residential 3 zone, a rural residential zone is appropriate.

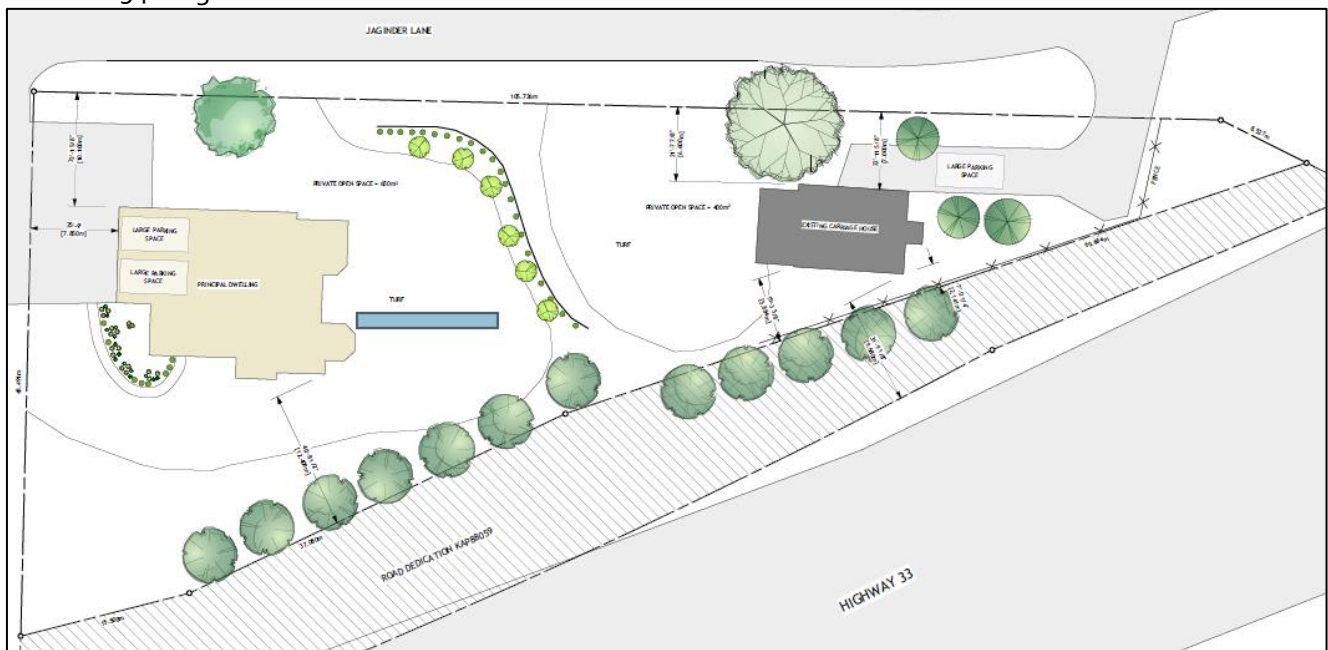
In 1996, the current primary residence was built. At the time, the owner signed a covenant that permitted the original farmhouse to be occupied by a long time farm worker and their family.

Since 1996, the City has permitted carriage houses in the rural residential zones. In addition, when the widening of Highway 33 occurred from 2009 through 2011, sanitary sewer connections were made to both houses on the property.

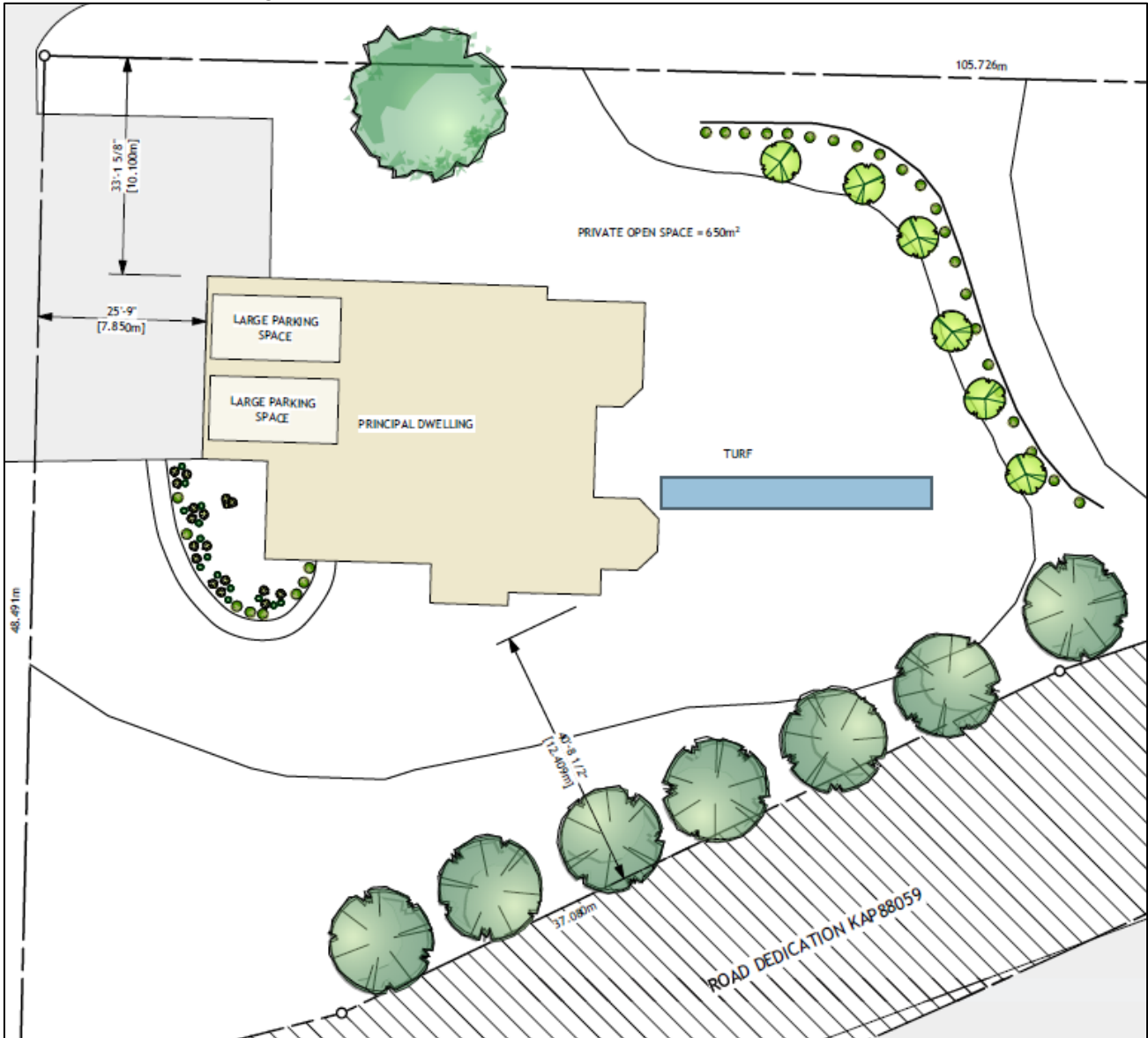
3.2 Project Description

The applicant is requesting that the property be rezoned from A1 – Agriculture 1 to RR3c – Rural Residential 3 with Carriage House, to authorize the existing old farmhouse on the property to be used as a carriage house. Two dwellings are permitted in the Rural Residential 3 with Carriage House zone. The primary residence does not have a suite. The farmhouse conforms to the carriage house regulations.

Site Plan: 540 Jaginder Lane



Principal Dwelling: 540 Jaginder Lane



Carriage House: 540 Jaginder Lane



3.3 Site Context

The property lies within the Rutland Sector of the City, according to the Official Community Plan. The property is adjacent Highway 33 E, but is accessed from Jaginder Lane. It is outside the Permanent Growth Boundary, which lies on the other side of Highway 33 from the property.

The property is not within the Agricultural Land Reserve (ALR), but the ALR is adjacent to the east.

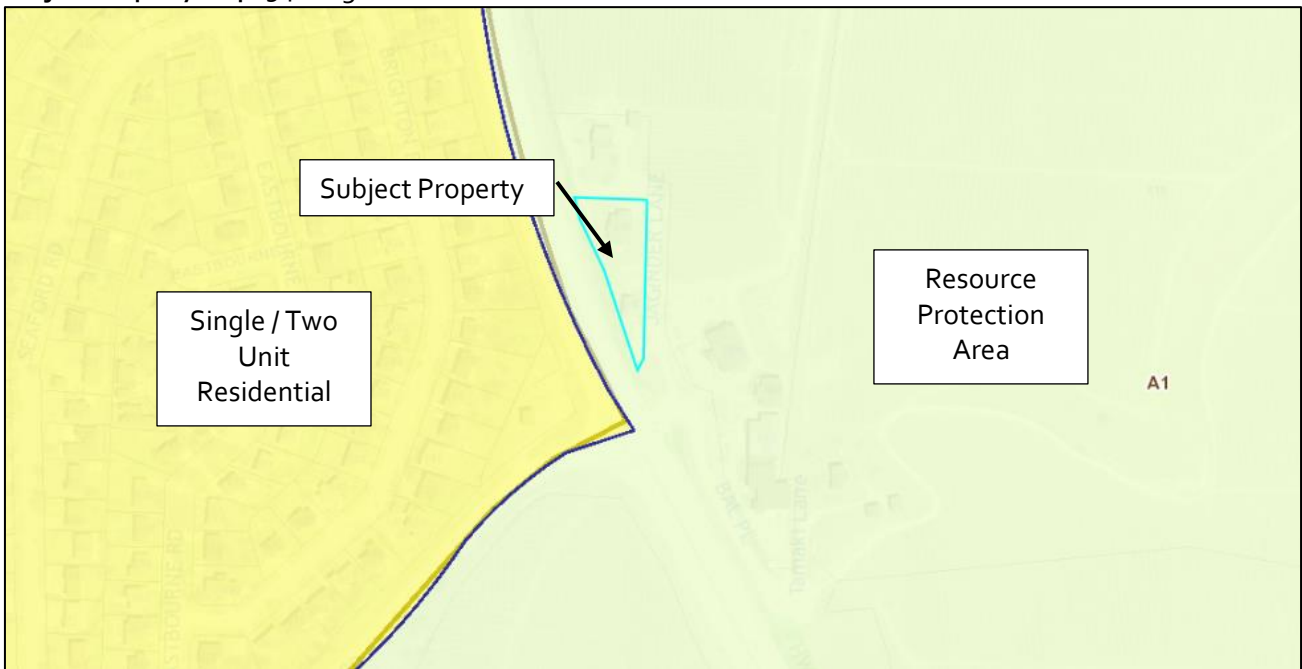
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Rural Residential
East	A1 – Agriculture 1 (ALR)	Agriculture
South	A1 – Agriculture 1 (ALR)	Agriculture
West	RU1 – Large Lot Residential	Urban Residential

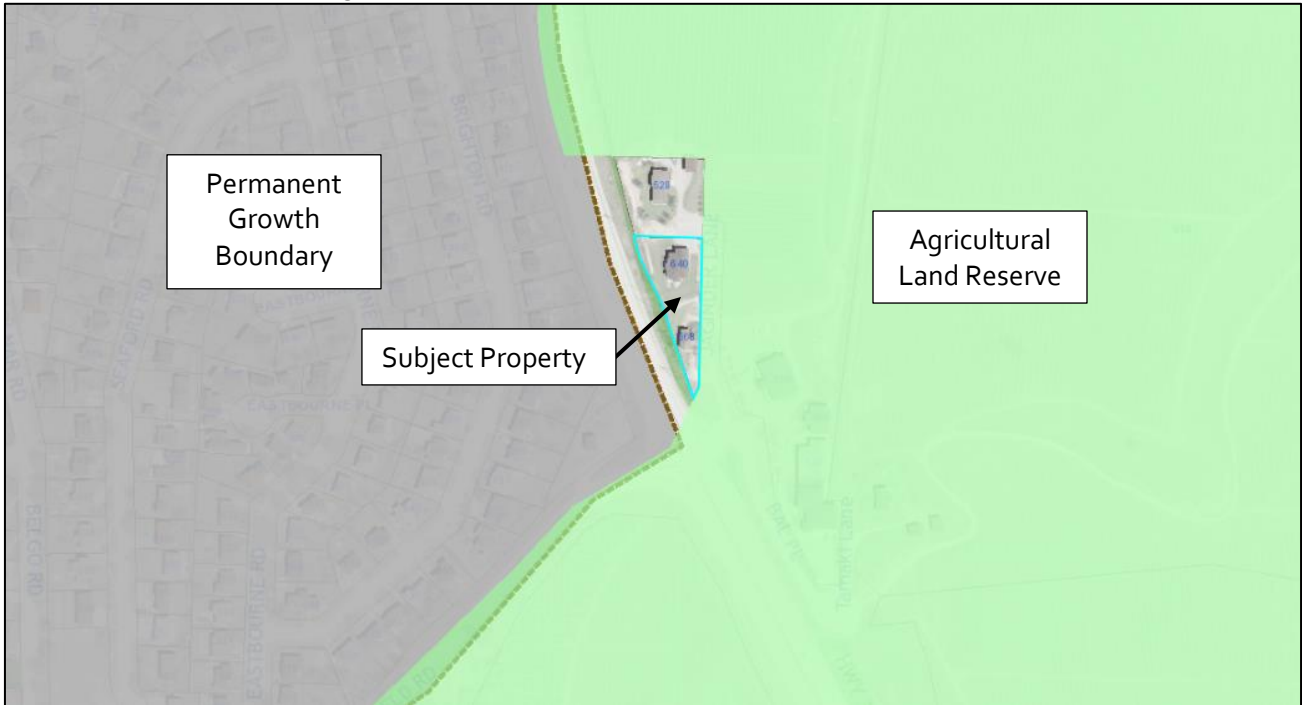
Subject Property Map: 540 Jaginder Lane



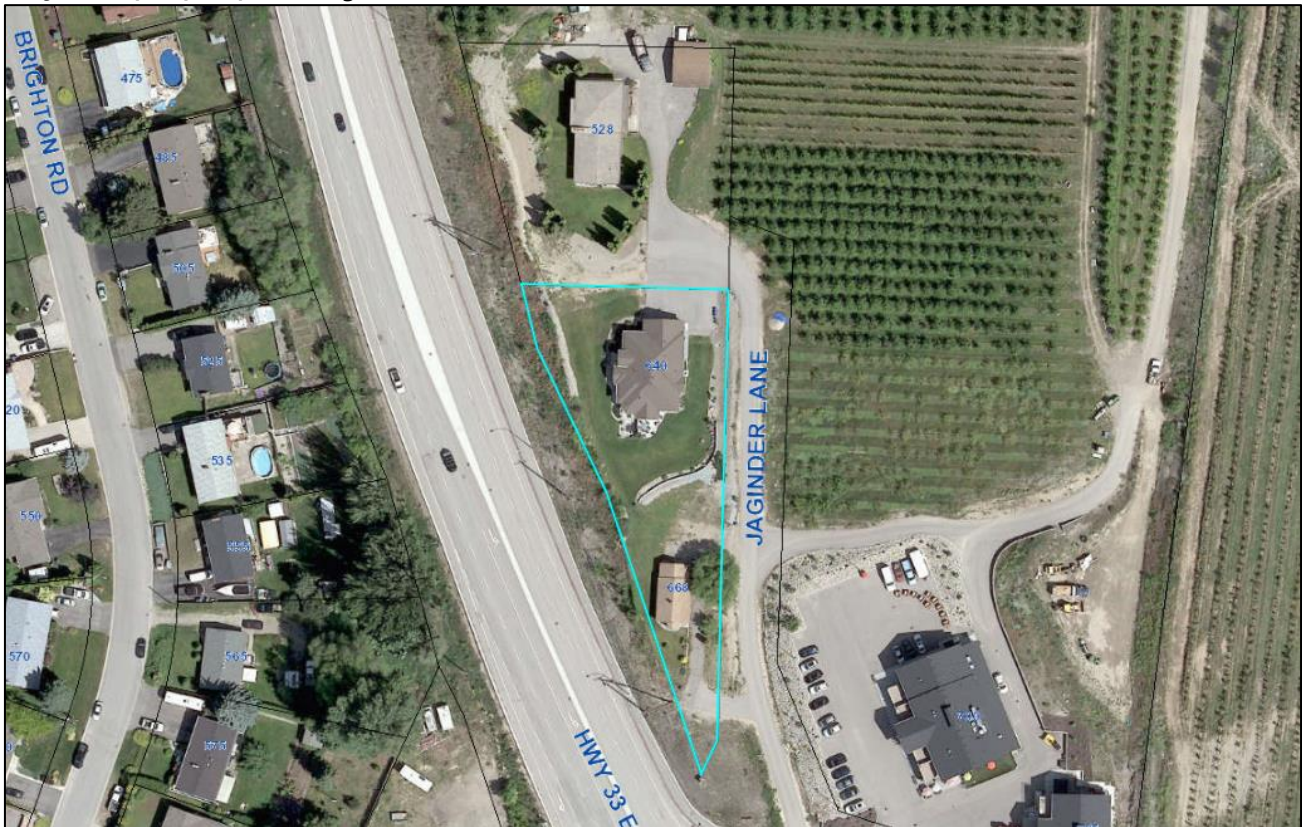
Subject Property Map: 540 Jaginder Lane



Subject Property Map: 540 Jaginder Lane



Subject Property Map: 540 Jaginder Lane



3.4 Zoning Analysis Table

Applicable zoning requirements as it relates to the subject property for the Rural Residential 3 with Carriage House zone is outlined below.

Zoning Analysis Table		
CRITERIA	RR3c ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	1660 m ²	2885 m ²
Lot Width	18 m	70 m (average)
Lot Depth	30 m	31.5 m (average)
Development Regulations – Principal Dwelling		
Height	9.5 m	7 m
Front Yard	6 m	10.1 m
Side Yard (south)	2 m	76 m
Side Yard (north)	2 m	7.85 m
Rear Yard	7.5 m	26 m (average)
Development Regulations – Carriage House ¹		
Height	4.8 m	4.8 m
Front Yard	6 m	6.6 m
Side Yard (south)	4.5 m (flanking)	38.5
Side Yard (north)	2 m	64.9 m
Rear Yard	2 m (See note ²)	2.14 m
Other Regulations		
Minimum Parking Requirements	3 stalls	2 Principal Dwelling / 1 Carriage House
Peak Height Comparison	Carriage House not to exceed	Principal 7 m / Carriage House
Private Open Space	30 m ²	Carriage House: 400m ² Principal Dwelling: 650m ²
Carriage Floor Area	75% of the principal dwelling to a maximum of 90m ²	principal dwelling: 390.9 m ² carriage house: 72m ² 18.4%
Maximum footprint of all accessory buildings	Lesser of 90m ² or 14% is permitted except when 1 storey in height then 100m ²	96.6m ² or 3.3%
¹ Per Bylaw 8000, Section 9.5b.1(c) on double fronting lots, the carriage house should be sited in accordance with the regulations for a single detached dwelling. ² Per Bylaw 8000, Section 9.5b.15 Rear yard setback for a carriage house is 2.0 metres, and also Section 1.8.1, where a property has been reduced in size due to a city or provincial road taking, the distance of the original property line will be considered.		

4.0 Technical Comments

4.1 Development Engineering Department

Refer to Attachment 'A'.

4.2 Fire Department

The Fire Department has no issues with the zoning application. We note that:

- the requirements of Section 9.10.19 Smoke Alarms and Carbon Monoxide alarms of the BCBC 2012 are to be met; and
- all units shall have a posted address on Javinder Lane for emergency services.

4.3 Black Mountain Irrigation District

This re-zoning application will not affect the BMID system as the structures and services are in place. Our record drawings show 3 domestic services to the property and our model has 2 SFU already at this location. Nothing will change in terms of water supply if the re-zoning is approved.

The only concern is that there are no hydrants in this area and current water supply is through a 50 mm diam. main on Springfield Road. This issue was identified when analyzing the system capacity for 700 Hwy 33 East. However, this is an issue with the existing system that is not changing due to the proposed re-zoning.

4.4 Ministry of Transportation and Infrastructure

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act.

5.0 Application Chronology

Date of Application Received:	December 7, 2016
Date Public Consultation Completed:	February 22, 2017
Date Circulation Comments Completed:	March 6, 2017

Report prepared by:

Melanie Steppuhn, Land Use Planner

Reviewed by: Todd Cashin, Subdivision, Suburban and Rural Planning Manager

**Reviewed by
Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

Attachments:

Development Engineering Services Memo
Site Plan

CITY OF KELOWNA

MEMORANDUM

Date: January 18, 2017
File No.: Z16-0086
To: Suburban and Rural Planning (MS)
From: Development Engineering Manager (SM)
Subject: 540 Jaginder Lane

The Development Engineering comments and requirements regarding this application to rezone the subject property from A1 to A1c (carriage) are as follows:

1. General

- a) Provide easements as required.
- b) This application does not trigger any offsite improvements.

2. Domestic water and fire protection.

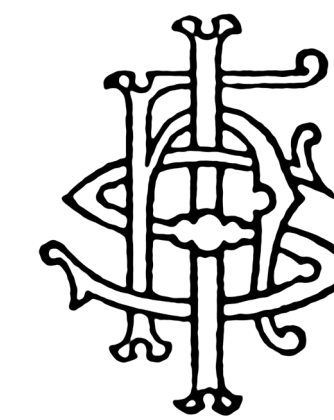
This development is within the service area of the Black Mountain Irrigation District (BMID). All the fees and charges are to be paid directly to BMID.

3. Sanitary Sewer.

The subject property is located within the Local Area Service (LAS) #1. This application does not trigger any Specified Area charges.

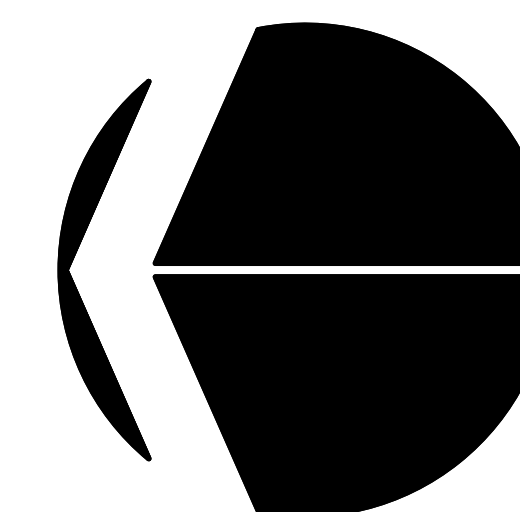
Steve Muenz, P.Eng.
Development Engineering Manager

jo



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7938

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PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT
RESIDENTIAL DEVELOPMENT
540 JAGINDER LANE
KELOWNA, BC V1X 8E9
LOT A PLAN KAP19310

DRAWING TITLE
ELEVATIONS

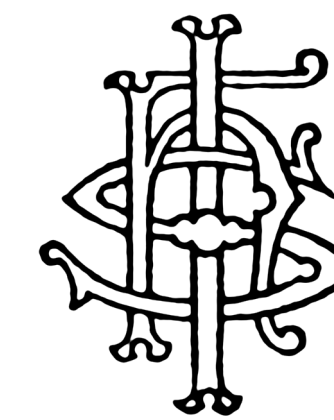
DATE
DECEMBER 5, 2016

DRAWING NUMBER
1
of
1



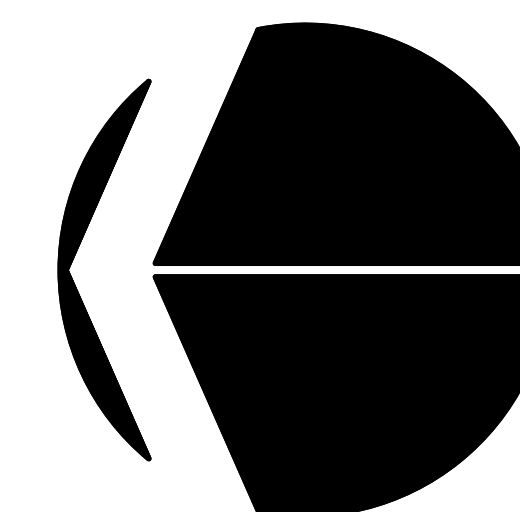
1 SITE PLAN
Scale: 1:200





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 1392 MINE HILL DRIVE
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PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT
 RESIDENTIAL DEVELOPMENT
 540 JAGINDER LANE
 KELOWNA, BC V1X 8E9
 LOT A PLAN KAP19310

DRAWING TITLE
 ELEVATIONS

DATE
 DECEMBER 5, 2016

DRAWING NUMBER
 1
 of
 1



1 SITE PLAN
 Scale: 1:200



COMMITTEE REPORT



Date: June 8, 2017

RIM No. 0940-00

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (MS)

Application: DP17-0130

Owner: Karmjit S. Gill
Balvir K. Gill
Avineet S. Gill

Address: 1160 McKenzie Rd

Applicants: Karmjit S. Gill
Avineet S. Gill

Subject: Application for a Development Permit for Nine Agri-tourism Recreational Vehicle Trailers in an A1t- Agriculture 1 with Agri-tourist Accommodation Zone

1.0 Purpose

To review a development permit application of the subject property for buffering of a recreational vehicle site for nine RV sites in an A1t – Agriculture 1 with Agri-tourist Accommodation Zone.

2.0 Community Planning

Community Planning notes the following regarding the development permit application:

- The use is permitted in the existing zone;
- The property had an expired Development Permit (DP14-0028) that can no longer be constructed as proposed; and
- The property is in the Agricultural Land Reserve.

In 2015 Council approved a zone amendment for the property of A1t- Agriculture with Agritourist Accommodation. In addition, a Development Permit (DP) was issued for nine RV units. However, the site can no longer be constructed as proposed. The new DP is in response to a reconfiguration of the revised RV site layout.

With respect to this application, Council is looking to the AAC to provide a recommendation with respect to how to reduce impacts to agriculture both on the property and surrounding properties. For example, with respect to how the proposed vegetative buffer and fencing will function for the Recreational Vehicle (RV) site, the farm itself, and surrounding agricultural operations.

3.0 Proposal

3.1 Background

In 2015, the applicant received a rezoning amendment for the subject property for A1t - Agriculture 1 with Agri-tourist Accommodation. The proposal was for nine recreational vehicle sites. The RV sites were to complement a fruit stand with proposed agriculture tours on the property. Construction for the fruit stand and a single family dwelling were initiated in 2016. A Development Permit (DP14-0028) was issued for the project that included a RV Park layout.

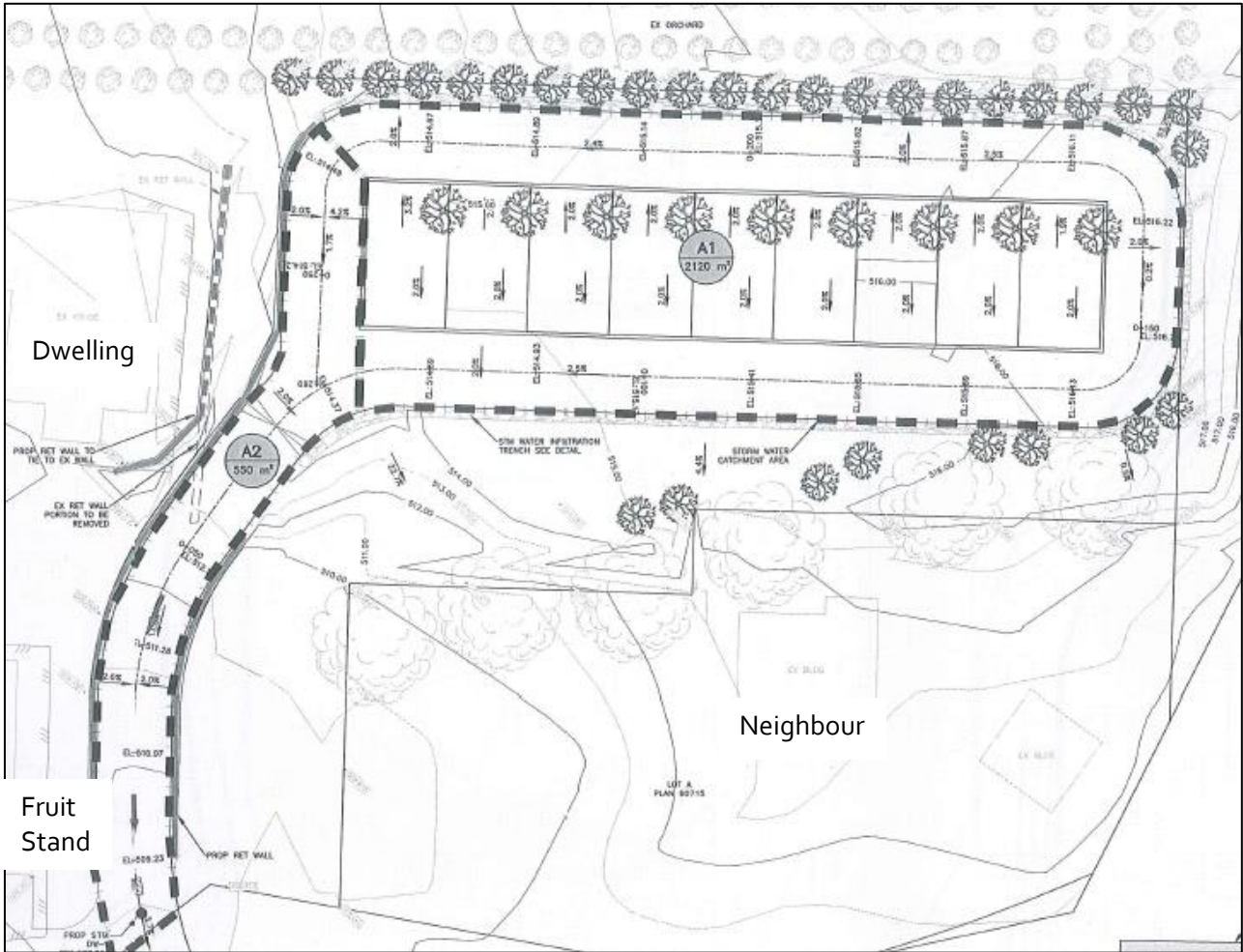
During construction, the location of the single family dwelling resulted in required revisions to the driveway for the RV Park and subsequently that the proposed site plan (DP14-0028) could not be constructed as originally proposed. This application proposes a revised site plan in response to the new configuration of structures on site.

3.2 Project Description

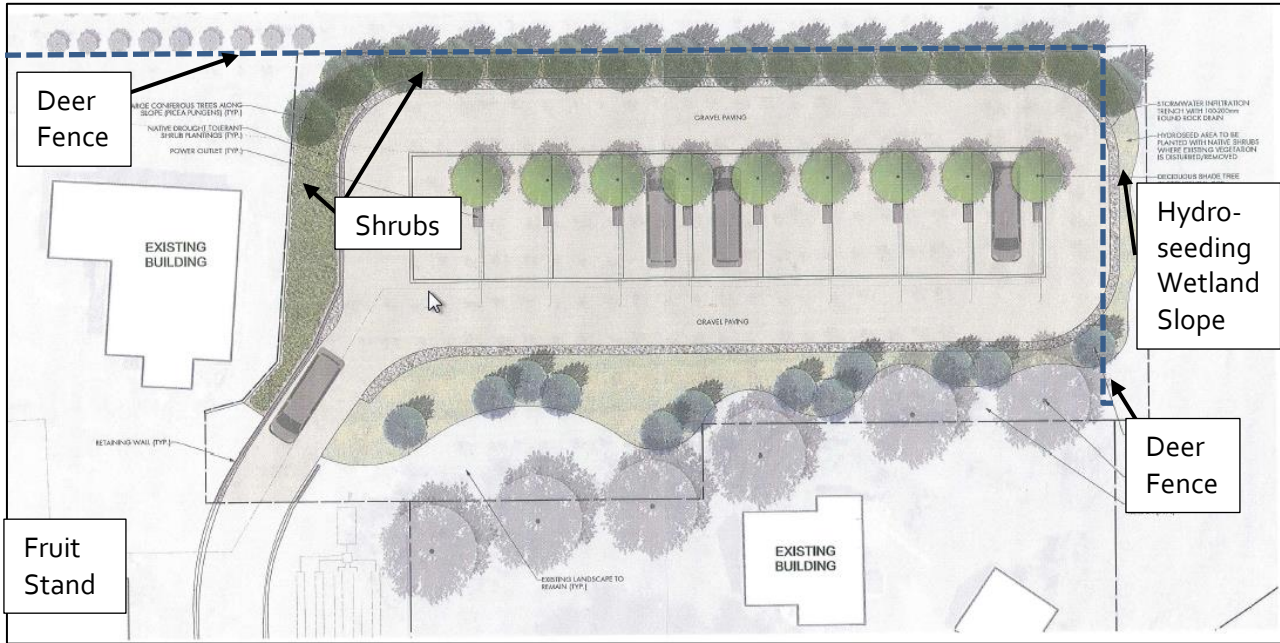
The applicant is requesting a development permit for constructing a recreational vehicle site for nine RV sites in an A1t- Agriculture 1 with Agri-tourist Accommodation Zone on the property. The proposal includes a landscape buffer and deer fencing along the orchard to the north and wetland to the east. Retaining walls are required to support the access road .

During site work, soils and vegetation adjacent the protected wetland on the property to the east of the RV Park was disturbed. The landscape plan has outlined erosion control measures to protect the wetland during construction and a seed mix for hydroseeding the sensitive areas as part of the DP.

Proposed RV Layout: 1160 McKenzie Rd



Landscape Plan: 1160 McKenzie Rd



Plant List: 1160 McKenzie Rd

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
PICEA PUNGENS	COLORADO SPRUCE	16	2.0m HT.
PICEA PUNGENS 'BACKERI'	BAKERI SPRUCE	12	1.5m HT.
ULMUS AMERICANA 'BRANDON'	BRANDON ELM	9	6cm CAL.
SHRUBS			
CHRYSOTHAMNUS NAUSEOSUS	RABBIT BUSH	18	#01 CONT. /1.8M O.C. SPACING
CORNUS SERICEA	RED OSIER DOGWOOD	7	#01 CONT. /3.0M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	18	#01 CONT. /1.5M O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	18	#01 CONT. /1.8M O.C. SPACING
ROSA WOODSII	WOOD'S ROSE	19	#01 CONT. /1.5M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	18	#01 CONT. /1.5M O.C. SPACING

3.3 Site Context

The subject property is located at 1160 McKenzie Rd along the upper Rutland Bench in the eastern part of the City. Twelve rural residential lots are near the subject property to the northwest, while several rural residential lots are directly to the south. The property underwent a homesite severance subdivision in 1997, which lies to the south of the proposed RV Park.

The subject property is in the ALR. Land use to the north, east, south and southeast is zoned agricultural and is surrounded completely by properties in the ALR. The subject property is within the Black Mountain Irrigation District (BMID) water supply area.

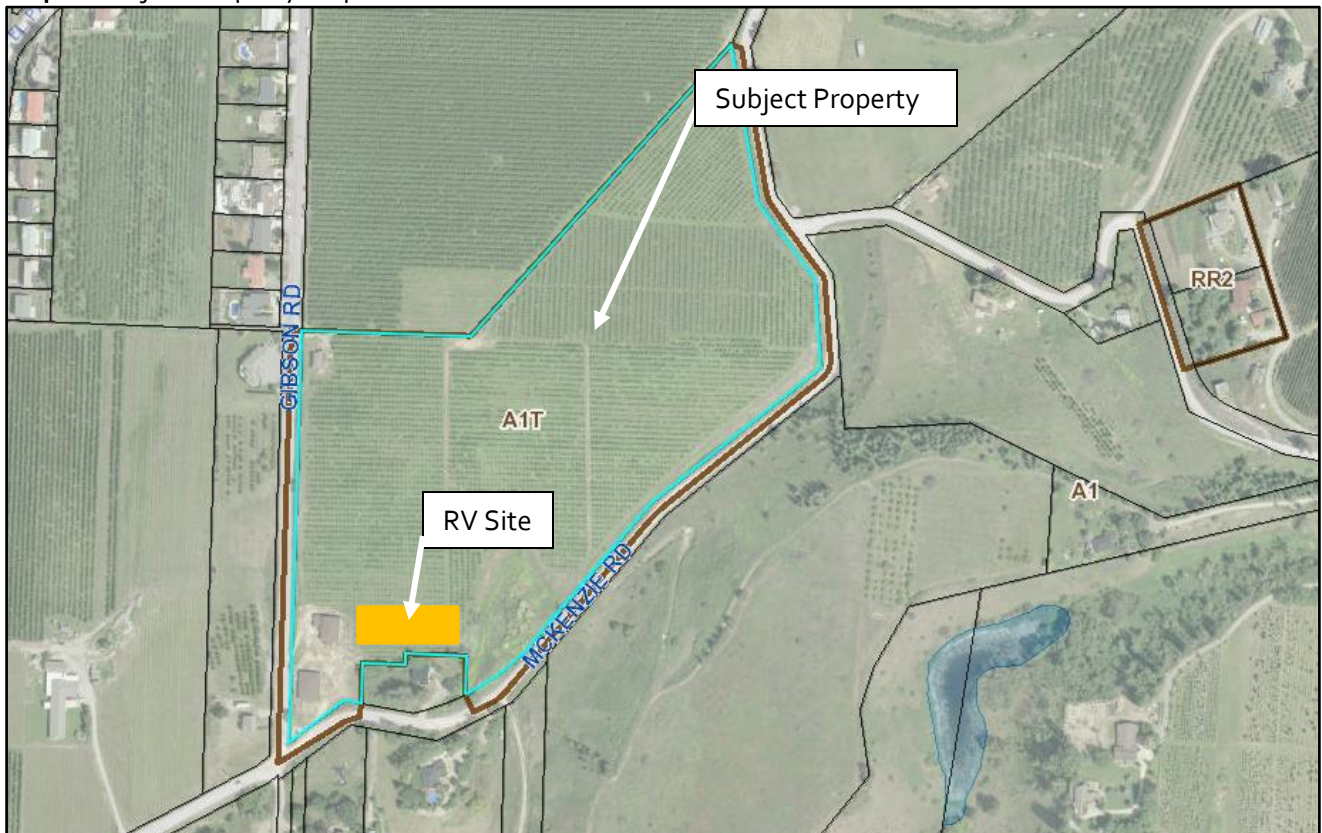
Parcel Summary – 1160 McKenzie Rd Road:

Parcel Size: 9.76 hectares (24.12 acres)
 Elevation: 506.0 to 520.0 metres above sea level (masl)

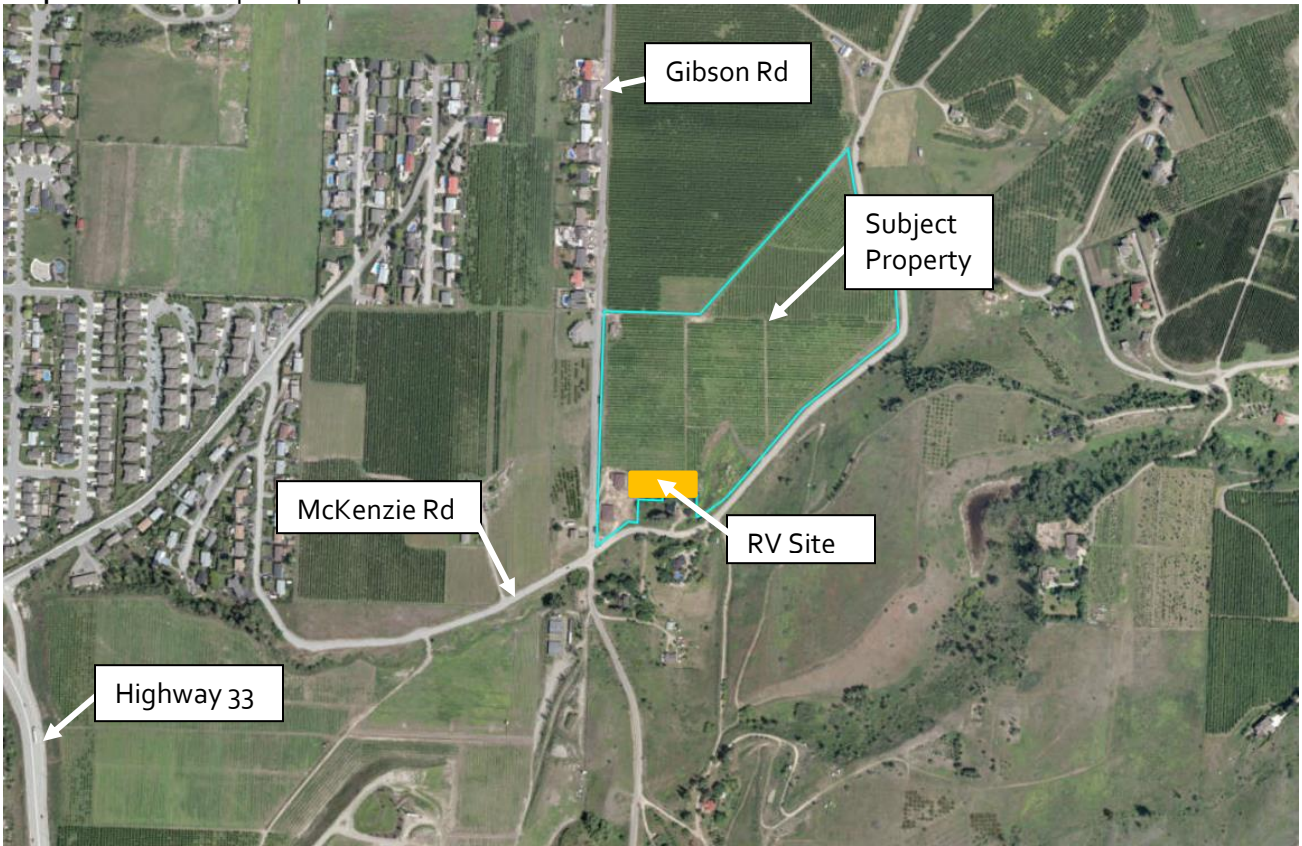
Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use	ALR
North	A1 – Agriculture 1	Agricultural	Yes
Northeast	A1 – Agriculture 1	Rural Residential	Yes
East	A1 – Agriculture 1	Agricultural / Rural Residential	Yes
South	A1 – Agriculture 1	Agricultural	Yes
Southwest	A1 – Agriculture 1	Agricultural / Rural Residential	Yes
West	A1 – Agriculture 1	Agricultural	Yes

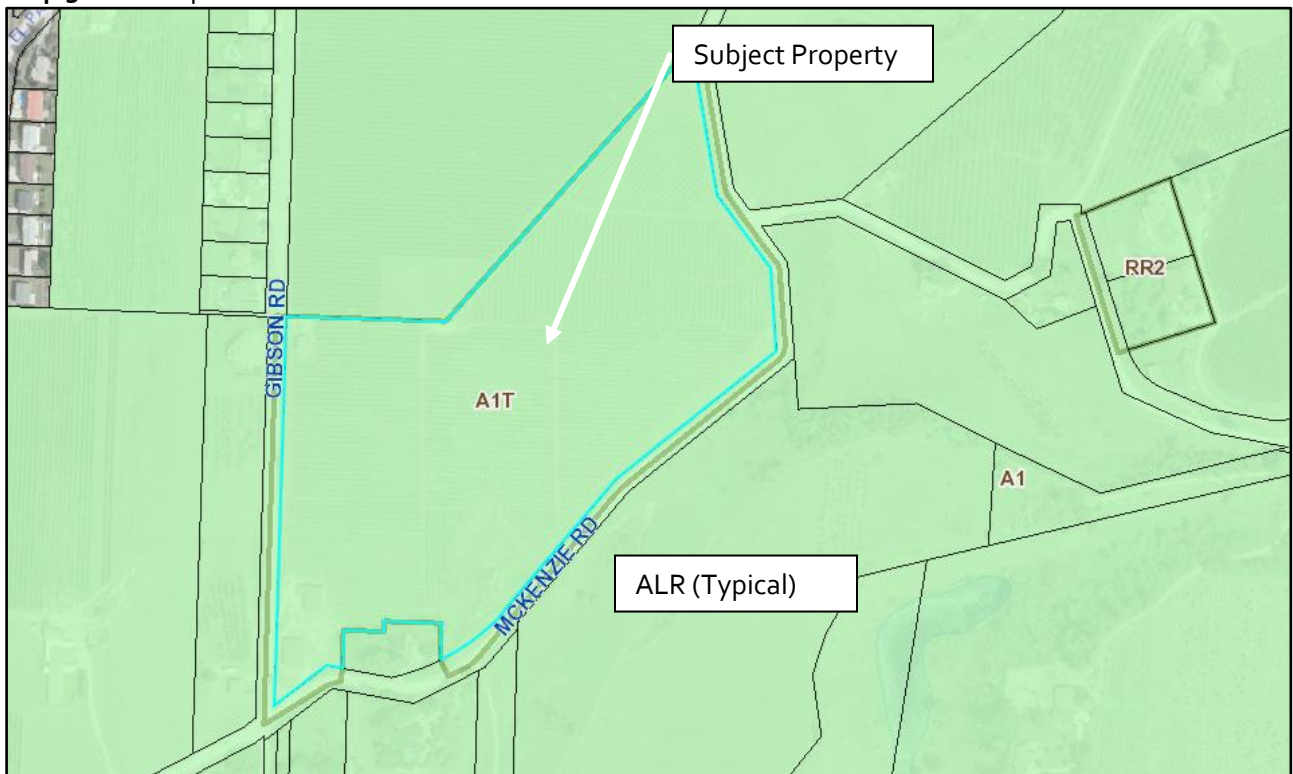
Map 1: Subject Property Map - 1160 McKenzie Rd



Map 2: Context Map Map - 1160 McKenzie Rd



Map 3: ALR Map - 1160 McKenzie Rd



3.4 Zoning Analysis Table

Applicable zoning requirements as it relates to the subject property for the A1t – Agriculture 1 with Agri-tourist Accommodation zone is outlined below.

Zoning Analysis Table		
CRITERIA	A1t ZONE REQUIREMENTS	PROPOSAL
Regulations Bylaw No. 8000 Section 11.8 – Agri-tourist Accommodation ¹		
Minimum Lot Size	4.0 ha	9.76 ha
Maximum Units Per hectare	1 unit per hectare	9 units
Site Coverage	5%	3.16%
Setback to any lot line	10 m	14 m or greater
Surfacing	Permeable Surfacing	Permeable Surfacing (Crushed Gravel)
Landscape Buffer	Level 5 Landscape Buffer (including fencing) around the perimeter of the agri-tourist accommodation and abutting properties	Fencing along the orchard, wetland and property to the south.
Sanitary	Sanitary Dump provided	Sanitary Dump provided
Regulations Bylaw No. 8000 Section 7.5.9 – Agri-tourist Accommodation		
Retaining Wall Height	not to exceed 1.2m in height	2.0 m height 1
¹ Per Bylaw 8000, Section 11.8 (Note the property received zoning prior to this section being deleted from bylaw, but the section applies to the property). 1 Indicates a requested variance to Bylaw 8000, Section 11.8 a Level 5 Landscape Buffer (incl. fencing) is required around the perimeter of the agri-tourist accommodation. 1 Indicates a requested variance to Bylaw 8000, Section 7.5.9 7.5.9 Retaining walls on all residential lots must not exceed a height of 1.2 m measured from grade on the lower side.		

4.0 Current Development Policies

4.1 Kelowna 2030 Official Community Plan: Greening Our Future (OCP)

Farm Protection DP Guidelines¹

The objectives of the Farm Protection DP Guidelines are to:

- protect farm land and farm operations;
- minimize the impact of urban encroachment and land use conflicts on agricultural land; and
- minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

Guidelines²

On agricultural lands, where appropriate, locate all buildings and structures, including farm help housing and farm retail sales, within a contiguous area (i.e. homeplate). Exceptions may be permitted where the buildings or structures are for farm use only.

¹ City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.2 - 15.4.

² City of Kelowna 2030 Official Community Plan (2011) - Farm Protection Development Permit Chapter; p. 15.3

Objectives

Objective 5.33 Protect and enhance local agriculture³.

Policy. 1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Objective 5.34 Preserve productive agricultural land⁴.

Policy. 3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

4.2 Ministry of Agriculture (MOA)

Regulating Agri-Tourism and Farm Retail Sales in the Agricultural Land Reserve. Discussion Paper and Proposed Minister’s Bylaw Standards.⁵

Proposed Definition: *Accessory (agri-tourism)* means that the agri-tourism is subordinate to the active *farm operation* on the same lot. *Agri-tourism* uses and activities only augment a farmer’s regular farm income, not exceed or replace it.

Proposed Definition: *Agri-tourism* is travel that combines agricultural or rural settings with products of agricultural operations – all within a tourism experience that is paid for by visitors. It is a tourist activity, service or facility which is accessory to a farm operation, as defined in the *Farm Practices Protection (Right to Farm) Act*, where the land is classified as a farm under the *Assessment Act*; and, where the farm is in active operation each year.

Report prepared by:

Melanie Steppuhn, Land Use Planner

**Reviewed by
Approved for Inclusion:**



Todd Cashin, Suburban and Rural Planning Manager

Attachments:

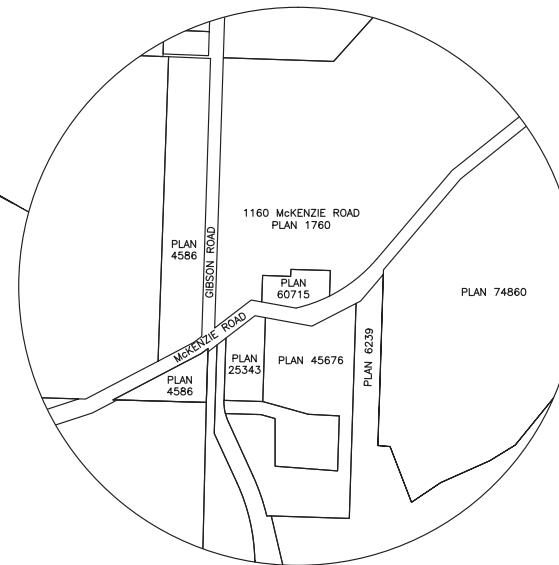
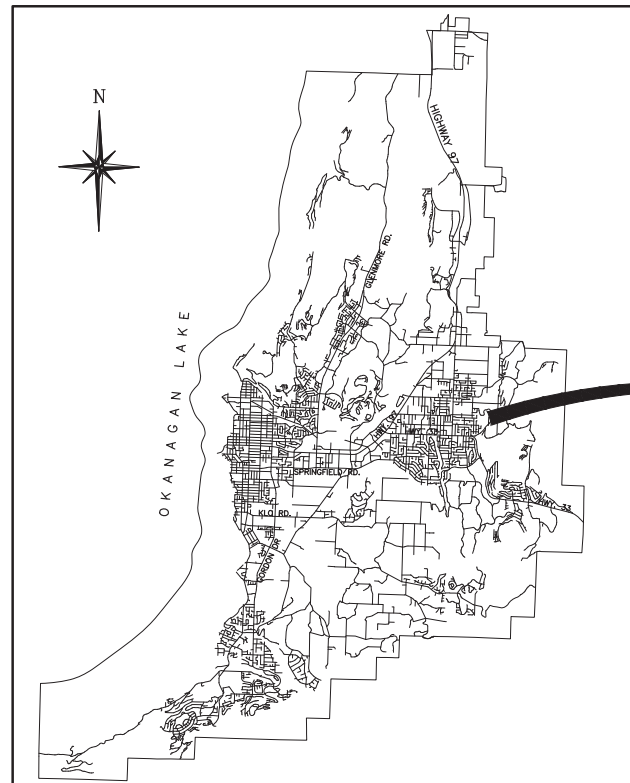
- Site and Grading Plans
- Landscape Plan
- Site Photos

³ City of Kelowna 2030 Official Community Plan (2011) - Development Process Chapter; p. 5.35.

⁴ City of Kelowna 2030 Official Community Plan (2011) – Development Process Chapter; p. 5.36.

⁵ Ministry of Agriculture, Regulating Agri-tourism and Farm Retail Sales in the Agricultural Land Reserve, Discussion Paper and Proposed Minister’s Bylaw Standards. September 13, 2015

KARMA GILL 9 LOT RV PARK 1160 MCKENZIE ROAD KELOWNA, BC



SITE LOCATION
NTS

GENERAL NOTES

- CONSTRUCTION SHALL ONLY PROCEED WITH APPROVED ISSUED FOR CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR RESPONSIBILITY TO ASSURE THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET OF DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT FROM DIGITAL INFORMATION. ACCURACY FROM DIGITAL FILES IS NOT GUARANTEED. LAYOUT TO CONFORM TO DISTANCES AND OFFSETS AS SHOWN ON THE CONTRACT DRAWINGS. CONTRACTOR TO CONFIRM THE ACCURACY OF THE LAYOUT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS FOR CONSTRUCTION & ARRANGING FOR DISPOSAL OF GROUND WATER AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE ALL TESTING REQUIRED WITH THE TESTING FIRM SPECIFIED BY THE ENGINEER.
- INITIAL TESTING COSTS TO BE BORN BY THE DEVELOPER WITH THE COST OF RETESTS OF FAILED TESTS BORN BY THE CONTRACTOR.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS, UNDERGROUND, ABOVEGROUND UTILITIES & STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS. WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING AROUND LEGAL PINS TO AVOID DISTURBANCE. IF THE CONTRACTOR IS UNABLE TO AVOID DISTURBANCE OF ANY PIN BECAUSE OF PHYSICAL CONSTRAINTS OF THE SITE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO DISTURBING THE SURVEY PIN. ANY SURVEY PIN DISTURBED WITHOUT NOTIFYING THE ENGINEER, SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY.
- ALL HYDRO AND COMMUNICATION INSTALLATION TO CONFORM TO INDIVIDUAL UTILITY COMPANY STANDARDS & CITY OF KELOWNA STANDARDS.
- SEE UTILITY COMPANY DRAWINGS FOR DETAILED INSTALLATION PLANS. PRIOR TO STARTING SHALLOW UTILITY CONSTRUCTION THE CONTRACTOR MUST CONTACT THE INDIVIDUAL UTILITY COMPANIES (FORTIS, TERASEN, TELUS & SHAW CABLE) TO ENSURE THEY ARE IN POSSESSION OF THE MOST RECENT DRAWINGS AND SPECIFICATIONS AND ARRANGE FOR INSPECTIONS. ANY CHANGES TO THE WORK IN THE FIELD MUST BE APPROVED BY THE UTILITY COMPANIES AND RECORDED BY THE CONTRACTOR FOR AS BUILT INFORMATION.
- THE CONTRACTOR SHALL BE APPROVED BY THE CITY OF KELOWNA ENGINEERING DEPARTMENT.
- BEDDING MATERIAL AND PIPE COVER ON ALL PIPES TO BE CLEAN SAND OR 3/4" CRUSHED GRAVEL PER CITY SUPPLEMENTAL SPECIFICATIONS UNLESS OTHERWISE NOTED.
- BEDDING MATERIAL TO BE HAND TAMPED AROUND PIPES AND MACHINE TAMPED TO 95% M.P.D. FROM 300mm ABOVE PIPE TO SURFACE.
- SANITARY SEWER AND STORM SEWER MAINS TO BE VIDEO INSPECTED TO CITY OF KELOWNA STANDARDS.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES HYDRANTS, SERVICE BOXES ETC. TO MATCH FINAL GRADES.
- EXISTING EDGE OF PAVEMENT ELEVATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION TO ENSURE CROSSFALL OF BETWEEN 1% - 3%.
- THE CONTRACTOR'S SURVEYOR SHALL PROVIDE ELEVATIONS OF TOP OF ASPHALT AT THE EDGE OF THE SARCUT PRIOR TO POURING CURB AND GUTTER IN ORDER THAT CURB DESIGN GRADES MAY BE CHECKED BY THE ENGINEER.
- ALL CATCH BASIN GRATE ELEVATIONS TO BE SET A MIN. OF 30mm BELOW DESIGN GUTTER ELEVATION.
- WHERE PAVEMENT IS LEFT LOW FOR FUTURE OVERLAY CATCH BASIN GRATES TO BE SET 40mm BELOW DESIGN GUTTER ELEVATIONS.
- ALL SANITARY SEWER SERVICES AND ALL STORM SEWER CONNECTIONS TO HAVE 2x4 MARKERS AT INVERTS OF PIPES TO ABOVE GROUND SURFACE WITH MARKERS TO SHOW DEPTH TO INVERT.
- SANITARY AND STORM SEWER SERVICES TO BE INSTALLED AT 2% GRADE UNLESS OTHERWISE NOTED. RISER TYPE NOT APPROVED UNLESS OTHERWISE NOTED.
- ALL WORK TO CONFORM TO THE LATEST EDITION OF M.M.C.D., CITY OF KELOWNA BYLAW #7900 AND APPLICABLE PLUMBING CODE UNLESS OTHERWISE NOTED ON DRAWING. WHERE DISCREPANCIES OCCUR THE CITY OF KELOWNA BYLAW SHALL GOVERN.
- STORM SEWER TO BE ULTRA RIB PVC (PERFORATED WHERE SHOWN).
- ALL STORM SEWER CATCH BASIN LEADS TO BE 200mm DIAMETER SDR 35 PVC.
- THE CONTRACTOR AND CONSULTANT ARE TO COMPLETE ALL TIE-INS AND DISCONNECTS FOR BMID WATER, CITY SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF CITY/BMID PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY CONSTRUCTION SERVICE PERSON (250-470-0490) AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING. FOR WATER TIE-INS, PRIOR APPROVAL IS REQUIRED FROM BMID. PRIOR TO SCHEDULING, THE CONTRACTOR MUST OBTAIN A ROAD USAGE PERMIT AND A THIRD PARTY WORK ORDER FROM THE CITY YARD OFFICE.
- ALL NEW MANHOLES AND DRAINAGE DRYWELLS TO COME WITH FRAME AND COVER MEETING CITY OF KELOWNA STANDARD SS-S1b & CSA STANDARD A257.4-M92. CONCRETE TOP TO HAVE 762mm OPENING, STEEL FRAME TO HAVE 610mm OPENING. ALL EXISTING MANHOLES AND DRAINAGE DRYWELLS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION TO HAVE THE CONCRETE TOP, AND THE STEEL FRAME & COVER UPGRADED TO THAT STANDARD.
- ALL MANHOLE FRAMES AND COVERS INSTALLED IN HARD SURFACE APPLICATIONS TO BE ADJUSTABLE (TERMINAL CITY C44A OR EQUIVALENT).

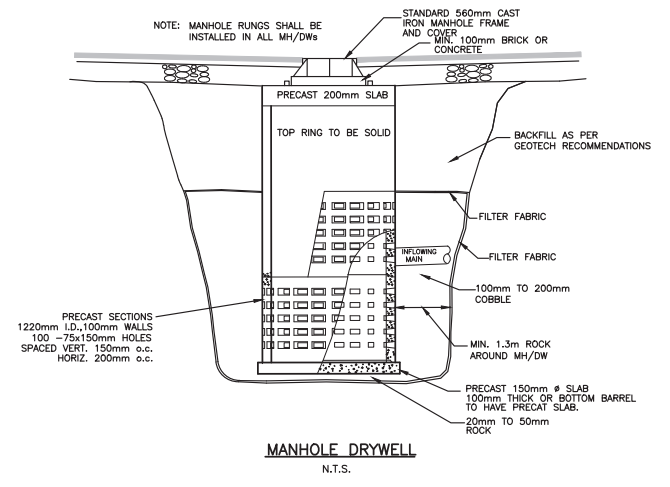
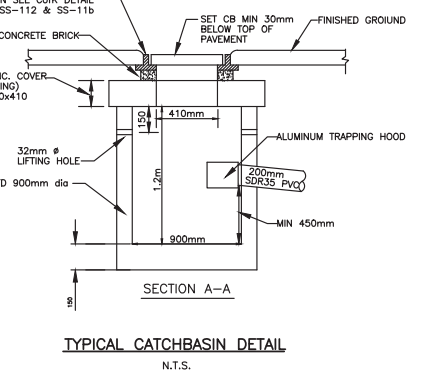
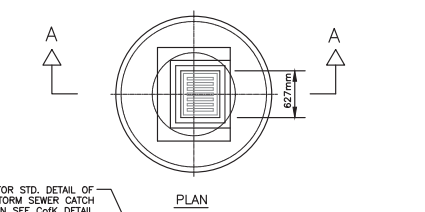
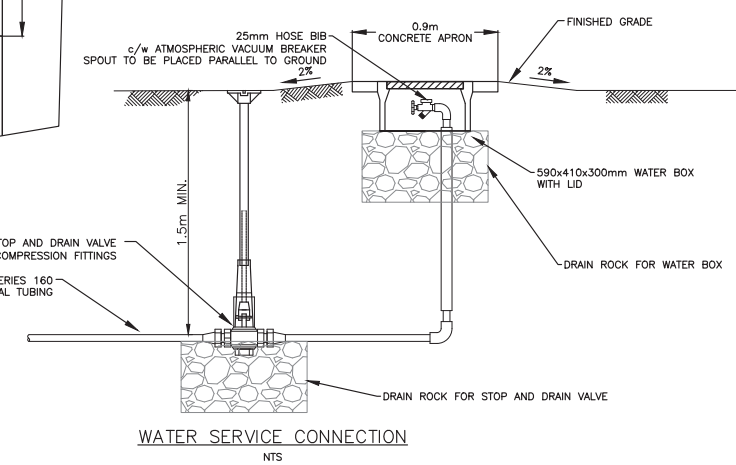
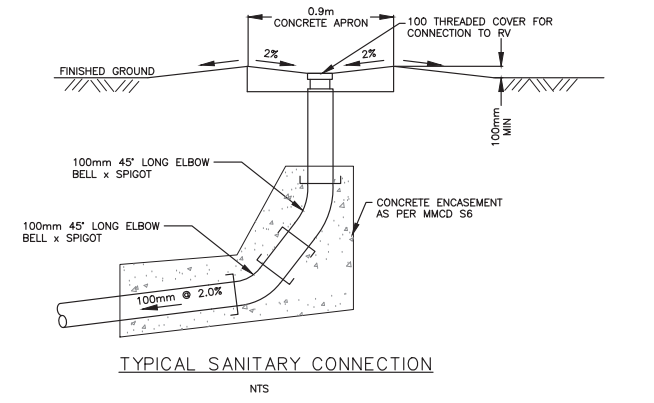
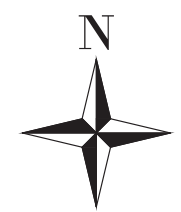
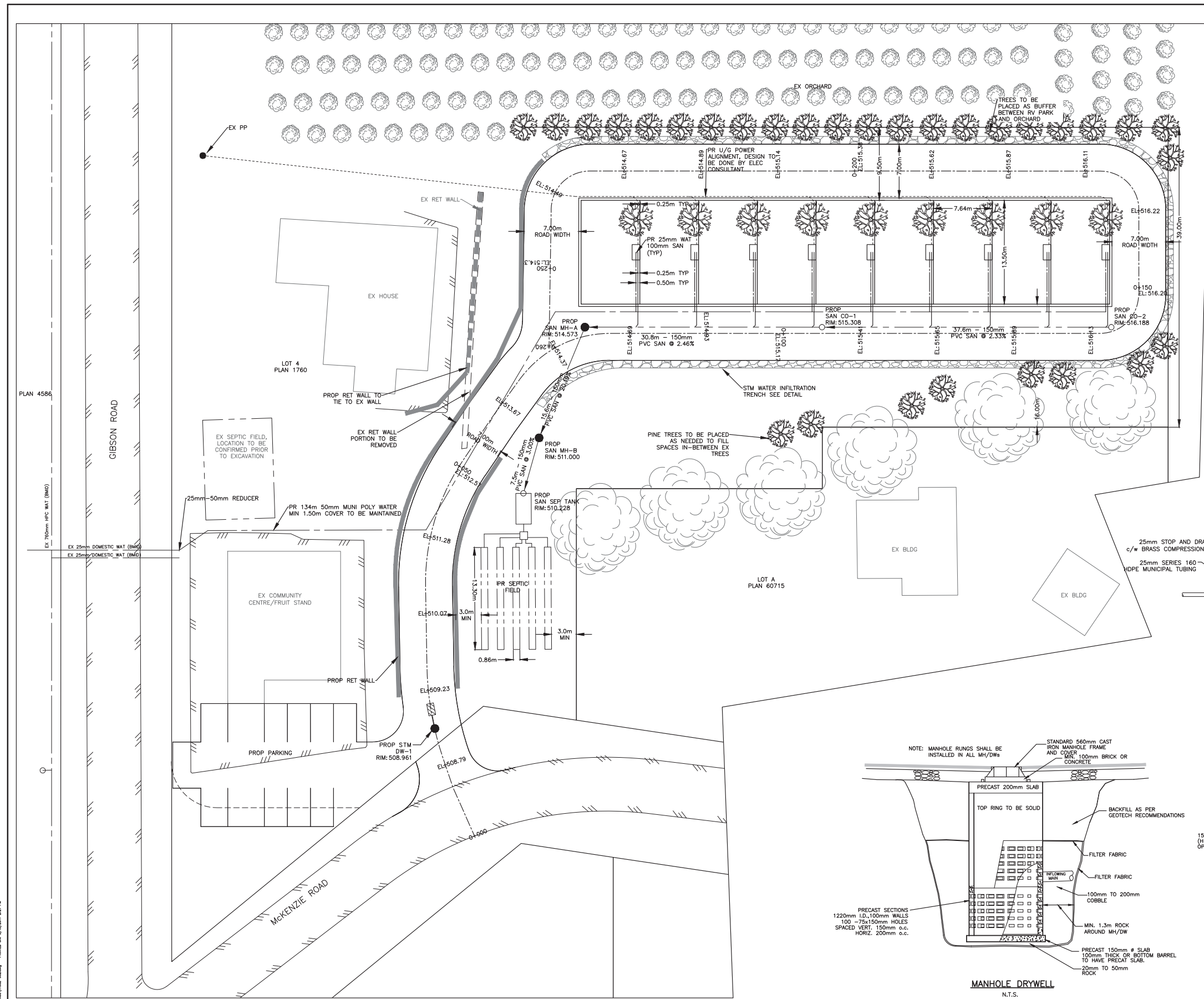
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17002-01	SITE GRADING PLAN
17002-02	PLAN/PROFILE DRAWING
17002-03	STORM WATER MANAGEMENT PLAN
17002-04	TURNING MOVEMENTS

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FAX 860-1994

Protech File: 17002
City File: --



LEGEND

WATER		EX. MANHOLE		WATER CURB STOP	
SAN. SEWER		PROP. MANHOLE		SANITARY INSPECTION CHAMBER	
STORM SEWER		POWER POLE		TRANSFORMER - POWER	
GAS		LAMP STANDARD		SERVICE BOX	
U/G UTILITY (ALIGNMENT)		CATCH BASIN			
		HYDRANT			
		SURVEY MONUMENT			

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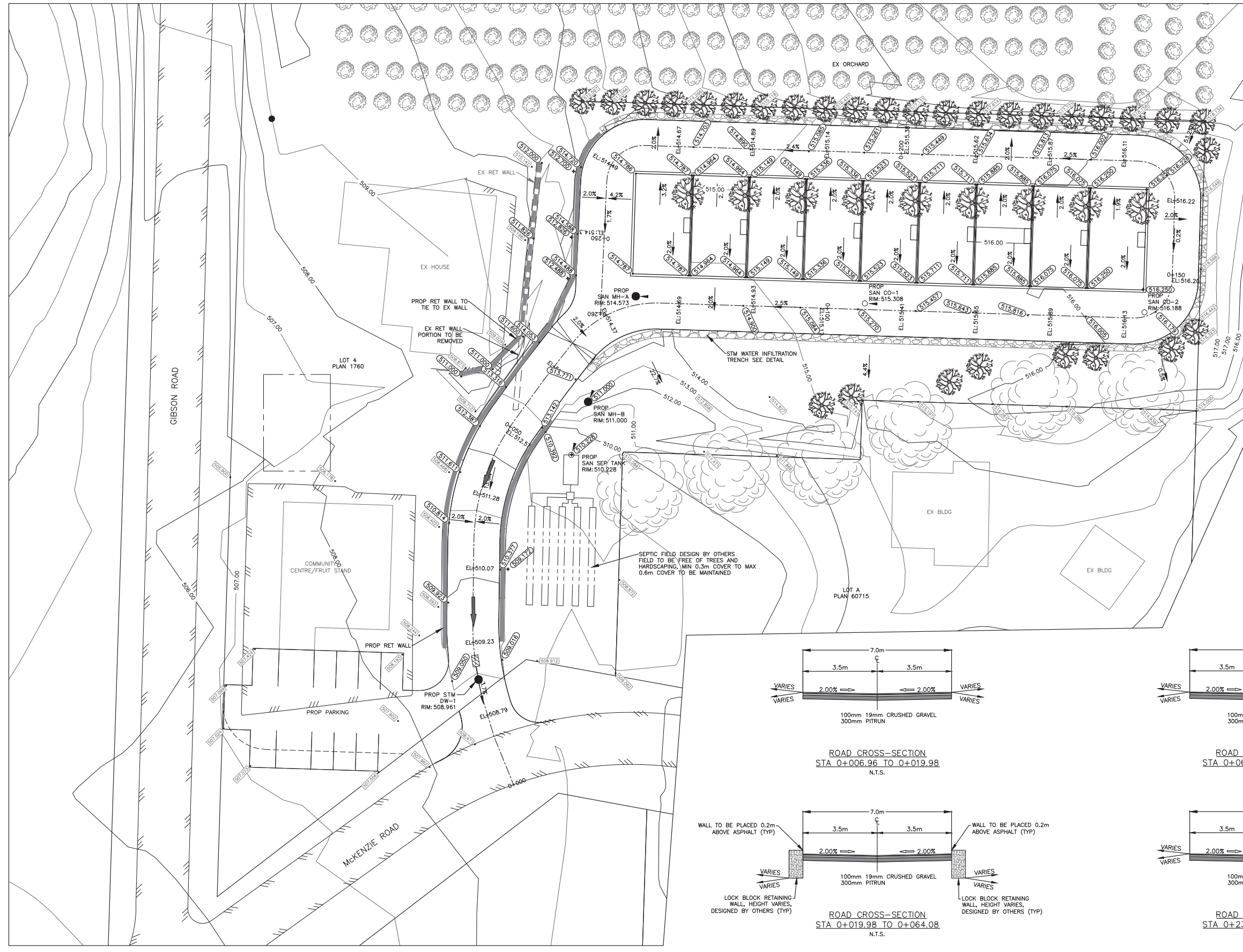
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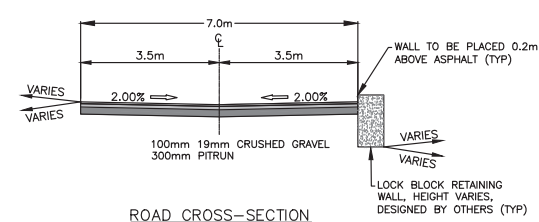
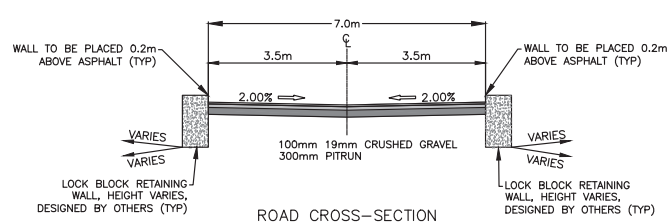
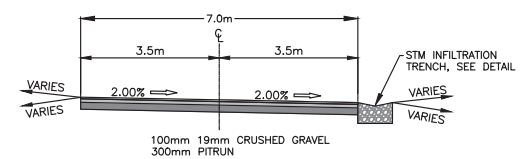
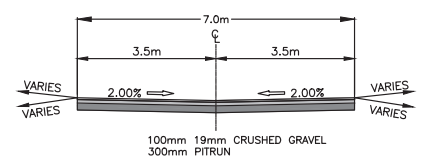
THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
9 LOT RV PARK
1160 MCKENZIE ROAD
COMPOSITE UTILITY PLAN

DIVISION	
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- FINISHED GRUND CONTOURS
 - + 500.00 EXISTING ELEVATIONS
 - + 000.00 PROPOSED ELEVATIONS
 - ← 1.0% OVERLAND FLOW ROUTE
 - ← 100 YR STORM FLOOD ROUTING



- LEGEND**
- WATER
 - SAN. SEWER
 - STORM SEWER
 - GAS
 - - - U/G UTILITY (ALIGNMENT)
 - EX. MANHOLE MH #
 - PROP. MANHOLE MH #
 - ⊕ P.P. LAMP STANDARD
 - ⊗ CATCH BASIN C.B.
 - ⊕ HYDRANT
 - ⊙ SURVEY MONUMENT
 - WATER CURB STOP
 - ⊙ SANITARY INSPECTION CHAMBER
 - ⊖ TRANSFORMER - POWER
 - ⊠ SERVICE BOX

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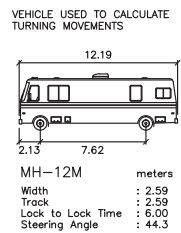
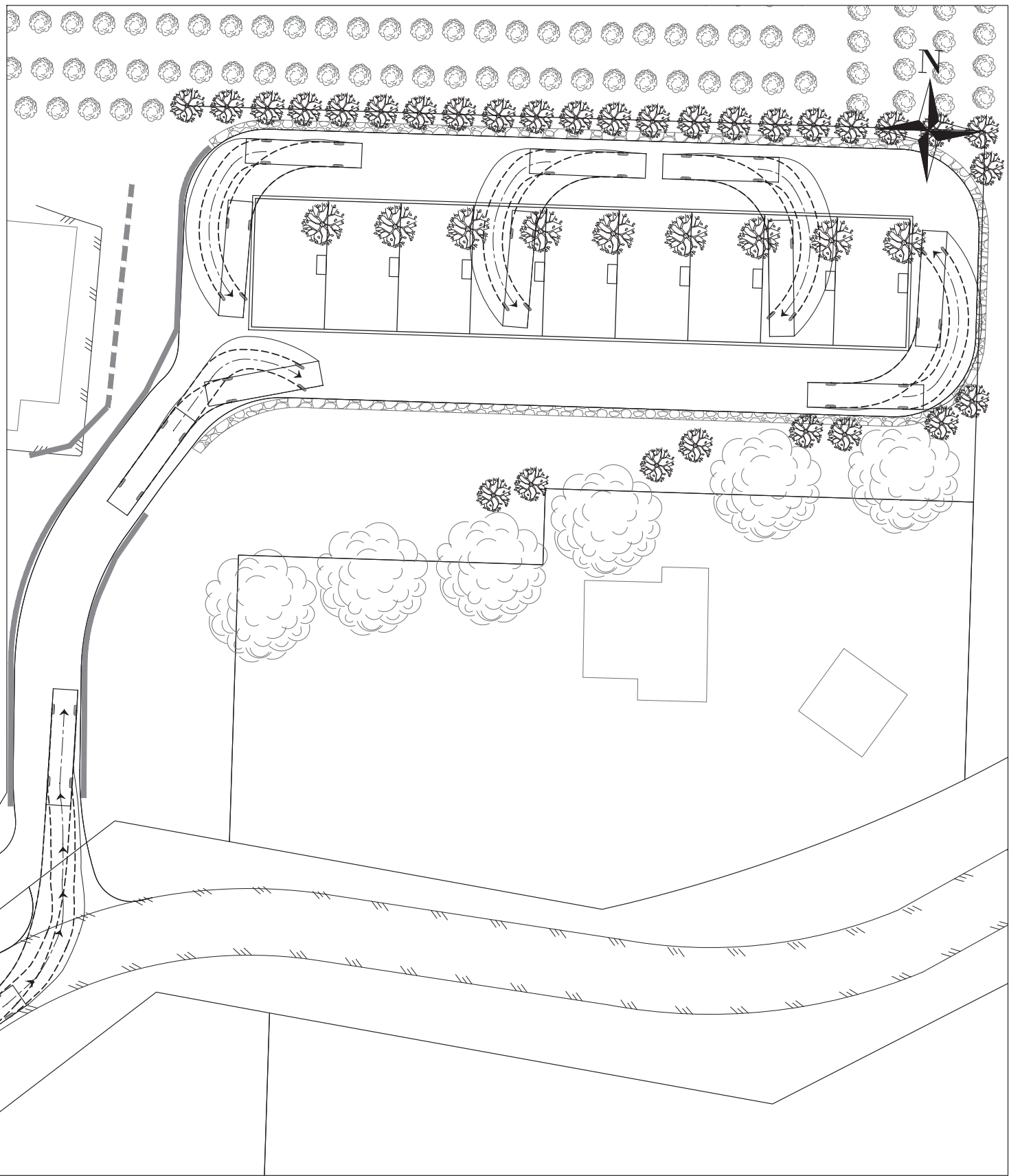
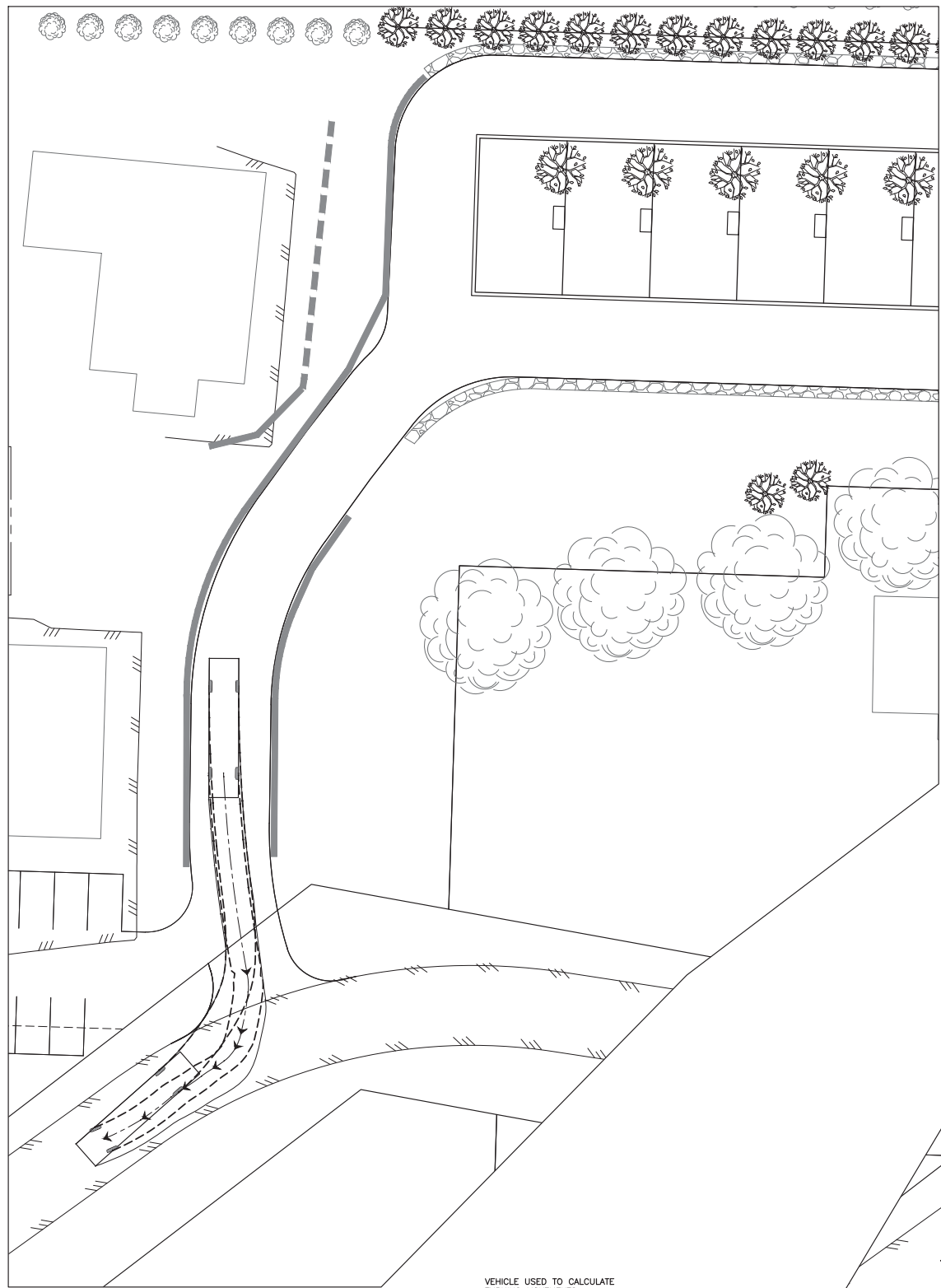
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THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
9 LOT RV PARK
1160 MCKENZIE ROAD
SITE GRADING PLAN

DIVISION	
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LEGEND

WATER		EX. MANHOLE		MH #	WATER CURB STOP	
SAN. SEWER		PROP. MANHOLE		MH #	SANITARY INSPECTION CHAMBER	
STORM SEWER		POWER POLE			TRANSFORMER - POWER	
GAS		LAMP STANDARD		L.S.	SERVICE BOX	
U/G UTILITY (ALIGNMENT)		CATCH BASIN		C.B.		
		HYDRANT		H.D.		
		SURVEY MONUMENT				

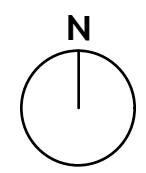
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THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
9 LOT RV PARK
1160 MCKENZIE ROAD
TURNING MOVEMENTS

DIVISION	
DRAWING NO.	17002-04
REV. NO.	0



PROJECT TITLE

**1160 MCKENZIE ROAD
RV PARK**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	17.05.15	Review
2		
3		
4		
5		

PROJECT NO 17057

DESIGN BY KG

DRAWN BY KG

CHECKED BY FB

DATE MAY 15, 2017

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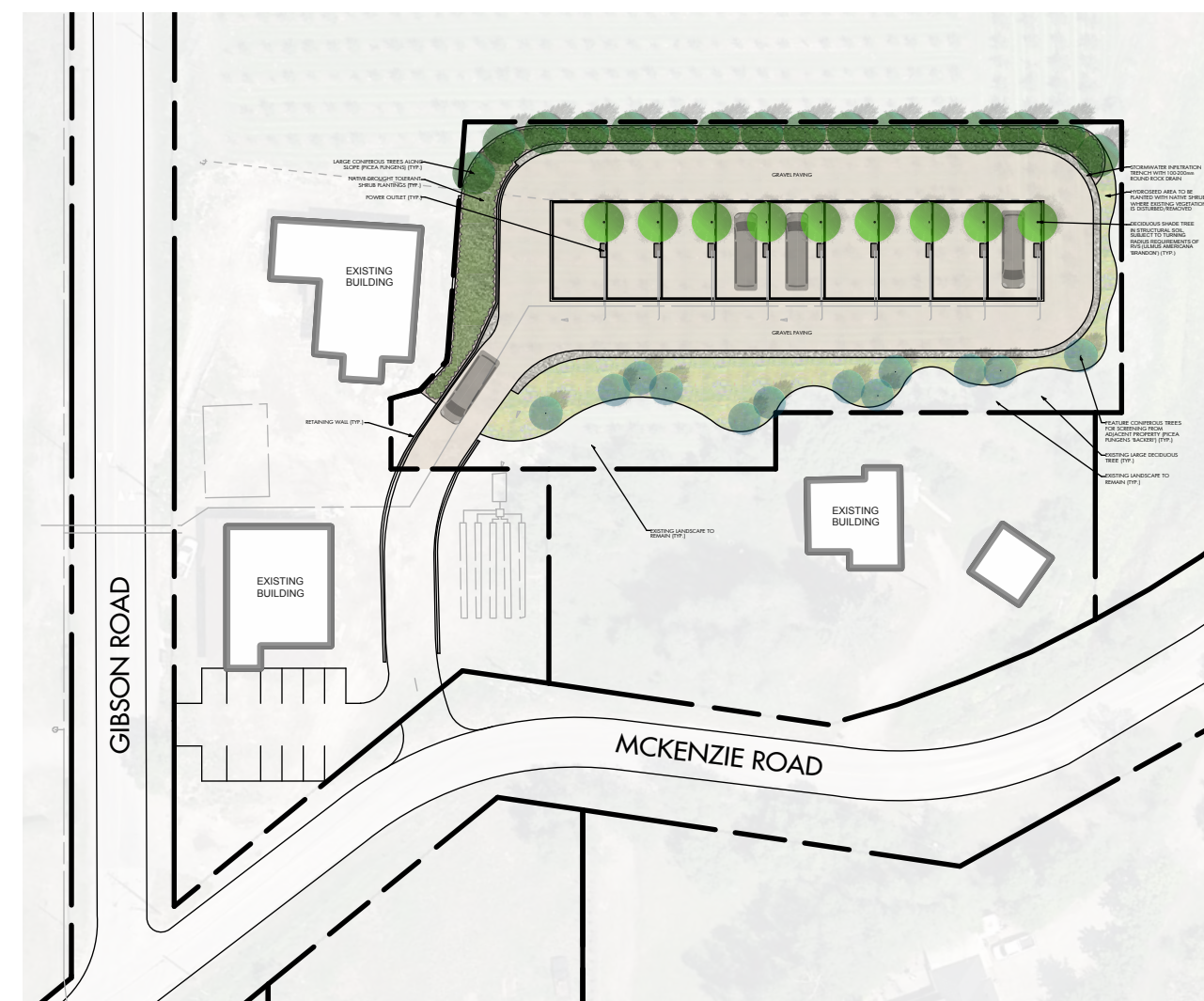


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KEY MAP
SCALE: 1:5000

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT FENCING, MUST BE INSTALLED ALONG THE EAST LIMIT OF WORK TO PREVENT FINE SEDIMENTS AND SUBSTANCES THROUGHOUT CONSTRUCTION FROM BEING RELEASED INTO SENSITIVE ENVIRONMENTS. THIS FENCING MUST REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN RESTORED/REMEDIATED WITH SEEDING AND PLANTING.

6. DRYLAND SEED AREAS		
	BY WEIGHT	BY SPECIES
DRYLAND SEED MIXTURE		
BLUE BUNCH WHEATGRASS	41%	23%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNEGRASS	4%	18%
WILDFLOWER SEED MIXTURE		
SILKY LUPINE	30%	
BALSAM ROOT	30%	
BROWN EYED SUSAN	35%	
COMMON YARROW	5%	

APPLICATION RATE:		
SEED	WILDFLOWER SEED MIXTURE	1 KG/HECTARE
FERTILIZER	DRYLAND SEED MIXTURE	125 KG/HECTARE
MULCH	18-18-18-2, 50% SULPHUR COATED UREA	400 KG/HECTARE
TACKIFIER	CANFOR ECOFIBRE PLUS TAC GUAR	2,800 KG/HECTARE 3% OF MIX

THE PRECEDING SEED MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREAS SHOWN ON THE DRAWINGS. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
PICEA PUNGENS	COLORADO SPRUCE	16	2.0m HT.
PICEA PUNGENS 'BACKERI'	BAKERI SPRUCE	12	1.5m HT.
ULMUS AMERICANA 'BRANDON'	BRANDON ELM	9	6cm CAL.
SHRUBS			
CHRYSOTHAMNUS NAUSEOSUS	RABBIT BUSH	18	#01 CONT. /1.8M O.C. SPACING
CORNUS SERICEA	RED OSIER DOGWOOD	7	#01 CONT. /3.0M O.C. SPACING
MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	18	#01 CONT. /1.5M O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	18	#01 CONT. /1.8M O.C. SPACING
ROSA WOODSII	WOOD'S ROSE	19	#01 CONT. /1.5M O.C. SPACING
SYMPHORICARPOS ALBUS	SNOWBERRY	18	#01 CONT. /1.5M O.C. SPACING







COMMITTEE REPORT



Date: June 8, 2017
RIM No. 1210-21
To: Agricultural Advisory Committee (AAC)
From: Community Planning and Strategic Investments
Application: Agriculture Plan **Applicant:** City of Kelowna
Subject: Draft Agriculture Plan

1.0 Purpose

To present the 2017 Draft Agriculture Plan to the Agriculture Advisory Committee.

2.0 Proposal

2.1 Background

The existing 1998 Agriculture Plan has served the City well over the past 2 decades, but many local and provincial policies and legislation have evolved in addition to multiple updates to the City's Official Community Plan that necessitate an update to the Plan. The updated *Agriculture Plan* will provide direction for 55 per cent of the land base zoned for agriculture in the City of Kelowna and will allow the following goals to be integrated into a current and responsive policy document:

1. Develop clear policies that serve to protect and promote agriculture;
2. Identify opportunities to strengthen farming as an economic driver;
3. Increase the amount of, and access to locally grown and produced food;
4. Promote and celebrate the agricultural character of Kelowna;
5. Build resilience in communities against rising costs of food and risks from climate change.

Initiated last spring, the update to the Agriculture Plan adhered to the following timeline:



a denotes Council workshop, b denotes Agricultural Advisory Committee workshop, c denotes public engagement

The Agriculture Advisory Committee has provided valuable input to the development of the draft Agriculture Plan at six times throughout the process:

- April 14, 2016 Strengths, weaknesses, opportunities, threats (SWOT) analysis
- May 11, 2016 Vision workshop
- October 13, 2016 Policies, recommendations and themes
- December 8, 2016 Engagement summary and recommended actions
- March 13, 2017 Draft policy and recommendations
- April 13, 2017 Implementation Strategy

With the AAC's input and a year-long public and stakeholder engagement process, a vision statement was crafted and key theme areas were identified. The vision for the 2017 *Agriculture Plan* is:

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 presents 51 recommended actions that the City can take a lead role in implementing, under four themes:

1. **Strengthening local policies and regulations to protect agriculture.** This theme recommends 33 actions including updates to the Official Community Plan, Farm Development Permit Guidelines, Zoning Bylaw, and other key policies and bylaws. Collectively, these policy recommendations express a commitment to the preservation and strengthening of farmland and will help to limit non-agricultural development, minimize conflicts between producers and non-producers, and proactively use and manage farmland for agriculture.
2. **Stewarding natural resources and the environment for food production.** The nine actions in this theme involve integrating the agricultural sector's needs into existing and/or future environmental initiatives to address concerns over water, climate and buffers.
3. **Improving awareness of local agriculture and access to local food.** Eight actions have been identified to increase the visibility of, and access to, local food products as well as to raise the level of understanding about agriculture.
4. **Fostering and sustaining farm business and farmland.** One action has been identified to investigate and support alternative ownership for farmland to ensure it is farmed to its fullest capacity over the long term.

Although developed for the City of Kelowna, the 2017 draft *Agriculture Plan* acknowledges that the participation of local governments, senior levels of government, agricultural businesses, community organizations, and the public is essential to realize a resilient agricultural sector. As such, an additional nine actions have been identified that the City can support but cannot lead due to jurisdictional or capacity constraints.

An Implementation Plan is included to guide the City on the timing and priority level associated with each of the recommendations. The Implementation Plan separates the 51 actions the City can take leadership on into "actions that can be undertaken using existing staff resources" (Table 9) and "actions that require additional staff resources" (Table 10). In addition, some actions may require additional budget beyond staff resourcing. For these actions, funding options will be investigated and/or budget requests will be made as part of the annual budget cycle.

After receiving Council input on the draft *Plan*, staff will consult the public in a final round of engagement hosting the following sessions:

- Small to medium sized 'farmer conversation'

- Stakeholder session
- Agricultural industry session
- Public Open House

It is anticipated that the final Agriculture Plan will be presented to Council for endorsement in early July. The endorsement of this Plan will provide direction on the Official Community Plan update, 20-year Servicing Plan, infrastructure decisions as well as direction for city owned assets. The draft *Agriculture Plan* is expected to be a robust document that will serve the community for at least the next ten years.

Report prepared by:

Tracy Guidi, Sustainability Coordinator

Reviewed by:



Todd Cashin, Community Planning Department Manager

Attachments:

2017 Draft Agriculture Plan

City of Kelowna Agriculture Plan

DRAFT

May 2017

1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250-469-8610
FAX 250-862-3349
email@kelowna.ca

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Acknowledgements

The City of Kelowna's *Agriculture Plan Update* is a strategy and policy framework document, resulting from a local planning initiative led by City of Kelowna staff in collaboration with Upland Agricultural Consulting with input from AEL Agroecological Consulting and Bench Site Design.

The project was initiated and coordinated by the City of Kelowna, and was funded in part by the Real Estate Foundation of BC and the governments of Canada and British Columbia through the Investment Agriculture Foundation of BC. Project coordination, key input into the plan, and in-kind support were provided by City of Kelowna staff and the Agricultural Advisory Committee.

Local citizens, stakeholders, survey respondents, and participants of public meetings and focus groups also provided invaluable input and feedback, for which the authors express much gratitude. Images used in this document are used with permission from the authors, unless otherwise indicated. Not for duplication or distribution. All rights reserved.

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The Government of Canada, the Government of British Columbia and the Investment Agriculture Foundation of BC are pleased to participate in the delivery of this project. We are committed to working with our partners to address issues of importance to the agriculture and agri-food industry in British Columbia. Opinions expressed in this report are those of the authors and not necessarily those of the Government of Canada, the Government of British Columbia and the Investment Agriculture Foundation.

Executive Summary



Kelowna’s history and identity is defined by agriculture. With over half of Kelowna’s land zoned for agriculture, it is a key consideration in the City’s community planning, economic development, and environmental sustainability. Since the City’s first Agriculture Plan was developed in 1998, several changes to both the local and provincial policy landscapes have been made. They include:

- Two major Official Community Plan updates;
- The introduction of a Permanent Growth Boundary;
- Adoption of a new Regional Growth Strategy; and
- Changes in provincial agricultural regulations.

This revised *Agriculture Plan* considers agriculture within this current context and attempts to identify and anticipate future changes and challenges. The development of the Agriculture Plan is an important opportunity for the City of Kelowna and the agricultural sector to work towards the following goals:

1. Develop clear policies that serve to protect and promote agriculture;
2. Identify opportunities to strengthen farming as an economic driver;
3. Increase the amount of, and access to, locally grown and produced food;
4. Promote and celebrate the agricultural character of Kelowna;
5. Build resilience in communities against rising costs of food and risks from climate change.

Through a year-long public and stakeholder engagement process, a vision statement was crafted and key theme areas were identified. The vision statement for the *Agriculture Plan* is:

Agriculture Plan 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.

The plan presents 51 recommended actions that the City can take a lead role in implementing, under four themes:

1. **Strengthening local policies and regulations to protect agriculture.** This theme recommends 33 actions including updates to the Official Community Plan, Farm Development Permit Guidelines, Zoning Bylaw, and other key policies and bylaws. Collectively, these policy recommendations express a commitment to the preservation and strengthening of farmland and will help to limit non-agricultural development, minimize conflicts between producers and non-producers, and proactively use and manage farmland for agriculture.
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3. **Improving awareness of local agriculture and access to local food.** Eight actions have been identified to increase the visibility of, and access to, local food products as well as to raise the level of understanding about agriculture.
4. **Fostering and sustaining farm business and farmland.** One action has been identified to investigate and support alternative ownership for farmland to ensure it is farmed to its fullest capacity over the long term.

These actions are supported by a Background Report (separate document) and four policy white papers on the topics of:

- Local food retail opportunities;
- Edge planning strategy and maps;
- Non-farm use of farmland; and
- Farm community identity.

Although developed for the City of Kelowna, the *Agriculture Plan* acknowledges that the participation of local governments, senior levels of government, agricultural businesses, community organizations, and the public is essential to realize

a resilient agricultural sector. As such, an additional 9 actions have been identified that the City can support but cannot lead due to jurisdictional or capacity constraints.



An implementation plan is included to guide the City on the timing and priority level associated with each of the recommendations. It is expected that many of the recommended policies will help provide direction on the Official Community Plan update, 20-year Servicing Plan, infrastructure decisions as well as direction for city owned assets. This *Agriculture Plan* is expected to be a robust document that will serve the community for at least the next 10 years.

Agriculture in Kelowna Today



55% of Kelowna's land base is zoned for agricultural use (12,000 ha)



8,621 ha of Kelowna's land (approximately 40% of the landbase) is in the Agricultural Land Reserve

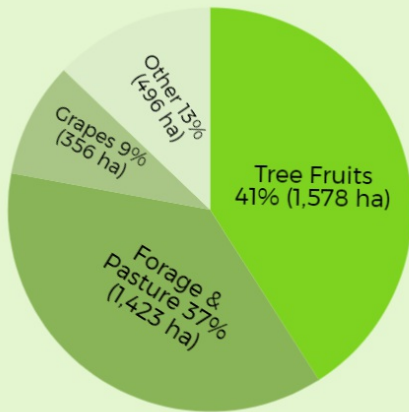


14% Kelowna had 10,054 ha in the ALR when it was established in 1973



3,915 ha of Kelowna's ALR land is in active farm use (as of 2014)

3,853 ha of Kelowna's land is used to grow field crops



86% of Kelowna's cultivated crops use irrigation



824 parcels of land involved in agriculture



508 properties with farm class status



5 ha average farm parcel size



63% of farm parcels are smaller than 4 ha



Average gross farm receipts in the Central Okanagan have grown 36% since 2001 to \$96,558 per farm



1% of the Central Okanagan's population is employed in farming (2011 census)



Average age of a farmer in the Central Okanagan is 56.8 years old (2011 census)

Introduction

An Agriculture Plan focuses on a community's farm area to discover practical solutions to challenges and to identify opportunities to strengthen farming and ultimately to contribute to agriculture and the community's long-term sustainability¹. With over 12,000 ha of the City's land base zoned agricultural (55 per cent), and 8,600 ha in the ALR (38 per cent), City Council has set a priority to "preserve agricultural land"² (see Map 1: Comparison of ALR lands in 1998 to 2017). Further, the OCP complements this priority with the goal of "enable healthy and productive agriculture."³ The City of Kelowna recognizes that it plays a key role in shaping local farmland and food security.

The intent of agricultural planning is to provide an overview of the current food system and develop policy recommendations, an implementation and monitoring strategy, and an evaluation plan to support the agricultural viability and food resiliency of the community.

In 1998, the City of Kelowna adopted its first Agriculture Plan providing direction for nearly two decades. Since its adoption, the community has grown and a number of major plans and policies have been adopted:

- Two major Official Community Plan updates;
- The introduction of a Permanent Growth Boundary;
- Adoption of a new Regional Growth Strategy; and
- Changes in provincial agricultural regulations.

An update to the 1998 Plan was necessary to respond to the growth and changes. The revised Agriculture Plan presented here considers agriculture in its regional context and attempts to identify and anticipate future changes and challenges. The Plan's focus is to provide clear

Over 12,000 ha (55 per cent) of the City's land base is zoned agricultural and 8,600 ha (38 per cent) is in the ALR.

policy and land use direction and ensure that City agricultural policies are current, accurate, defensible, and aligned with other major corporate policy documents as well as provincial standards. The Agriculture Plan's goals are integrated into a more current and responsive policy document. The goals are:

1. Develop clear policies that serve to protect and promote agriculture;
2. Identify opportunities to strengthen farming as an economic driver;
3. Increase the amount of, and access to, locally grown and produced food;
4. Promote and celebrate the agricultural character of Kelowna; and
5. Build resilience in communities against rising costs of food and risks from climate change.

Recommended actions highlight opportunities that the City can achieve through an accompanying implementation strategy. The recommended policies will help guide the direction of the Official Community Plan update, 20-year Servicing Plan, infrastructure decisions as well as direction for city owned assets.



Although commissioned by the City of Kelowna, the Plan acknowledges that the participation of local governments, senior levels of government, agricultural businesses, community organizations, and the public is essential to realize a resilient, sustainable and profitable regional agricultural sector.

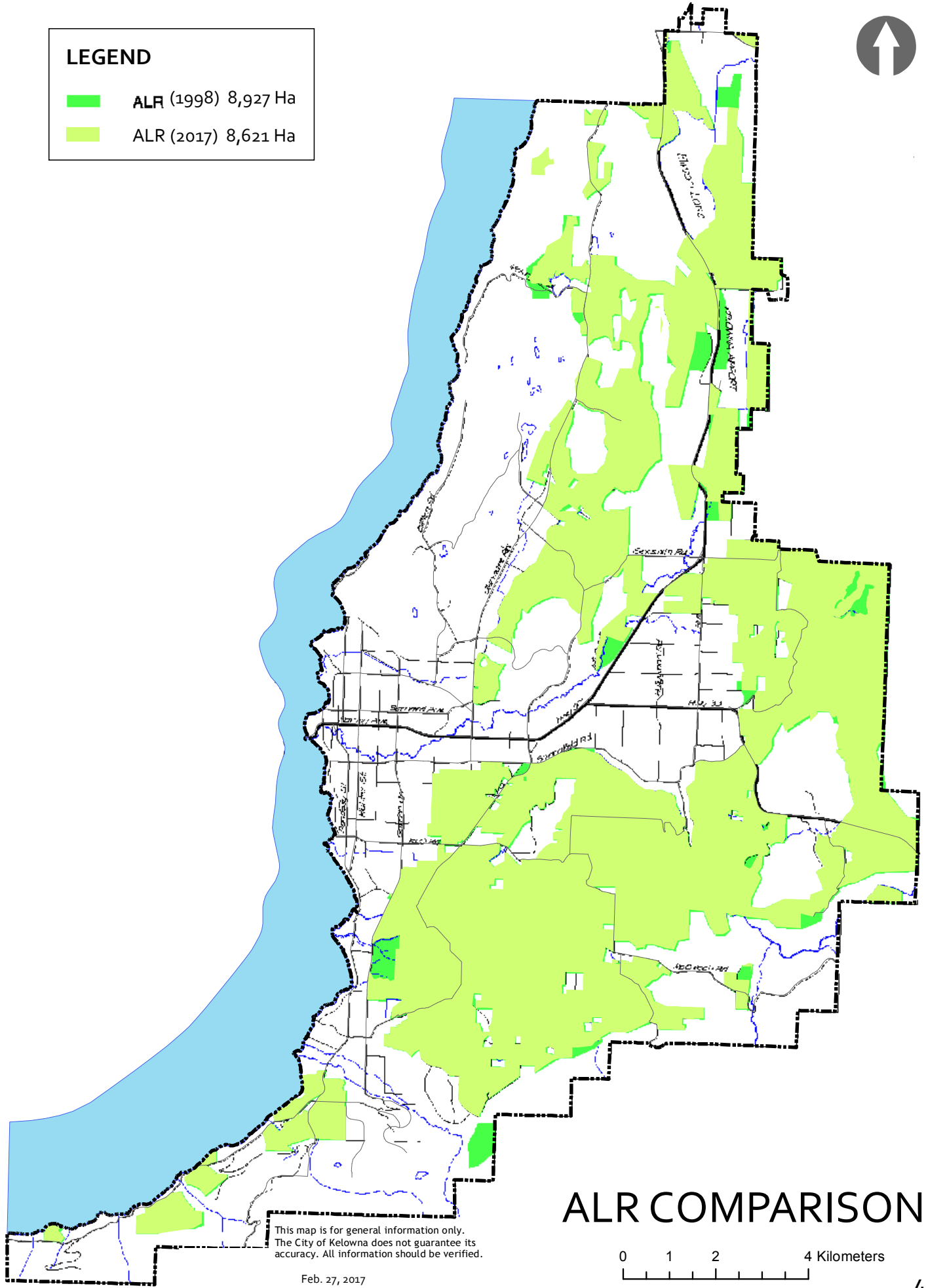
¹ Smith, B. 1998. Planning for Agriculture. BC Ministry of Agriculture publication. <http://www.al.gov.bc.ca/resmgmt/publist/800Series/822420-1.pdf>

² City of Kelowna, Council Priorities. <https://www.kelowna.ca/city-hall/council/council-priorities>

³ Kelowna 2030 Official Community Plan. Chapter 1 Introduction, page 1.4

LEGEND

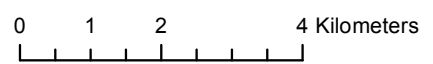
-  ALR (1998) 8,927 Ha
-  ALR (2017) 8,621 Ha



This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

Feb. 27, 2017

ALR COMPARISON



The agricultural planning process

This final document synthesizes the Background Report, Agricultural Profile, Engagement Strategy, and Policy White Papers into a vision statement, key themes, recommended actions, an implementation strategy, and a monitoring and evaluation strategy.

In order to complete the Agriculture Plan Update, a three phase process was developed as described below and outlined in Figure 2:

- Phase 1: Background Scoping and Agricultural Profile (highlighted in green)
- Phase 2: Public Consultation and Issues Identification (highlighted in yellow)
- Phase 3: Agriculture Plan content development (highlighted in orange)

Initiated in early 2016, the development of the *Agriculture Plan* included the following process and actions:

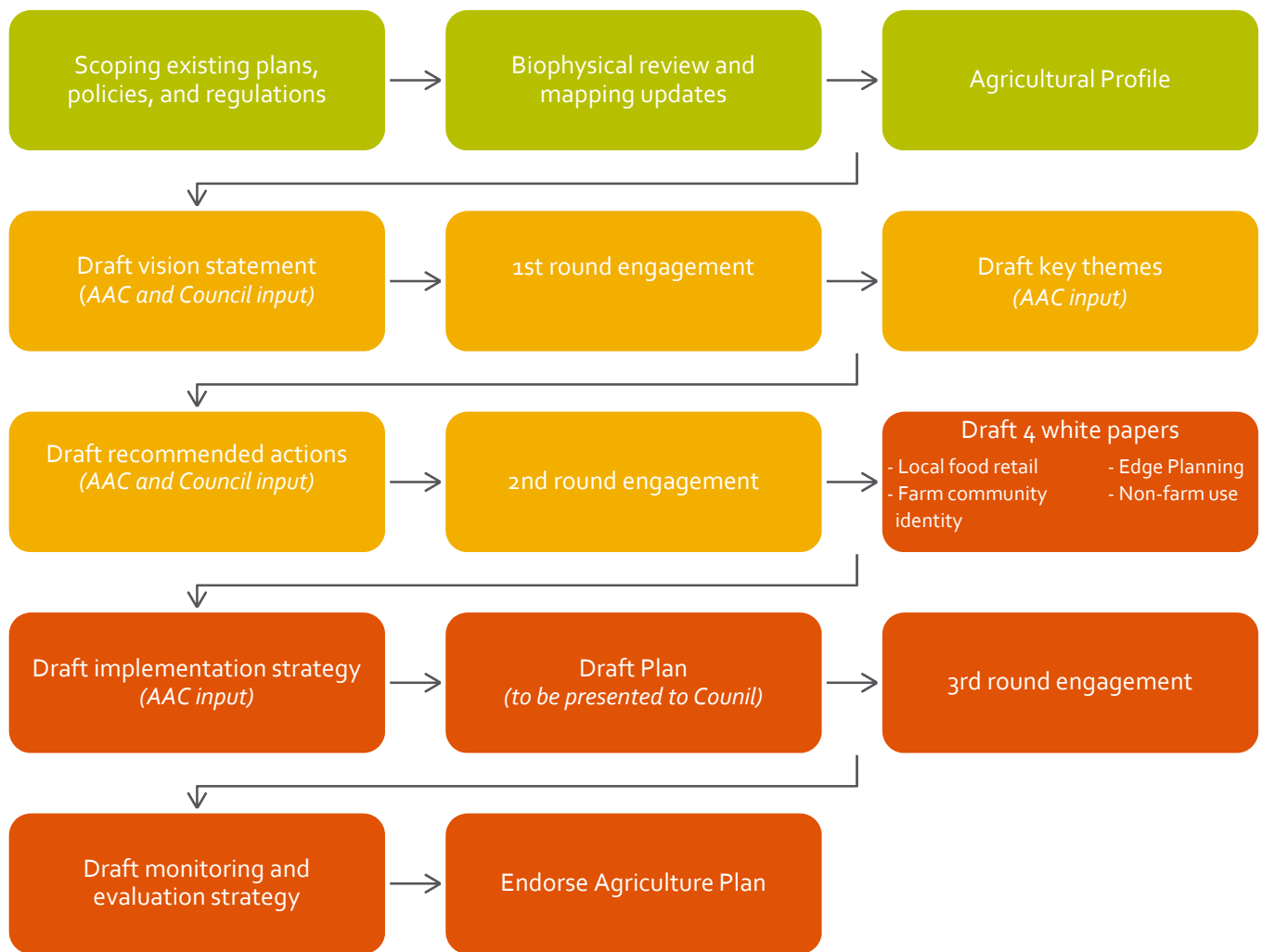


Figure 2. Agriculture Plan development process

Engagement

To ensure the *Agriculture Plan* was well-informed and shaped both by members of the public and key stakeholders, the City offered a variety of opportunities throughout the project to engage residents and gather feedback.

Initial consultation was done at the onset of the project to gather input on agricultural issues of concerns and opportunities for improvement in policies and strategies. A total of 563 people, 21 per cent of which identified as farmers, completed a survey on-line or in person at one of two open houses. It should be noted that the survey was an opt-in and open method, and therefore results are qualitative in nature and cannot be said to represent views of all Kelowna citizens. Figure 3 illustrates the results of the survey and demonstrates overwhelming support for policies preserving farmland.

During the second round of engagement, a series of workshops and conversations were hosted with a variety of key stakeholders, industry groups and small-medium sized farmers. Input was gathered on the Plan's themes and draft recommended actions.

A final round of engagement will be conducted at the end of the project to ensure the final Plan reflects the communities' desires.

Further, at six times throughout the Plan's development, workshops were hosted with Council's Agricultural Advisory Committee to



Figure 3. Public engagement highlights

gather feedback and direction. At three times throughout the process, workshops were hosted to gather input from Council on the Plan's direction.

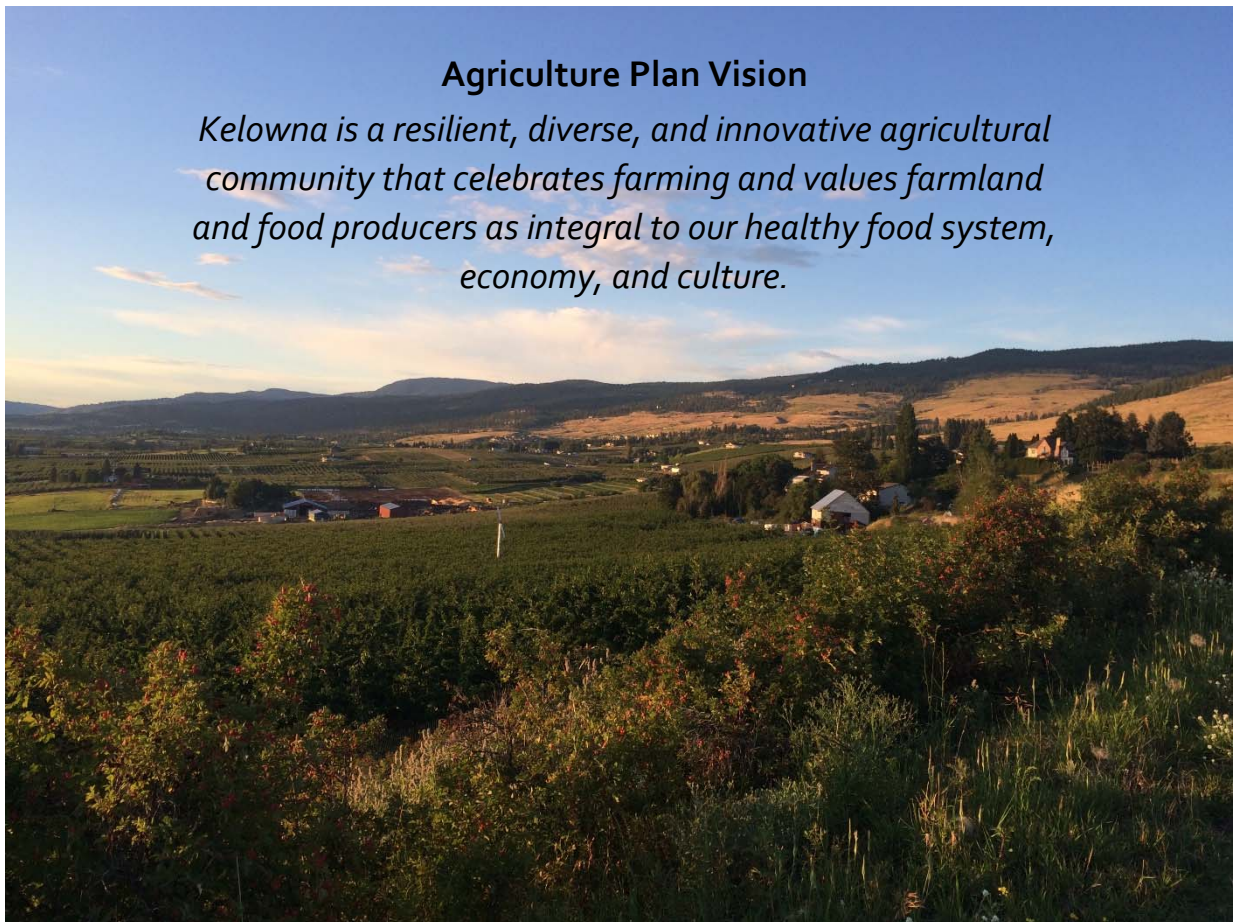
Overall, the input, in conjunction with best practices and direction from the Ministry of Agriculture's Guide for Bylaw Development in Farming Areas (2015), helped inform the *Agriculture Plan* by identifying strengths and challenges within the local agriculture sector; prioritizing themes; and discussing potential recommendations.

Vision Statement

A vision statement is meant to encompass a direction for the future of agriculture in the region and to address key community priorities. It provides direction for the *Agriculture Plan* and the corresponding key opportunities, recommended actions, white papers, and implementation strategy.

Developed with the input of the Agricultural Advisory Committee and further refined with Council's feedback, the vision statement sets the future direction for the *Agriculture Plan*.

The vision statement was presented to stakeholders, members of the public (at the open house and through the online survey) for feedback. 73% of survey respondents indicated that they agreed or strongly agreed with the vision statement. Including the 18% of people who were neutral, the vision statement has a 91% approval rating.



Key Themes and Recommended Actions

Over the last year, several engagement events have taken place to craft a vision statement, identify key priority areas, and develop a list of recommended actions to include in the *Agriculture Plan Update*. Based on this process, four themes and 51 actions emerged. A focus was placed on actions that the City is able to take a leadership role from a jurisdictional perspective.

The following four key themes were identified:

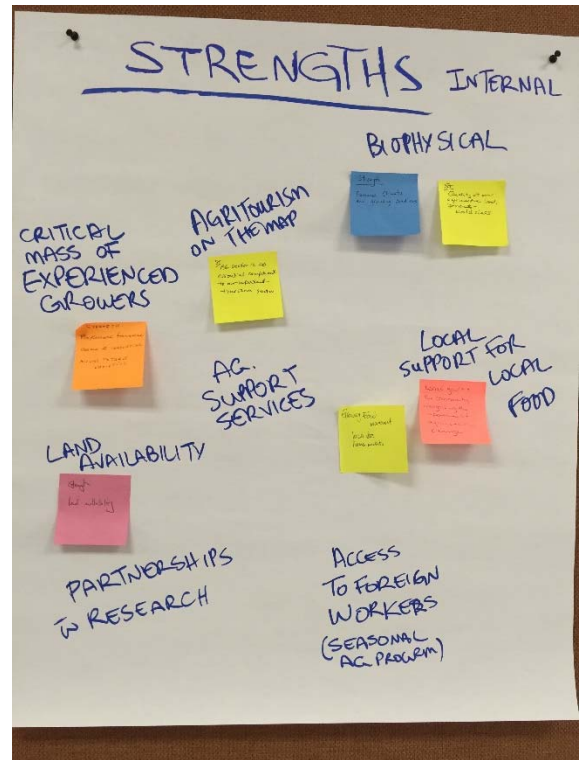
1. Strengthening local policies and regulations to protect agriculture.
2. Stewarding natural resources and the environment for food production.
3. Improving awareness of local agriculture and access to local food.
4. Fostering and sustaining farm businesses and farmland.

These four themes align with the four pillars of sustainability: environmental, social, economic, and cultural as outlined in the City's 2030 Official Community Plan. The following pages identify 51 recommended actions that the City can take a lead role in, followed by an additional list of 9 actions that the City can support. Many of these recommendations are based on research conducted throughout the Agriculture Plan into best practices for local policies and regulations for the food system. This research is presented in a series of white papers, which are referenced in the relevant actions and are included in the Appendices.

Timeframe and priority levels are also identified for each of the actions in the tables. They can be generally interpreted as follows:

Timeframe

- Ongoing: Will require continued efforts over the short-long term timeframe.
- Short: To be completed within 1-2 years.
- Medium: To be completed within 2-5 years.
- Long: To be completed within 5-10 years.



Priority

- High: Requires urgent action for progress to be made and/or for other actions to succeed.
- Medium: Not critical for actions to move forward, but necessary and important.
- Low: Less important but still necessary for improvements in the local agriculture system.

The following tables provide a brief summary of the actions. More details on the actions can be found in Appendix D.

Theme 1: Strengthening local policies and actions to protect agriculture

Kelowna residents are very supportive of agriculture. In a spring 2016 survey, 96% of respondents indicated that policies preserving farmland were important or very important to them. Issues that arose during consultation included:

- Farmland protection opportunities, such as vegetative buffers along the urban-rural boundary, were identified as a need throughout the stakeholder engagement process. Map 2 highlights the vulnerable areas in Kelowna where conflicts can arise.
- Challenges with regard to land use planning, where islands of residential areas have been created within farmland that now require connecting roads and other infrastructure. Map 3 highlights the current and future roads in Kelowna and how they connect through agricultural land.
- Concerns over the non-farm use of ALR. One common concern was the purchase of farmland with no intention of farming, followed by construction of significantly large homes.

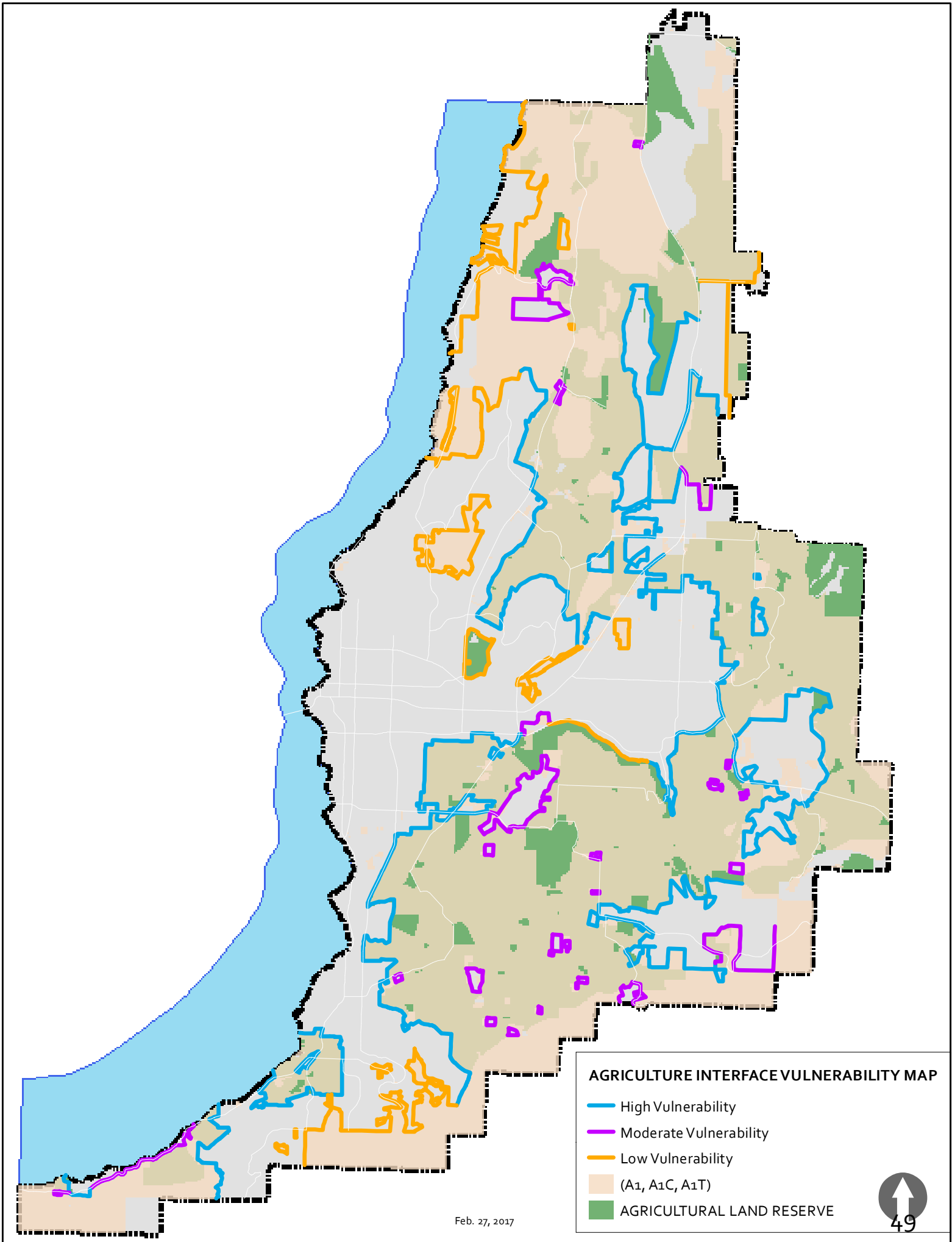
Land use regulation by local governments is established under the Community Charter and the *Local Government Act*. In the following subsections, a series of recommendations are made to update policy in the Official Community Plan, Farm Development Permit Guidelines, Zoning Bylaw and several other policies and regulations. Collectively, these policy recommendations express a commitment to the preservation and strengthening of farmland, including the protection of lands capable of agricultural productivity, encouraging a diverse and profitable agricultural sector and supporting a sustainable and resilient local food system. Further, these initiatives will help



to limit non-agricultural development, minimize conflicts between producers and non-producers, and proactively use and manage farmland for agriculture.

This theme has 33 actions that fall within four actionable categories:

- 1.1 Official Community Plan updates (6 actions)
- 1.2 Farm Protection Development Permit Guidelines updates (6 actions)
- 1.3 Zoning Bylaw updates (12 actions)
- 1.4 Actions regarding other policies and regulations (9 actions)



AGRICULTURE INTERFACE VULNERABILITY MAP














- High Vulnerability
- Moderate Vulnerability
- Low Vulnerability
- (A1, A1C, A1T)
- AGRICULTURAL LAND RESERVE

Feb. 27, 2017





LEGEND

-  Agricultural Zoning (A1, A1C, A1T)
- 20 Year Major Road Network (OCP 7.3)**
-  6 Lane Arterial (including HOV Lanes)
-  5 Lane Arterial
-  4 Lane Arterial
-  3 Lane Arterial
-  2 Lane Arterial
-  2 Lane Arterial + Center Turn Lane
-  2 Lane Major Collector
-  2 Lane Minor Collector
-  Oneway 2 Lane Eastbound
-  Oneway 2 Lane Westbound
-  Outside Kelowna
-  Land Only

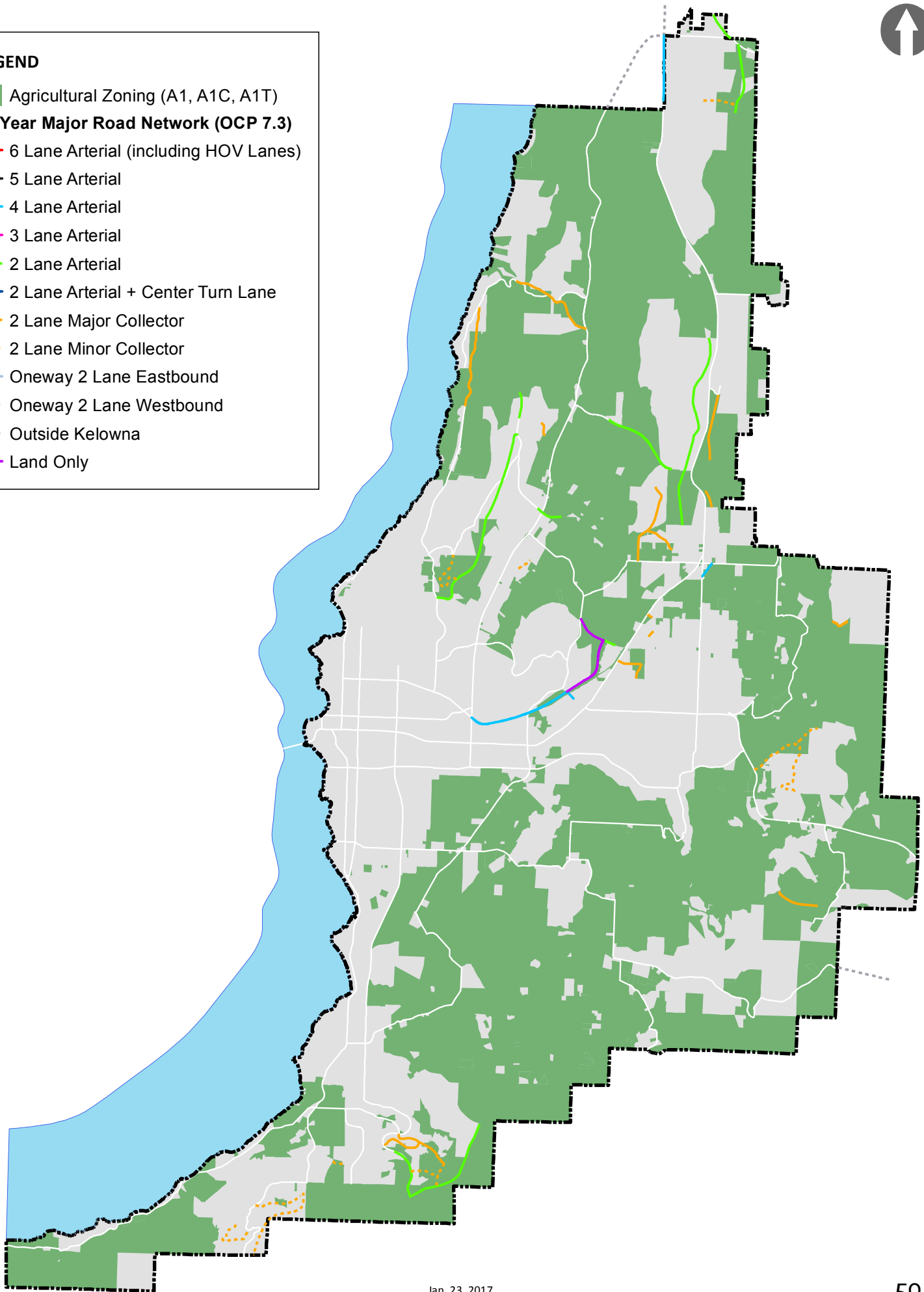


Table 1. Official Community Plan updates

ID	Actions	Timeframe	Priority
1.1a	Restrict additional density (e.g. carriage houses) outside the Permanent Growth Boundary.	Short	High
1.1b	Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address public health issues and protection of natural assets as identified by the City of Kelowna or senior government.	Short	High
1.1c	Restrict non-farm uses that do not directly benefit agriculture.	Short	High
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes.	Short	Medium
1.1f	Explore a new OCP Land Use Designation: <i>Transition to Agriculture</i> .	Medium	High

Table 2. Farm Protection Development Permit Guidelines updates

ID	Actions	Timeframe	Priority
1.2a	Adopt Residential Footprint policies as per the <i>Non-Farm Use White Paper</i> (see Appendix).	Short	High
1.2b	Include underground residential services within the Residential Footprint.	Short	High
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.	Short	High
1.2d	On agricultural lands, locate services related to the public near the road entrance to reduce the footprint.	Short	High
1.2e	Ensure that the Residential Footprint maximizes the agricultural potential.	Ongoing	Medium
1.2f	Require statutory covenants on non-agricultural land to notify landowners of surrounding "normal farm practices".	Short	Medium
1.2g	Locate uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities.	Short	Medium

Table 3. Zoning Bylaw updates

ID	Actions	Timeframe	Priority
1.3a	Review and amend the A1 zone to ensure compliance.	Short	High
1.3b	Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone.	Short	High
1.3c	Revise policy for mobile homes on farmland occupied by the owner's immediate family.	Short	High
1.3d	Remove "carriage house" as a permitted use within the A1 zoning.	Short	High
1.3e	Increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha.	Short	High

ID	Actions	Timeframe	Priority
1.3f	Update vegetative buffer specifications as outlined in <i>Edge Planning White Paper</i> (see Appendix).	Short	High
1.3g	Investigate parking limitations on agricultural lands.	Short	Medium
1.3h	Investigate local food retail opportunities outside of the ALR as described in the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Medium	Medium
1.3i	Revise the definition of “urban agriculture” to include the sale of farm products as a seasonal retail operation.	Short	Medium
1.3j	Designate specific sites and/or zones as suitable for “local produce stands” as per the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Short	Medium
1.3k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and/or ALC regulations.	Short	Low
1.3l	Investigate options to regulate permitted uses in the ALR consistent with the Ministry of Agriculture Bylaw Standards	Short	Medium

Table 4. Actions regarding other policies and regulations

ID	Actions	Timeframe	Priority
1.4a	Maintain and expand the City’s Agricultural Compliance and Enforcement Strategy.	Ongoing	High
1.4b	Establish procedures for zoning compliance review via business license applications on agricultural properties.	Ongoing	High
1.4c	Update the <i>Development Applications Procedures Bylaw</i> to allow for the request of an Agricultural Impact Assessment.	Short	High
1.4d	Explore opportunities to better match tax rates with farmland production activities.	Medium	Medium
1.4e	Update the <i>Noxious Insect Control Bylaw</i> and <i>Noxious Weeds & Grass Control Bylaw</i> to include current noxious species and diseases.	Medium	Medium
1.4f	Update the <i>Soil Deposit and Removal Bylaw</i> to ensure that it reflects current industry best practices.	Medium	Medium
1.4g	Update the <i>Business License Bylaw</i> to include the new definition of local food sales (as per related actions in 1.3).	Medium	Medium
1.4h	Require a business license for commercial assembly events.	Medium	Medium
1.4i	Investigate opportunities to minimize impacts to agriculture, where possible, during expansion of YLW as outlined in the 2045 Airport Masterplan.	Long	Medium

Theme 2: Stewarding natural resources and the environment for food production

The Central Okanagan is one of the best growing regions in Canada. With its warm summer climate and fertile soil, it can support a wide variety of crops. Climate and soil were listed as the top strength of farming and food production in Kelowna by survey respondents. However, there are still some environmental challenges facing farmers in the region. Stakeholders and survey respondents commented on the importance of the natural ecology of the land and environmentally sound farming practices to help replenish the soil, recharge water sources and provide habitat for natural pollinators, while using water conservation methods and efficient waste management. Climate change was listed as both an opportunity and a threat by 58% of survey respondents and was a key issue of focus at meetings with stakeholders. It will have effects on nearly all the other issues in this theme, including invasive species and water management.



Kelowna) and Map 5 (Hazardous areas that overlap with farmland) illustrate the relationship between agriculture and the environment.

The 9 actions in this theme involve integrating the agricultural sector's needs into future and/or existing environmental initiatives.


Map 4 (Sensitive waterways and aquifers in

Table 5. Stewarding natural resources and the environment for food protection.

ID	Actions	Timeframe	Priority
2a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.	Ongoing	High
2b	Include agriculture in municipal climate change strategies and plans.	Ongoing	Medium
2c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning.	Ongoing	Medium
2d	Create consistent water restriction/drought level messaging.	Medium	Medium
2e	Ensure that drought management and response plans are clear and consistent across existing and future water systems.	Medium	Medium
2f	Continue to work with the Regional District of Central Okanagan to enforce the <i>Noxious Insect Control Bylaw</i> and <i>Noxious Weeds & Grass Control Bylaw</i> .	Ongoing	Medium
2g	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.	Long	High
2h	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	Long	Medium
2i	Investigate options for vegetative buffers on the urban side of the Permanent Growth Boundary.	Long	Low





LEGEND


 Agriculture Zoning

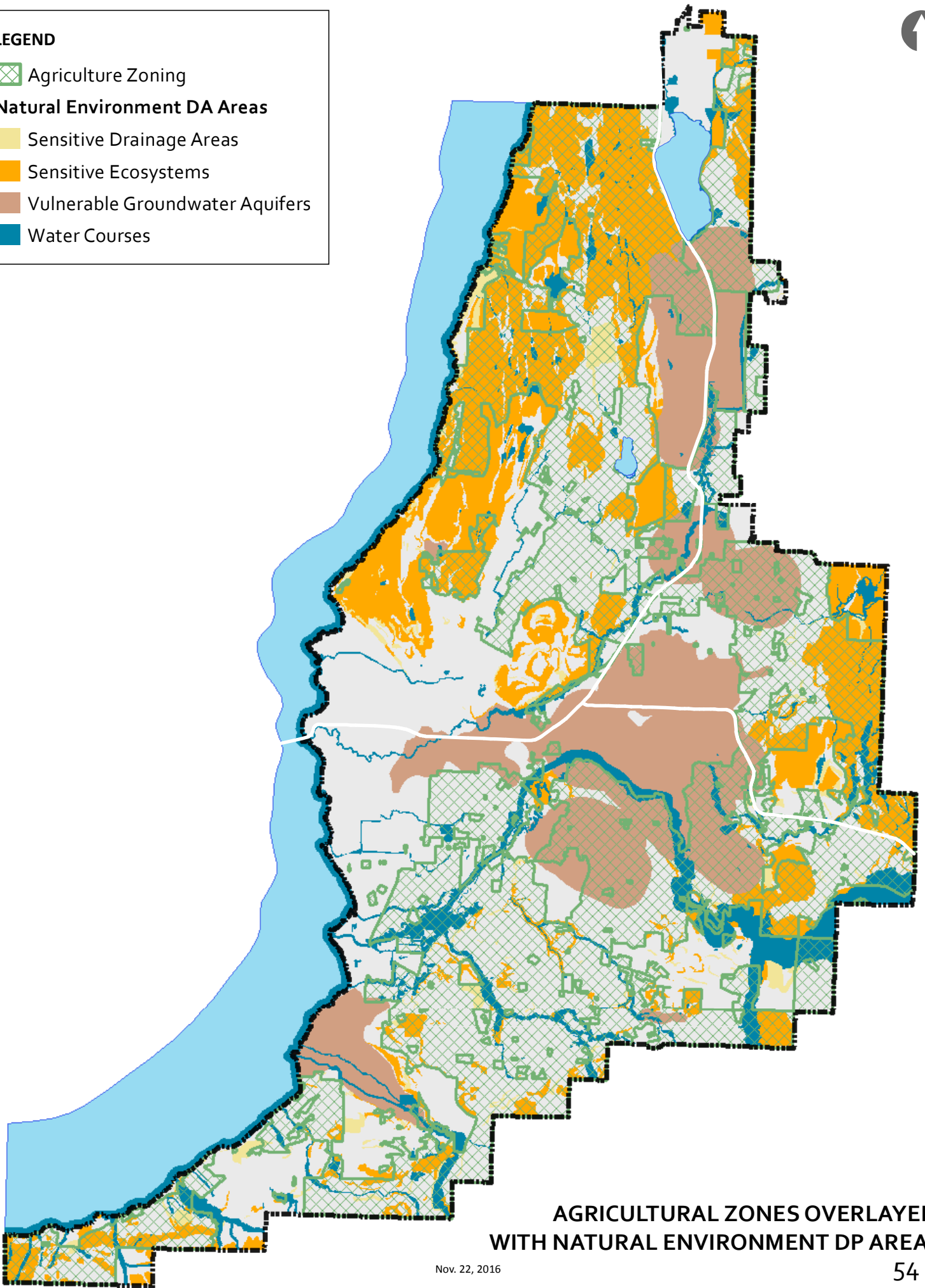
Natural Environment DA Areas

 Sensitive Drainage Areas

 Sensitive Ecosystems

 Vulnerable Groundwater Aquifers



 Water Courses

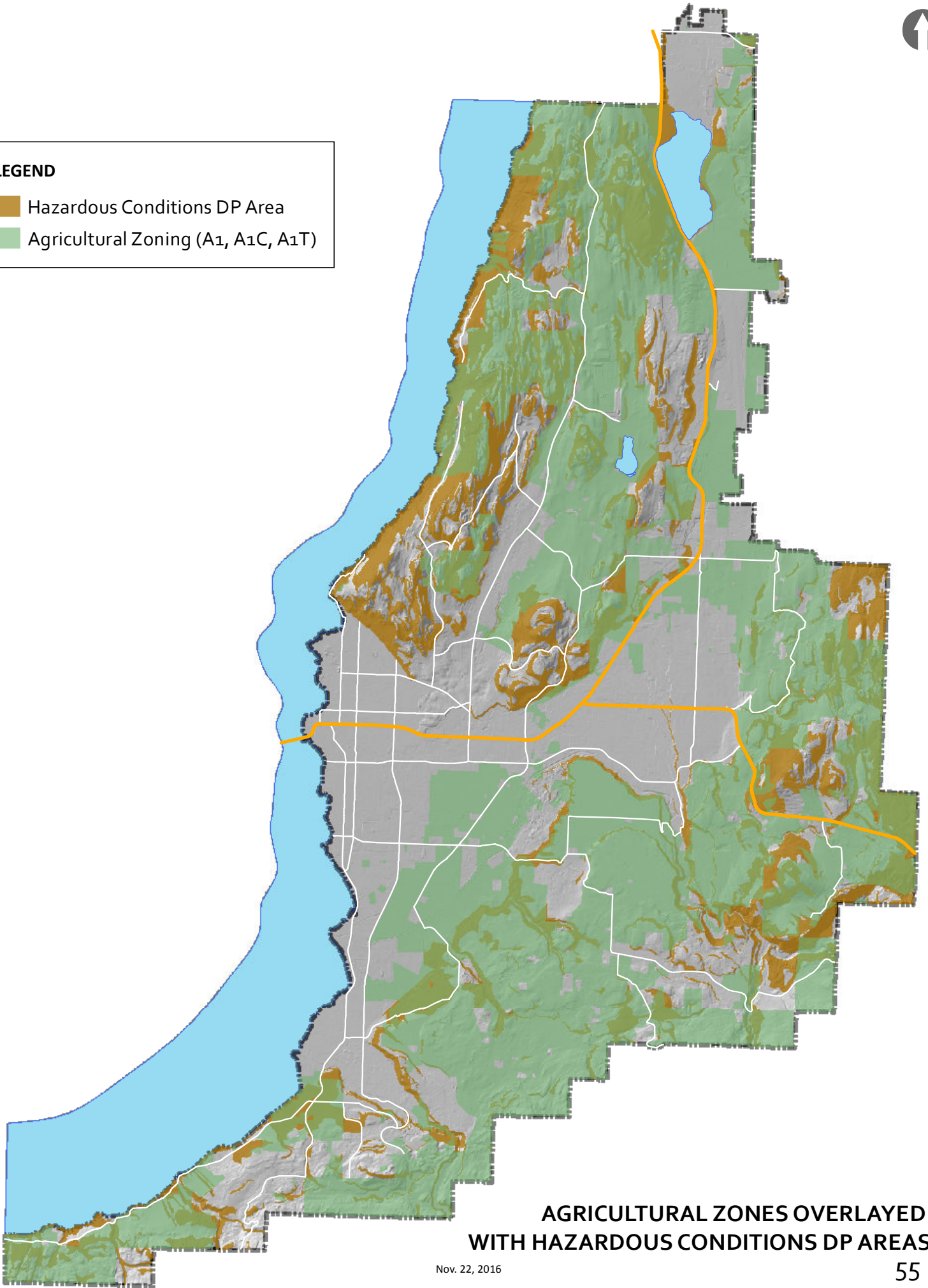


**AGRICULTURAL ZONES OVERLAYED
WITH NATURAL ENVIRONMENT DP AREAS**



LEGEND

-  Hazardous Conditions DP Area
-  Agricultural Zoning (A1, A1C, A1T)



**AGRICULTURAL ZONES OVERLAYED
WITH HAZARDOUS CONDITIONS DP AREAS**

Nov. 22, 2016

Theme 3: Improving awareness of local agriculture and access to local food

Support for local agriculture is strong in Kelowna. Almost all of the survey respondents (97%) indicated that they “always” or “sometimes” buy locally grown items when they have that option. While Kelowna residents have indicated strong levels of interest in purchasing local foods, 46% of survey respondents noted that limited access to local products is a challenge. This points to an opportunity to develop alternative local retail opportunities.

Over half (55%) of survey respondents indicated that they were not knowledgeable about the *Right to Farm Act* and normal farm practices. Further, education of community members in regards to agriculture and educational needs for farmers were key concerns raised by stakeholders at community meetings. Farmers themselves indicated they would like opportunities to enhance professional development, yet lack the time. Over half (52%) of the survey respondents noted that a lack of education about the local food system was a



challenge for the agricultural sector. A total of 83% of farmers responding to the survey indicated they were not involved in agri-tourism, which points to an opportunity to expand this aspect of the industry.

The 8 actions in this theme involve increasing the visibility of, and access to, local food products.

Table 6: Improving awareness of local agriculture and access to local food

ID	Actions	Timeframe	Priority
3a	Expand programs such as Farm to Flight at YLW.	Ongoing	Medium
3b	Raise the level of understanding about agriculture as outlined in the <i>Farm Community Identity White Paper</i> (see Appendix).	Ongoing	Medium
3c	Investigate opportunities for pop up markets to sell local produce as described in the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Short	Medium
3d	Develop a Healthy Food Strategy for Kelowna.	Medium	High
3e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City.	Medium	Medium
3f	Communicate land use policies with real estate and community groups.	Ongoing	Medium
3g	Consider the opportunity for farm tours for elected officials and staff.	Medium	Low
3h	Identify opportunities to increase YLW’s air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.	Long	Medium

Theme 4: Fostering and sustaining farm business and farmland

Whether a producer is just starting out or coming from a long family history of farming, obtaining land is challenging. Farmers may require capital to switch crop varieties, upgrade equipment, or modernize practices. These activities all entail investment costs. The cost of farmland in most regions of BC is prohibitive: not only for new farmers but also for those who are taking over longstanding family farm businesses. The top challenges to farming and food production in Kelowna, indicated by survey results were: difficulties accessing land for farming due to speculation, high costs, and capital inputs (73%); competing non-farm uses for farmland (urban - rural edge issues) (70%); and lack of succession planning (age of farmers, no new young farmers) (56%). During stakeholder meetings, there was interest raised by both farmers and non-governmental groups in having the City pursue the option of establishing a farmland trust. This is one area that the City can take a lead role in this theme.



Many of the other actions brought forward during the stakeholder sessions that fall within this theme would require that the City play a supporting role, and those are outlined in the following section. The action in this theme relates to the City’s role in ensuring that farmland is farmed to its fullest capacity over the long term.

Table 7. Fostering and sustaining farm businesses and farmland.

ID	Action	Timeframe	Priority
4a	Investigate and support opportunities for alternative ownership models (e.g. farmland trust) for farmland for the purpose of increasing production levels on farmland.	Ongoing	Medium

Theme 5: Actions where the City of Kelowna plays a supportive role

Support for new farming initiatives is important for growing the sector; however, support is also needed to enhance current farming operations and allow farmers to capitalize on economies of scale. The need to encourage farm product processing and other value-added opportunities regionally is recognized as a way to increase economic viability. Innovation enhances profitability and allows farmers to develop entrepreneurial ideas, gain useful marketing and business management skills, and access capital. One concern raised by local farmers and other stakeholders was the limited amount of supporting infrastructure for agriculture, including secure processing facilities, cold storage and distribution opportunities. This is particularly true for smaller, independent farmers that are not members of larger industry groups. A large-scale commercial composting facility was identified as a resource that would be used by urban and rural food producers alike. The City has the capacity to play a supportive role in initiatives such as these, in addition to supporting goals of other organizations



working in agriculture, such as the COEDC, Young Agrarians, OKSIR, Tourism Kelowna, and other key stakeholders.

There are 10 actions that the City would like to assist with, but does not have the jurisdiction or capacity to play a lead implementation role.

Table 8: Actions where the City plays a supportive role

ID	Actions	Priority
5a	Continue to support OK Sterile Insect Release program.	High
5b	Continue to support agricultural economic development goals.	Medium
5c	Investigate changes to encourage improved waste diversion (including yard waste collection) as per the 2017 Solid Waste Management Plan.	Medium
5d	Continue to support community groups to determine infrastructure for a permanent farmers' market location.	High
5e	Encourage farmers to work with the Province to manage troublesome wildlife.	Medium
5f	Encourage initiatives for land linking and mentorship programs for farmers.	Medium
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.	Low
5h	Encourage the Province to re-establish agricultural liaison services.	Medium
5i	Encourage the Province to restrict the sale of trees that can negatively impact the agricultural industry.	Medium

Implementation Strategy

The *Agriculture Plan* recommends policies and actions to ensure farm land is protected for the long term. As the development of the Plan inspired a great deal of community input, it is anticipated that implementation will be broadly supported.

The implementation strategy scopes the anticipated timeline and resources required to successfully complete the actions and policies prescribed in the Plan. Of the 60 recommended actions, the City is listed as key lead for 51, some of which will be able to be completed at the same time (e.g. amendments to the OCP, Development Permit Area Guidelines, and/or Zoning Bylaw). Many of the actions and recommendations put forth in this Plan will be implemented through existing staff and financial resources provided by the City of Kelowna. However, additional support (both financial and staff) will be required to execute all the identified actions.

A proposed workplan is provided for the 51 actions that the City of Kelowna can lead in the following two tables. A column on each table identifies when additional budget may be required. Actions in each table are organized according to a proposed implementation timeline:

- **Ongoing:** Actions identified as ongoing are required to be addressed throughout the life of the plan.
- **Phase 1:** This phase tackles the short term, high and medium priority actions with a completion goal of one to two years (2018-2019) after the plan is adopted/endorsed.
- **Phase 2:** This phase includes medium term, medium priority actions. The goal is to be addressing them approximately 3-5 (2020 – 2022) years after the plan is adopted/endorsed.
- **Phase 3:** This phase addresses actions that are longer term in nature and address them approximately 5-10 (2023 – 2027) years after the plan is adopted/endorsed.

Table 9 lists those actions that can be undertaken using existing staff resources. Table 10 identifies those actions that require additional staff resources. Both tables identify some actions that require additional budget beyond staff resourcing. For these actions, funding options will be investigated and/or budget requests will be made as part of the annual budget cycle.

It is anticipated that the amount of work identified in Table 10 will require:

- 1.0 FTE (full time equivalent) planning staff – With existing staff resources and workloads, an additional planning staff would be required to implement the *Agriculture Plan* in the timeline required. A staff-based approach will result in more focused attention on the implementation strategy and provide direct staffing resources over a number of years. The staff person will provide a central point of contact for the projects.
- 0.5 FTE bylaw officer – Several of the policies and actions have bylaw implications. Due to the current staff resourcing and workloads, an additional 0.5 FTE bylaw officer dedicated to agriculture will help ensure success of the implemented policies and actions.

Further, there are 9 additional actions as listed in Table 8 above, that would require the leadership of other key stakeholders, with the City playing a supporting role.

Table 9. Implementation actions to be undertaken with existing staff resources.

Action IDs	Description	Policy and Planning	Community Planning	Enterprise Kelowna	Development Services	Corporate and Protective Services	Infrastructure	Utility Services	Communications	Financial Services	Kelowna Airport	Parks Services	Supporting Organizations	Additional budget required**	Funding addressed in another plan
Ongoing Actions															
1.4 a, b	Maintain the agricultural compliance and enforcement strategy.		✓			✓							AGRI, ALC		
1.4 i	Investigate opportunities to minimize impacts, where possible, to agriculture during expansion of YLW as outlined in the 2045 Airport Master Plan.		✓								✓				
2 a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.						✓	✓					Water user groups		✓
2 b	Include agriculture in municipal climate change strategies and plans.	✓													
2 c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning.	✓					✓					✓	RDCO		✓
2 f	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.		✓			✓			✓				RDCO		
3 a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.										✓				✓
3 f	Encourage opportunities to meet with community groups, including real estate groups, to communicate existing land use policies and the impacts of non-farm use on farm land.		✓												
Actions to be implemented Years 1&2 (2018 – 2019)															
1.1 a, b, c, d,	Amend the OCP to include new policies that protect and enhance farmland.	✓	✓												
1.2 a, b, c, d, e, f,g	Update the Farm Protection DP Guidelines to include regulations regarding residential footprints on farmland and update the requirements for statutory covenants.	✓	✓												

Action IDs	Description	Policy and Planning	Community Planning	Enterprise Kelowna	Development Services	Corporate and Protective Services	Infrastructure	Utility Services	Communications	Financial Services	Kelowna Airport	Parks Services	Supporting Organizations	Additional budget required**	Funding addressed in another plan
1.4 c	Update the Development Applications Procedures Bylaw to allow for the Community Planning Manager to request an Agricultural Impact Assessment.		✓												
Actions to be completed in Years 3, 4, 5 (2020 – 2022)															
1.1 f	Explore a new OCP Land Use Designation: Transition to Agriculture.	✓	✓												
1.4 d	Explore opportunities to better match tax rates with farm land production activities.		✓	✓						✓		✓			
1.4 e	Update the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw to include current noxious species and diseases.											✓	Invasive Species Council	✓	
2 d	Create consistent water restriction / drought level messaging within affected areas or watersheds to ensure highest compliance by users.							✓	✓						✓
2 e	Ensure drought management and response plans are clear and consistent across existing and future water systems.							✓	✓						✓
3 d	Develop a Healthy Food Strategy for Kelowna.	✓											Interior Health RDCO	✓	✓
4 a	Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland.	✓	✓											✓	
Actions to be implemented in Years 5 to 10 (2023 – 2027)															
2 g	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.						✓	✓							✓
2 h	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	✓				✓						✓			✓
3 h	Identify opportunities to increase YLW's air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.										✓				✓

Table 10. Implementation actions to be undertaken: additional staff resources required

Action IDs	Description	Policy and Planning	Community Planning	Enterprise Kelowna	Development Services	Corporate and Protective Services	Infrastructure	Utility Services	Communications	Financial Services	Kelowna Airport	Parks Services	Supporting Organizations	Additional budget required	Funding addressed in another plan
Ongoing Actions															
1.4 a, b	Expand the agricultural compliance and enforcement strategy and establish procedures for zoning compliance review for business license applications on farmland.		✓			✓							AGRI, ALC		
3 g	Consider the opportunity for farm tours for elected officials and staff.		✓						✓				RDCO, Industry	✓	
3 b	Use existing communications channels (e.g. website, social media, printed signs, pamphlets) to raise the level of understanding about agriculture as outlined in the <i>Farm Community Identity White Paper</i> .		✓						✓					✓	
Actions to be implemented Years 1&2 (2018 – 2019)															
1.3 a, b, c, d, e, f, g	Update the Zoning Bylaw to ensure compliance with Provincial standards, and to include regulations regarding principal dwelling size, secondary dwellings, minimum lot sizes, and parking on farmland. Also update buffer specifications as outlined in <i>Edge Planning White Paper</i> .		✓										AGRI, ALC		
1.3 i, h, j, 3 c	Investigate opportunities for pop up markets to sell local produce and associated updates to the Zoning Bylaw as described in the <i>Increasing Local Food Access White Paper</i> .	✓	✓	✓					✓					✓	
1.3 k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and ALC regulations.		✓										AGRI, ALC		
Actions to be completed in Years 3, 4, 5 (2020 – 2022)															
1.3 l	Investigate options to regulate permitted uses in the ALR consistent with the Ministry of Agriculture Bylaw Standards		✓												
1.4 f	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.		✓		✓									✓	

Action IDs	Description	Policy and Planning	Community Planning	Enterprise Kelowna	Development Services	Corporate and Protective Services	Infrastructure	Utility Services	Communications	Financial Services	Kelowna Airport	Parks Services	Supporting Organizations	Additional budget required	Funding addressed in another plan
1.4 g	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.			✓		✓								✓	
1.4 h	Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.		✓	✓		✓								✓	
3 e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City.		✓						✓					✓	
Actions to be implemented in Years 5 to 10 (2023-2027)															
2 i	Investigate creative approaches to provide existing neighborhoods on the urban side of the Permanent Growth Boundary with vegetative buffers.	✓	✓											✓	

Conclusion

This updated *Agriculture Plan* for the City of Kelowna fulfills, in part, a commitment by the City set forth in the OCP to preserve agricultural land and enable healthy and productive agriculture. The *Agriculture Plan* will provide all members of the food producing community in Kelowna, along with elected officials, staff, and other leading agencies in the region, with a strong vision and directive towards increasing food production and enhancing the livelihood of those involved in agriculture.

Those involved in Kelowna's food system are passionate and knowledgeable people. The public strongly supports the preservation of farmland and the protection of that land for farming. Small and medium scale producers often struggle to establish a level of production that will allow them to derive their livelihood from the land. At the same time, consumers are clamoring for more options when it comes to buying local food.

The vision, goals, objectives, and recommended implementation actions outlined in this *Agriculture Plan* are all derived from community engagement as well as best practice research and provincial guideline documents. The plan also includes a discussion of implementation options, a monitoring and evaluation framework, and a list of external funding opportunities.

The development of the *Agriculture Plan* involved a variety of engagement efforts to ensure that the vision statement, theme areas, and recommended actions were crafted with the assistance of key stakeholders in a manner that would be broadly supported by the public. As such, a combination of AAC meetings, stakeholder sessions, a survey, open houses, and one-on-one interviews were conducted to ensure that a wide range of perspectives were incorporated.



The City of Kelowna's agricultural landscape is an integral part of the community's identity. Agricultural land plays an essential role in

improving the quality of life of residents, offers an aesthetically diverse landscape, is an essential part of the green infrastructure (retaining rainwater, preventing flooding, and recharging aquifers), and ensures food security. The long-term strategic protection of this vital community asset is important to the community today, and will be critical for future generations.

The *Agriculture Plan* is expected to serve the community for at least the next 10 years and will be used to inform future OCPs updates, the 20-year Servicing Plan, decisions regarding infrastructure and city-owned assets, and more. Most importantly, if the actions presented in this plan are fully implemented, the local farming sector will become strengthened and more resilient as a result - creating positive trickle down effects for the entire community for years to come.

Appendix A: Acronyms

AAC	Agricultural Advisory Committee
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
COEDC	Central Okanagan Economic Development Commission
DPA	Development Permit Area
OCP	Official Community Plan
OKSIR	Okanagan Sterile Insect Release
RDCO	Regional District of Central Okanagan
YLW	Kelowna International Airport

Appendix B: Glossary

Agriculture: Means development or use for the primary production of farm products such as dairy products, poultry products, cattle, hots, sheep or other animals, wheat or other grains, and vegetables, orchards or other field crops.⁴

Food Security: All community residents have access to sufficient, safe, healthy and culturally acceptable foods produced in a manner that promotes health, protects the environment and adds economic and social value to communities.⁵

Local Food: The Canadian Food Inspection Agency has adopted an interim policy that recognizes “local” as:

- *Food produced in the province or territory in which it is sold, or*
- *Food sold across provincial borders within 50 km of the originating province or territory*

For the purposes of this plan, “local food” refers to food and food products produced within the Central Okanagan.

Residential Footprint Residential Footprint means the portion of a lot that includes all structures, landscaping, driveways and parking areas associated with the principal dwelling, including but not limited to the principal dwelling, mobile home for family, home based business (minor, major and rural), accessory structures including garage and storage, recreation areas (including pools and sport courts), and outdoor living areas. Structures not included in the residential footprint are agricultural structures, including greenhouses, agricultural and garden stands and those structures associated with temporary farm worker housing footprint.⁶

⁴ City of Kelowna Zoning Bylaw No.8000

⁵ Kelowna 2030 Official Community Plan

⁶ City of Kelowna Proposed Zoning Bylaw Amendments (File TA16-0015)

Appendix C: Engagement Summary

Coming soon to this page.

Appendix D: Detailed Action Tables

Table 1. Official Community Plan updates: detailed actions

ID	Actions	Timeframe	Priority
1.1a	Restrict the expansion of residential development, and resulting potential edge conflicts, into farm areas by prohibiting additional density (e.g. carriage houses) outside the Permanent Growth Boundary.	Short	High
1.1b	Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address public health issues and protection of natural assets as identified by the City of Kelowna or senior government.	Short	High
1.1c	Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture.	Short	High
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes regardless of soil types and capabilities assigned for potential for non-soil based agriculture, and the importance of reducing edge effects through farmland.	Short	Medium
1.1f	Explore a new OCP Land Use Designation: <i>Transition to Agriculture</i> for parcels within and outside the Permanent Growth Boundary that are within 300 m of the farm land boundary.	Medium	High

Table 2. Farm Protection Development Permit Guidelines updates: detailed actions

ID	Actions	Timeframe	Priority
1.2a	Adopt Residential Footprint policies as per the <i>Non-Farm Use White Paper</i> (see Appendix) in accordance with provincial standards including residential footprint size, building setbacks, and total floor area of dwelling units. This includes establishing a maximum specific floor area for the Residential Footprint of 2,000 m ² (0.2ha) within the ALR / A1 zone.	Short	High
1.2b	Include underground residential services within the Residential Footprint as required for the structures within it.	Short	High
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.	Short	High
1.2d	On agricultural lands, locate farm retail sales, wineries, cideries, breweries, distilleries, 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 where geographically appropriate), in order to reduce the footprint and extent of services through the property with the intent of maximizing agricultural potential.	Short	High
1.2e	Ensure that the Residential Footprint maximizes the agricultural potential (e.g. soil, topography, etc.) and limits negative impacts on the farm, whether or not the parcel is currently farmed.	Ongoing	Medium

ID	Actions	Timeframe	Priority
1.2f	Update OCP Chapter 15 Farm Protection DP guideline 1.7 to require statutory covenants on non-agricultural land through the development process to notify landowners that “normal farm practices” occur in close proximity as described in the <i>Edge Planning White Paper</i> (see Appendix).	Short	Medium
1.2g	Locate uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities.	Short	Medium

Table 3. Zoning Bylaw updates: detailed actions

ID	Actions	Timeframe	Priority
1.3a	Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update.	Short	High
1.3b	Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone based on Ministry of Agriculture guidelines, and other zones that may also be in the ALR, that shall be no greater than: <ul style="list-style-type: none"> - 465 m² (5,005 sqft) on lots greater than 8 ha - 300 m² (3,552 sqft) on lots less than 8 ha 	Short	High
1.3c	Require that mobile homes on farmland be occupied by the owner’s immediate family, be located on a non-permanent foundation without basement excavation, and be removed from the property within 90 days when no longer occupied. The site must be restored to a condition suitable for agricultural use following removal of the mobile home.	Short	High
1.3d	Remove “carriage house” as a permitted use within the A1 zoning.	Short	High
1.3e	Increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha in order to create a consistent minimum lot size of 4.0 ha for all of the A1 zone.	Short	High
1.3f	Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in <i>Edge Planning White Paper</i> (see Appendix).	Short	High
1.3g	Investigate parking limitations on agricultural lands including permeable surfacing, with the exception of the Residential Footprint.	Short	Medium
1.3h	Create a clear definition in the Zoning Bylaw for local food retail opportunities outside of the ALR as described in the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Medium	Medium
1.3i	Revise the definition of “urban agriculture” to include the sale of farm products as a seasonal retail operation that is temporary in nature.	Short	Medium
1.3j	Designate specific sites and/or zones as suitable for “local produce stands” as per the <i>Increasing Local Food Access White Paper</i> (see Appendix). This may include farm gates of urban farms, commercially-zoned areas, transportation hubs, institutional lands, and/or parking lots and define the allowable structures where retail sales of food are permitted.	Short	Medium
1.3k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and/or ALC regulations.	Short	Low
1.3l	Investigate options to regulate permitted uses in the ALR consistent with the Ministry of Agriculture Bylaw Standards	Short	Medium

Table 4. Actions regarding other policies and regulations: detailed actions

ID	Actions	Timeframe	Priority
1.4a	Continue to enforce permitted uses using the <i>City's Agricultural Enforcement & Compliance Strategy</i> . Expand the current strategy and partner with ALC enforcement and compliance officers to maximize resource efficiencies. This may include meeting with the ALC to share data and information on enforcement efforts. Consider dedicating bylaw staff to issues outside the Permanent Growth Boundary.	Ongoing	High
1.4b	Establish procedures for zoning compliance review for business license applications on agricultural properties.	Ongoing	High
1.4c	Update the <i>Development Applications Procedures Bylaw</i> to allow for the Community Planning Manager to request an Agricultural Impact Assessment by a Professional Agrologist that quantifies the impacts of any proposed development that may affect agricultural activity, such as non-farm use on farmland, rezoning, temporary use permits, and subdivision on lands adjacent to farmland.	Short	High
1.4d	Explore opportunities to better match tax rates with farmland production activities (e.g. tax rates higher for under-utilized land instead of lower farm rates).	Medium	Medium
1.4e	Update the <i>Noxious Insect Control Bylaw</i> and <i>Noxious Weeds & Grass Control Bylaw</i> to include current noxious species and diseases. Work with the Invasive Species Council of BC and the Regional District of Central Okanagan on this action.	Medium	Medium
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. Issues to be addressed in a review could include: <ul style="list-style-type: none"> • soil quality, • location of fill deposit, and • amount of soil removal. 	Medium	Medium
1.4g	Update the <i>Business License Bylaw</i> to include the new definition of local food sales (as per related actions in 1.3). A license should be required for these retail operations whether the stand is on public or private property.	Medium	Medium
1.4h	Require a business license for commercial assembly events including conditions such as time parameters and parking requirements.	Medium	Medium
1.4i	Investigate opportunities to minimize impacts to agriculture, where possible, during expansion of YLW as outlined in the 2045 Airport Masterplan.	Long	Medium

Table 5. Stewarding natural resources and the environment for food production: detailed actions

ID	Actions	Timeframe	Priority
2a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.	Ongoing	High
2b	Include agriculture in municipal climate change strategies and plans.	Ongoing	Medium

ID	Actions	Timeframe	Priority
2c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning (e.g. expand agriculture wood waste chipping program, review, update and harmonize burning policies).	Ongoing	Medium
2d	Create consistent water restriction/drought level messaging within affected areas or watersheds to ensure highest compliance by users.	Medium	Medium
2e	Ensure that drought management and response plans are clear and consistent across existing and future water systems.	Medium	Medium
2f	Continue to work with the Regional District of Central Okanagan to enforce the <i>Noxious Insect Control Bylaw</i> and <i>Noxious Weeds & Grass Control Bylaw</i> . Consider communicating information to residents seasonally through a press release.	Ongoing	Medium
2g	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.	Long	High
2h	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	Long	Medium
2i	Investigate creative approaches to provide existing neighborhoods on the urban side of the Permanent Growth Boundary with vegetative buffers. Examples may include incentives to increase the number of trees planted in the community.	Long	Low

Table 6: Improving awareness of local agriculture and access to local food: detailed actions

ID	Actions	Timeframe	Priority
3a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.	Ongoing	Medium
3b	Use existing communications channels (e.g. website, social media, printed signs, pamphlets) to raise the level of understanding about agriculture policies and activities. Options for consideration are outlined in the <i>Farm Community Identity White Paper</i> (see Appendix).	Ongoing	Medium
3c	Investigate and communicate opportunities for pop up markets to sell local produce as described in the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Short	Medium
3d	Develop a Healthy Food Strategy for Kelowna. The strategy would address food security issues that are not included within the scope of this Agriculture Plan Update. Explore opportunities for establishing requirements and incentives for shared gardens in new multi-unit developments and other urban agriculture opportunities. Also examine inventory, food storage, distribution, processing and opportunities to redirect food waste.	Medium	High
3e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City. The signs should be placed along roads used by farm vehicles, along recreational trails, and in agricultural edge planning areas.	Medium	Medium
3f	Encourage opportunities to meet with community groups, including real estate groups, to communicate existing land use policies and the impacts	Medium	Medium

ID	Actions	Timeframe	Priority
	of non-farm use on farmland. The impacts of farmland speculation on the local agriculture sector should be highlighted.		
3g	Consider the opportunity for farm tours for elected officials and staff. The City, in partnership with the agricultural industry, could create opportunities to tour agricultural properties and learn about the role agriculture plays within the city.	Medium	Low
3h	Identify opportunities to increase YLW's air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.	Long	Medium

Table 7. Fostering and sustaining farm business and farmland: detailed action

ID	Action	Timeframe	Priority
4a	Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland. The alternative models may include: <ul style="list-style-type: none"> • Allotments (large garden leases); • Incubator farms for new farmers; • A Local or Regional Farmland trust; • Institutional partnerships to increase food production; and/or • Co-operative farming models. 	Ongoing	Medium

Table 8. Actions where the City plays a supportive role: detailed actions

ID	Actions	Priority
5a	Continue to support OK Sterile Insect Release program and advocate for environmentally friendly alternatives for other pests.	High
5b	Continue to support the agricultural economic development goals of the Central Okanagan Economic Development Commission (COEDC), Okanagan Indian Band and Westbank First Nation.	Medium
5c	Re-evaluate organic waste diversion opportunities and investigate changes to encourage improved waste diversion (including yard waste collection) as per the 2017 Solid Waste Management Plan.	Medium
5d	Continue to support community groups on initiatives to determine infrastructure required for a permanent, year-round farmers market location.	High
5e	Encourage farmers to work with the Province to manage troublesome wildlife.	Medium
5f	Encourage initiatives for land linking and mentorship programs for farmers.	Medium
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 and made available online.	Low
5h	Encourage the Province to re-establish agricultural liaison services.	Medium
5i	Encourage the Province to restrict the sale of trees that can negatively impact the agricultural industry	Medium

Appendix E: Monitoring and Evaluation Strategy

Coming soon!

- Description of the importance of monitoring and evaluation
- Table format of indicators that can be tracked over the short and long term.
-

- Evaluation mechanism(s) to measure success.

Appendix F: Local Food Retail Opportunities White Paper

Introduction

The Okanagan is unique in the country for the wide range of produce it supports. It has an opportunity to be exemplary in opportunities to access fresh farm products. With farmer’s markets and produce stands in the City limits, there are great opportunities to access local food. This paper examines how this could be even further developed, and strengthen Kelowna as a vibrant farm community that celebrates fresh local food through access and identity.

This paper examines opportunities to strengthen access to local food through the City and build an identity of Kelowna as a community that supports, celebrates and enjoys fresh produce grown here in the community.

DEFINITIONS

Certain terms appear throughout this report. They are defined here for reference.

Food Access: Ensuring that healthy, high-quality, culturally appropriate options are available and affordable wherever people reach for food and drinks.

Food System: The chain of activities connecting food production, processing, distribution, consumption, and waste management, as well as all the associated regulatory institutions and activities.

BACKGROUND

A 2006 Ipsos-Reid poll and a 2007 survey by Environics found strong support for local food amongst Canadians. The poll noted that 56% of Canadians “always” or “usually” check to see where their fruit and vegetables come from when they are shopping, and 42% regularly buy local food.⁷ However, while these results point to a preference for purchasing local products, they don’t indicate the degree of local food accessibility.

Buying local food may involve some inconvenience for the consumer. Farmers markets may be open only one or two days a week, specialty stores that sell local food may not offer one-stop-shopping, and farm gate options may require a lot of travel for a few items. Translating awareness of local food into routine purchasing actions and habitual behavior is a long-term process that requires easy access to local food⁸.

97 per cent of survey respondents indicated that they buy locally grown products when given the option.

A spring 2016 survey of Kelowna residents showed 97% of respondents indicated that they buy locally grown products when given the option⁹. Lack of access and availability was noted by 46% of respondents as a key reason for not purchasing local. Respondents also commented that they didn’t have time to go to different farms to purchase products and that farmers’ markets were not at convenient times or locations. It was suggested that if local products were more easily accessible that they would be more likely to purchase them. In fact, 89 per cent of respondents said they would possibly, probably or definitely

⁷ Food connects us all: Sustainable local food in Southern Ontario. Metcalf Foundation. February 2008.

⁸ Ibid.

⁹ City of Kelowna Agriculture Plan Update survey, 2016. Over 550 individual responses to the survey were obtained over a two-month period, from May 2016 to July 2016.

purchase directly from producers if they were located closer to their home (i.e. within walking distance, or a 5-minute drive).

Improving access to local food has the potential to redirect purchasing power so that the local economy is enhanced and the financial benefits of local agriculture remain within the community. Benefits can include:

- Fresh food access points in neighbourhood development plans increase the ability for low-income individuals, families and seniors, or those who lack access to reliable transportation to increase the amount of fresh local foods to their diets. This type of planning also creates both senior-friendly and accessible communities, an important consideration given Kelowna's aging population.¹⁰
- Reduces travel time lessens greenhouse gas emissions, plus it encourages mobility and social interaction between neighbours, further supporting a healthy lifestyle in the community¹¹.
- Helps producers get their product to market, which in turn helps build demand, and supports producers by providing them with additional methods to market and sell their products.

Enhancing healthy food retail in Kelowna neighbourhoods can help achieve the Kelowna 2030 Official Community Plan goal of enabling healthy and productive agriculture (Goal #9). The City can play an important role in increasing the availability of fresh produce for residents by creating policies and associated zoning that provide more flexibility for citizens both in terms of locations to purchase fresh local foods as well as an increased variety of healthy food options.



¹⁰ City of Kelowna Community Trends Report 2015

¹¹ A seat at the table: Resource guide for local governments to promote food secure communities. June 2008. Provincial Health Services Authority.

Local produce stands

Local produce stands bring fresh produce into neighbourhoods on push carts, carts powered by bicycles, vans, or small trailers. Local produce stands may also refer to farm gate sales of goods being sold directly on an urban farm property in an area that is otherwise primarily residential. Local produce stands may be run by farmers, for-profit small businesses, or non-profits. The distinction between farmers' markets and local produce stands is that the latter are small, usually only offering one (or a few) specific products, and may be able move around within and between neighbourhoods.

The benefits of local produce stands (including urban agriculture retail) include:

- Increase in the availability of local produce in neighbourhoods with otherwise fewer retail opportunities;
- Reduce the need for residents to travel by car to purchase fresh local food; and
- Contribute to the vibrancy of Kelowna neighbourhoods.

The challenge with local produce stands is that they often fall within a regulatory grey zone between markets and vending, as will be discussed in the next section.

Current local regulatory environment

The City has a number of initiatives and policy that supports retail sale of fresh produce. This section examines current policy with respect to current opportunities and ways that policy could be strengthened to better support retail sales of local food. Current initiatives include:

CITY OF KELOWNA HEALTHY FOOD AND BEVERAGE SALES IMPLEMENTATION PLAN.¹²

In April 2008, the City adopted the five-year Healthy Food and Beverage Sales Implementation Plan to build awareness, switch to packaged and prepared food products that reflect the Healthy Choice Checkmark System, expand the number of vending machines providing healthy packaged food products, and develop new policies for food contracts for city-leased facilities.

FARM TO FLIGHT

The Kelowna Regional Airport YLW has initiated a fresh fruit to flight marketing program, where visitors travelling within Canada can purchase locally grown produce at the airport, in packages specifically designed for aircraft transport. This opportunity, in addition to fresh wine and other locally produced beverage sales, enables travelers to take a bit of Okanagan grown produce back to friends and family.

CITY OF KELOWNA BUSINESS LICENCE BYLAW

The City of Kelowna Business Licence Bylaw (No. 7878, 2012) has definitions for "Fruit Stand" and "Mobile store":

- "Fruit stand" means a business licensed to sell farm produce.
- "Mobile store" means a business that is carried out entirely from a motor vehicle, hand push carts, or self-propelled concession stands whereby the entire stock of goods, wares, merchandise, or foodstuffs offered for sale is actually carried and contained in the mobile unit and are offered for sale and are delivered to the purchaser at the time of sale. Mobile stores are restricted in where they can be established, with designated areas specifically in the downtown core (Bernard Avenue, Leon Avenue, and Lawrence Avenue). Hours of operation are also restricted.

¹² City of Kelowna Healthy Food and Beverage Sales Implementation Plan.
[http://apps.kelowna.ca/CityPage/Docs/PDFs/Council/Meetings/Council](http://apps.kelowna.ca/CityPage/Docs/PDFs/Council/Meetings/Council%20Meetings%202008/2008-04-21/Item%204.4%20-%20Healthy%20Food%20and%20Beverage%20Sales%20Implementation%20Plan.pdf)

[http://apps.kelowna.ca/CityPage/Docs/PDFs/Council/Meetings/Council](http://apps.kelowna.ca/CityPage/Docs/PDFs/Council/Meetings/Council%20Meetings%202008/2008-04-21/Item%204.4%20-%20Healthy%20Food%20and%20Beverage%20Sales%20Implementation%20Plan.pdf)

CITY OF KELOWNA'S ZONING BYLAW

The City of Kelowna Zoning Bylaw includes definitions for "Open-air markets" and "Public markets" that refer mainly to farmers' markets but does not include retail opportunities for individual vendors.

- "Open-air market" is defined as a temporary market comprised of stalls and sheltered premises, for producers for the sale of farm and food, plants, baked goods, prepared and ready-to-eat foods and artisan crafts. The intent of the Open-Air Market is to provide a long term location for a farmers' market group or society.
- "Public market" means an open space concept comprised of stalls and structures for the sale directly by producers of farm and food products, plants, baked goods, prepared and ready-to-eat foods. The first priority of this use is for the sale of local and BC farm and food products. The second priority of this use is for the sale of farm and food products that are not locally grown.
- "Urban Agriculture" is defined as the cultivation of a portion of a parcel for the production of food including fruits, vegetables, nuts and herbs for human consumption only. In the Zoning Bylaw, Urban Agriculture is further categorized as either one with the intention for personal use or one where the intention is for commercial sale, trade, or distribution offsite. Onsite sales is currently not permitted.
- "Market Agriculture" is defined in the Zoning Bylaw as the onsite promotion, exhibition, production and/or sale of agricultural products to the public. Typical uses would be small to mid-scale production of fruits, vegetables, nuts, and animal husbandry. Direct urban farm gate sales would be facilitated if the term "market agriculture" was included in the definition of urban agriculture, and if direction regarding retail activities were also provided within the description of Urban Agriculture in the Zoning Bylaw.

Neither Open-Air Market nor Public Market are listed as primary or secondary permitted uses in any of the Commercial Zones or Public & Institutional



Zones within the current City of Kelowna Zoning Bylaw. Therefore, it is unclear which zones allow for

these markets. Furthermore, the fact that individual vendors are not allowed and the requirement of the business operator to be directly involved in the sale of the goods may be problematic for some local produce stand operators.

The City of Kelowna's Property Management department administers the oversight and awarding of concession opportunities, whereby the City advertises the availability of a certain type of concession at a certain location and then invites responses from the public.

The City of Kelowna would not be the first local government to encourage the sale of local food by providing a supportive regulatory environment. Several case studies are described below.

Successful Case Studies

DISTRICT OF SECHELT, BC

Sechelt's Mobile Vending Policy¹³ uses the terms "Peddler" and "Mobile Vendor" to define the type of retail that may incorporate local produce stands.

- "Peddler" is defined as a person selling goods, wares or other merchandise directly to or from the public on a highway or any public place, a private premise or in private premises occupied by the prospective purchaser or in another person's commercial premises.
- "Mobile-vending" means the sale of goods (excluding alcoholic beverages) or services from a mobile apparatus. Mobile vending is permitted as an accessory use in zones where seasonal outdoor market is a permitted use, or in zones where retail is a permitted use, provided the lot area is no less than 2,000 m², or on any municipally owned lands subject to the applicable municipal requirements. Mobile Vending use is only allowed on a lot where a washroom facility is available and must have all applicable health or safety permits posted.

CHILLIWACK, BC

This bylaw has been created to regulate street vending, which is defined as commercial food vendors operating from public lands (i.e. roads, parks, parking lots, etc.) on an annual or seasonal basis.

Every vendor requires an annual or seasonal business license from the City of Chilliwack Licensing Department. Confirmation of inspections/approvals from outside agencies including, but not limited to, the Provincial Health Inspector, City Fire Department, Electrical Inspector and Provincial Gas Inspector may be required as part of the Food Vending Agreement approval process. All conditions stipulated within

the Food Vending Agreement must be met prior to commencement of any vending activity.

Sparkes sweet corn is one example that takes advantage of this vending bylaw in Chilliwack and has grown to deliver corn in this method locally grown in Chilliwack, BC.

VICTORIA, BC

FoodRoots is a not for profit co-op distributor of local certified organic and naturally grown produce and foods processed in the Victoria region¹⁴. FoodRoots operates with a unique model: community groups or sponsor organizations provide the location and insurance, and FoodRoots brings the market. FoodRoots is also developing a 'Mobile Market', which will include a tent, table, tablecloths, cashbox, scales, etc., and will be available to community groups and organizations through a deposit system. FoodRoots has also created an online Pocket Market Toolkit which groups can use to guide the development of their operations. The toolkit explores regulatory and operational issues. It also suggests a goal of covering the cost of staff, produce and supplies by the six-week mark.

¹³ Sechelt Parks, Lands, and Roads Temporary Rental Bylaw: <http://www.sechelt.ca/Portals/0/Public%20Document%20Library/Bylaws/480,%202008%20-%20Parks%20Lands%20and%20Roads%20Temporary%20Rental.pdf>

¹⁴ FoodRoots Victoria. <http://footroots.ca>

TORONTO, ON

Grab Some Good: In some neighbourhoods in Toronto, residents must travel more than 1 km to buy fresh produce¹⁵. Toronto Public Health has partnered with FoodShare to bring fresh fruits and vegetables to the city's diverse communities. Grab Some Good markets can be found in subway stations, corner stores and in many neighbourhoods across Toronto. Pop-up markets at subway transit stops provide the convenience of healthy snacks and low cost fruits and vegetables to commuters on their trip home. This collaboration between the City of Toronto, FoodShare, United Way, the University of Toronto's Food Policy Research Initiative, and community groups, has also resulted in a pilot Mobile Good Food Market in eight neighbourhoods.

The mobile market is essentially a small grocery store in a truck, selling affordable fresh produce. The locations, all lower income neighbourhoods outside of the downtown in areas underserved by traditional food retail, were selected through community consultation and access gap analyses. The program is funded through a grant from the Ontario Centres of Excellence.

MONTREAL, QC

Fruixi takes its name from the BIXI bike share system in Montreal, providing local fresh produce for sale by bike to various neighbourhoods in downtown Montreal. The initiative is run by Marché Solidaire Frontenac¹⁶. There are six bike kiosks in parks, hospitals, and public places throughout the summer and fall. The bike kiosks are limited to particular locations and are not allowed on commercial thoroughfares. Relevant regulations include a resolution about special event programming in the public domain, and a regulation concerning peace and order in the public domain.

¹⁵ Grab Some Good Program, Toronto. <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=80ca044e17e32410VqnVCM10000071d6of89RCRD>

¹⁶ Fruixi, Montreal. <http://www.carrefouralimentaire.org/services-et-activites/manger/fruixi/>

FERNDALE, WA

Ferndale is located in Whatcom County, an area rich in agricultural productivity. To encourage agricultural business, the City has reduced barriers for farmers wishing to sell their goods,¹⁷ section 5.04.100 of the License Bylaw notes that: *License exemption is provided for any farmer or gardener who sells, delivers or peddles any fruit, vegetables, berries, butter, eggs, fish, milk, poultry, meats, or any farm produce or edibles raised, caught, produced, or manufactured by such person in any place in this state.*

One example of a Ferndale farm who has shown success in local sales is Barbie's Berries, who offer a wide variety of berries throughout the summer growing season¹⁸.

SEATTLE, WA

Urban Farming Ordinance: The definition of urban farming used in Seattle includes selling from the site of the farm, thereby enabling farm gate sales. Vending can happen between 7am and 7pm, but not in rights of way. Urban farms are permitted in residential areas as accessory uses up to the size of 4,000 square feet. Urban farms are permitted as primary or accessory uses in commercial zones with no size restrictions. In industrial zones, urban farms are similarly permitted as primary or accessory uses but are restricted to rooftops or the sides of buildings in some places. Business licenses are required if the produce grown is processed on site (made into jam, for example).

¹⁷ City of Ferndale bylaws. <http://www.cityofferndale.org/live-work/business/>

¹⁸ Barbie's Berries, Ferndale. <http://www.barbiesberries.com>

SALT LAKE CITY, UT

Urban Greens Market: The 2013 Salt Lake City Community Food Assessment determined that several neighbourhoods were classified as food deserts by the U.S. Department of Agriculture. To address this issue, Salt Lake City partnered with several non-profits to establish a mobile market and farm stands in these neighbourhoods¹⁹. Grant funds help coordinate and operate market stops from June to November. The markets include sale of fresh produce grown and harvested locally by farmers working with the non-profits.

KANSAS CITY, MO

Urban agriculture farm gate sales: Kansas City allows residents to grow produce in their front-yards as an accessory use, and allows unprocessed produce to be sold off-site during a specified growing season²⁰. The ordinance also outlines the special use permitting process for operating a community supported agriculture program in a residential area, and it allows internships and apprenticeships in neighborhood gardens or farms.

CHICAGO, IL

Fresh Moves: Fresh Moves is a Chicago-based non-profit running a mobile produce stand out of a bus that moves in neighbourhoods that are considered food deserts²¹. Two Chicago buses that are no longer in service, along with a federal grant to retrofit the buses, are used to provide locally-grown organic and sustainable foods to ten neighborhoods on Chicago's lower income neighbourhoods. The buses will make stops at health clinics, schools, day care centers, farmers markets, parks, housing complexes and other community sites to bring fresh, locally grown produce to community residents.

NEW YORK CITY, NY

Green Carts: New York City's Green Carts program allows vendors to sell raw uncut fruits and vegetables through an extensive network of mobile produce stands to increase the availability of fresh fruits and vegetables in underserved areas of New York²². An initiative of the Department of Health and Mental Hygiene, the Green Cart precincts were chosen based on the results of a community health survey which identified areas where fresh fruit and vegetable consumption is low.

¹⁹ Urban Greens Market, Salt Lake City.

<http://www.slccgreen.com/#!urban-greens-market/snz8l>

²⁰ Urban agriculture ordinance, Kansas City.

<http://www.kchealthykids.org/wp-content/uploads/2016/02/KCMO-Urban-Ag-Codes-Guide-booklet.pdf>

²¹ Fresh moves, Chicago.

<http://www.growingpower.org/education/chicago-farms-and-projects/fresh-moves/>

²² Green carts, New York City.

<https://www1.nyc.gov/site/doh/health/health-topics/green-carts-vendor.page>

Recommendations for Kelowna

The following recommendations are based on a review of the current regulatory environment in Kelowna and lessons learned from existing case studies.

1. **Policy.** The City of Kelowna could improve opportunities for local produce sales by providing supportive policies for local produce stands, such as identifying appropriate locations for them to be situated and ensuring the zoning allows for that use. Some precedence does exist for the city to assist in facilitating small-scale food retail. For example, the City has existing policies and due process regarding concession operators. Concession operators have two separate options with respect to operating a concession business within City limits. They may either pursue operations on privately owned land or they may pursue a partnership with the City in order to operate on municipal lands. Regardless of whether the operation occurs on private or public lands, a number of key criteria must be met. These include the following:
 - A valid business license must be held;
 - Compliance with the City of Kelowna's Zoning Bylaw must occur;
 - Interior Health certification (if selling food) must be held; and
 - Compliance with the City's Business License and Regulation Bylaw No. 7878 must occur.
2. **Definitions.** Create a clear definition of local produce stands should not be overly prescriptive, rather a broad definition could allow for flexibility and stability into the future. Terms such as "vending" and "peddling" are often found in business license and zoning bylaws in local governments areas that support local produce stands. Oftentimes "mobile food vendors" refer to food trucks or carts selling hot, prepared foods but the intent with local farm stands is really to provide fresh, raw, fruits and vegetables. Including sale of farm products as an allowable activity within the current definition of an urban farm could enable vending at those locations. The definition could speak to the seasonality of the retail operation as well as the fact that it is temporary in nature (i.e. it will be dismantled and removed every day).
3. **Licensing.** The Business License Bylaw will need to be updated to include local produce stands once they have been properly defined. A license should be required whether the stand is located on public or private property. The license could stipulate that the goods must originate from the farm. The application process could include the requirement to list the products that will be offered, to submit a drawing or photo of the stand, and to indicate the preferred location of the stand (or indicate if it will be located at an urban farm).
4. **Zoning and permitted areas.** Allow local food stands in appropriate zones. Currently it is difficult to determine where existing business types, such as fruit stands and mobile stores, are allowed to operate. Designate particular sites as suitable for local produce stands in the Zoning Bylaw and within neighbourhood plans. Local produce stands could be located at the farm gate of urban farms, in existing public spaces such as a municipal parks, commercially-zoned areas, streets or parking lots. At first glance, potential sites for local produce stands could include:
 - Commercial zones (gas stations, shopping centre parking lots, strip mall parking lots);
 - Institutional / public zones (school grounds, museums, hospital grounds);
 - Municipal parks throughout Kelowna;
 - Transportation hubs and exchanges (bus loops);
 - Central parking lots (City of Kelowna, public lots); and
 - Parking lots near multifamily housing.

5. **Food desert mapping.** Determine the number and locations for local produce stands through food access mapping (or food desert mapping) and in consultation with the community. Consideration could also be given to allowing more local produce stands in the downtown core. Mapping can help assess the need to set aside land or building locations for local produce stands where these products are otherwise lacking.
6. **Specific requirements.** Other policy could include:
 - Limit the size of the stand.
 - Additional parking stalls may not need to be required as the transaction time is not expected to be lengthy and many locations will be in areas where parking is already available;
 - Access to public washrooms may be desirable, however these washrooms may be located in an adjacent or nearby building (gas station, shopping mall, museum, library), as is permitted in the District of Sechelt. If operating a local produce stand where the farm is accessory to the residential use, washrooms may not be required.
 - One mobile sign (such as a sandwich board) could be permitted at the entrance to the location (shopping centre, park, other grounds) and must be removed when the stand is closed for the day.
 - Food safety permitting, as required by Interior Health, will need to be obtained. In general, the sale of raw produce doesn't require food safety permitting.
 - Liability insurance may be required.
 - Design guidelines could be provided to developers who could then allocate space for local produce stands.
7. **Investigate incentives.** Local government can also provide incentives by purchasing equipment in bulk (such as weatherproof carts), offering low permit fees, and by identifying potential sites near desirable, high-traffic locations.
8. **Supporting policies and plans.** Consider local food access during the development of other plans such as the Healthy City Strategy (including the Community of Ages, Healthy Neighbourhood Design, and Healthy Food System themes), and other neighbourhood plans.
9. **Investigate funding options.** If funding is required for either the food access gap mapping, purchase of bulk carts, or coordination of a pilot project phase, the following organizations may be able to offer support.
 - Heart and Stroke Foundation
 - Investment Agriculture Foundation
 - BC Healthy Communities
 - Mountain Equipment Co-op
 - Real Estate Foundation of BC
 - Small Change Fund
 - Community Health Fund
 - Rural BC Dividend Fund
 - BC Community Food Action Initiative

Next Steps

Short term:

1. Meet with community members and stakeholders to establish where local produce stands could have the greatest impact, and identify potential vendors.
2. Conduct food desert mapping to determine where access gaps exist. Note: a UBC Capstone project scheduled for fall 2016 is planning to do some preliminary work on food desert mapping.
3. In addition to local farms (both rural and urban) who may be interested in participating in a local produce stand pilot program, other organizations may be interested in collaborating as stakeholders. These may include:
 - Central Okanagan Food Policy Council
 - Interior Health
 - Tourism Kelowna
 - UBC Okanagan
 - Okanagan College
 - Community Futures Central Okanagan

Medium term:

1. Pilot a project for relevant City areas to test the viability of local produce stands.
2. Use the outcomes of the pilot project to inform longer-term adjustments to City policies and regulations.

Long term:

1. Consider making changes to zoning and other bylaws to create a more welcoming environment for local produce stands.



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Appendix G: Edge Planning for Farmland Protection White Paper

Introduction

OVERVIEW OF THE ISSUE

Agriculture and cities are concentrated in the same areas across BC: the lower mainland, southern Vancouver Island, and the Okanagan Valley. These small areas account for less than 5% of the province's total land area, generate over 80% of the BC's annual gross farm receipts, and are home to more than 80% of residents. Populated areas and fertile land have overlapped for generations, however as urban areas continue to grow and densify, surrounding farmland, forested land, and parklands fall under development pressure. As a result, the interface between agricultural and urban land is often vulnerable to conflict. Common complaints include:

- Noise conflicts (bird scares, machinery noise, early morning activities, wind fans);
- Airborne materials (pesticides, dust, pollen and other allergens);
- Smells (manure);
- Traffic (slow moving vehicles);
- Trespass (potential danger to livestock and people); and
- Littering and illegal dumping.

Edge Planning Areas (EPAs) are the interface areas between agricultural and urban lands, where design and management tools are used to create compatibility between land uses²³. Edge areas that require attention may exist between farmland and residential neighbours, commercial, industrial, or institutional areas. Edges that provide inherent buffers next to farmland include waterways, mountains, ravines, parks and protected

greenspace, as well as aggregate extraction (mining), landfills, transportation corridors, or other utility rights-of-way.

Edge planning is a strategy and a suite of policies available to a local government through their OCP, zoning bylaws, Development Permit area guidelines, and other statutory means. The BC Ministry of Agriculture's Strengthening Farming Program has created bylaw guides for local governments to assist edge planning processes.

Edge planning is also an investigative process to enhance our understanding of the relationship between agricultural and other land uses. This knowledge can then be applied to improving compatibility between the different land uses where they meet at the 'edge'.

Out of the over 550 survey respondents, 95 per cent said that policies preserving farmland were either important or very important.

IMPETUS FOR AN EDGE PLANNING STRATEGY

Results from the spring 2016 survey demonstrated the need for increased planning at the urban/rural edge. Out of the over 500 survey respondents, 95% said that policies preserving farmland were either important or very important. When respondents were asked to indicate reasons for protecting farmland, preserving land for farmers (particularly young farmers) and for future generations was one of the top reasons.

²³ Edge Planning Guide, 2015. BC Ministry of Agriculture. <http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and->

[environment/strengthening-farming/800-series/823100-3_edge_guide_2015.pdf](http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/800-series/823100-3_edge_guide_2015.pdf)

Respondents were asked what they would like to see the City of Kelowna do to support the local food system and the top responses were:

- To support farmers and food processors (including access to land) and protect farmland and prevent urban sprawl;
- To manage complaints by urban dwellers related to odour, pesticide spraying, dust, aesthetics, and noise from normal farm activities; and
- To mitigate trespass, property and equipment vandalism, crop damage and theft, livestock harassment, and litter that is being experienced by farmers.

All of these problems, which can result in significant financial losses for farmers, could be resolved through proper edge planning.

Legal Framework for Edge Planning Areas

There are several tools that local governments can use to manage edge conflicts many of which the City of Kelowna is already using. The *Land Title Act* and *Local Government Act* provide local governments with mechanisms to promote compatibility between urban development and farm operations. These mechanisms include decision making abilities for approving officers, Development Permit areas to protect farming, and Farm Bylaws to manage certain farm practices and operations.

FARM PRACTICES PROTECTION ACT

The *Farm Practices Protection (Right to Farm) Act* was passed in 1996. The intent of the Act is to protect farms, using “normal farm practices”, from unwarranted nuisance complaints involving dust, odour, noise and other disturbances. The Farm Practices Board, now called the Farm Industry Review Board (FIRB), was established to deal with complaints that arise from the Act and to determine whether the issue results from normal farm practices. The FPPA protects farms both in

and outside of the ALR, although those outside the ALR must obtain Class 9 (Farm) status from BC Assessment.

LAND TITLE ACT

With the passage of the FPPA, the *Land Title Act* was amended to provide approving officers with opportunities to require buffering at the time of subdivision to protect farming from development and to discourage unnecessary road access into the ALR. A Subdivision Approval Officer has the ability, through the subdivision process, to require that urban development next to farming is done in a manner that lessens the potential for conflict. For example, an approving officer may refuse a plan of subdivision if adequate buffering on the urban side of the interface is not provided or unnecessary roads are proposed to lead into the ALR²⁴.

LOCAL GOVERNMENT ACT

The following planning mechanisms are available for local government edge planning:

- Official Community Plan (OCP)
- Zoning Bylaws
- Development Permit Area for Farming Areas (and associated design guidelines)
- Edge Planning Best Practices

Edge Planning Areas (EPAs) may vary in length and also in width, depending on the land uses affecting each scenario. The BC Ministry of Agriculture recommends 300 m on either side of the ALR boundary be considered for edge planning, but in practice this width varies from municipality to municipality. The EPA is essentially a special management area for the application of edge planning tools and techniques to improve land use compatibility between farming and non-farming areas. The success of edge planning relies on a shared responsibility whereby both agricultural and urban land users and decision makers adopt approaches to ensure compatibility.

²⁴ BC Land Title Act Section 86 (1)(c)(x) and (xi).

Edge planning must provide:

- A clear identification of the edge planning areas;
- public awareness; and
- The adoption of edge planning strategies, policies and bylaws.

The proposed policies contained in this report have been informed by the OCPs, Development Permit area guidelines, and other policy documents from municipalities across BC²⁵.

Edge Planning Policies and Regulation within Kelowna

The City of Kelowna currently has guidelines and policies to address edge planning in the City. This section will review these policies, and provide recommendations to further strengthen them, both through policy and implementation.

Survey respondents indicated that one of the top reasons for protecting farmland was to preserve land for farmers (particularly young farmers) and for future generations.

EDGE PLANNING IN THE OCP

The OCP contains proposed ALR adjacency policies that are designed to bolster other existing policies. In particular, further densification, particularly of residential and institutional uses (e.g. schools, day cares etc.) is discouraged in areas adjacent to agriculturally-zoned land²⁶.

Opportunities to strengthen the OCP with regard to edge planning include:

- A statement that land uses adjacent to agricultural land must be compatible with

farming or have a buffer to minimize the effects of incompatible uses;

- The creation of a 'Transition to Farming' OCP Land Use Designation, with policies aimed at reducing farming land use conflicts, such as limiting the increase of density;
- Options to acquire rural lands in transition areas by the City, and or other community groups or institutions, for innovative agricultural uses such as incubator farming.

EDGE PLANNING IN DP GUIDELINES

The OCP includes DP guidelines that have been established to minimize potential conflicts between active farming and nearby residential neighbours. On properties located adjacent to agricultural lands, buildings must be designed so that they reduce the impact from normal farm operations. This includes maximizing the setback between farmland and non-farmland buildings as well as reducing the number of doors, windows and patios facing agricultural land. Any new developments within the PGB should include a reduction in densities gradually towards the agricultural land boundary and the avoidance of road endings or road frontage next to agricultural land.

Opportunities to strengthen the DP guidelines with regard to edge planning include:

- Requirements to establish effective buffers on the non-farm side.
- Direction regarding the process for establishing a buffer (e.g. rezoning, building permit, development permit, or subdivision processes).
- Statements detailing buffer design submission requirements.
- Statements regarding the maintenance and enhancement of natural buffer areas.

²⁵ In particular, policies and regulations from the Corporation of Delta, City of Richmond, City of Kamloops, City of Abbotsford, City of Surrey, and District of Pitt Meadows were examined.

²⁶ Perhaps the strongest policies related to protecting the agricultural edge include: A Permanent Growth Boundary (PGB): The PGB is used to contain urban growth. Lands outside the permanent growth boundary are not supported for urban uses. Non-ALR land outside the PGB is not supported for any further parcelization; Support for

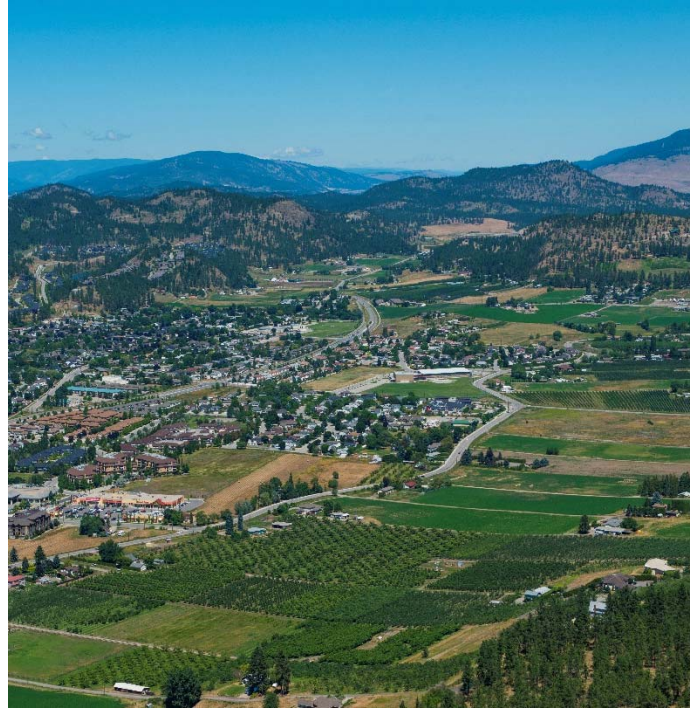
Transition Uses: Complementary agricultural land uses such as urban agriculture (as defined in the Zoning Bylaw) can be considered along the urban-rural interface to act as a transition between existing urban development and farming operations; and Covenants: Promotion of the use of conservation covenants on agricultural land.

- Acknowledgement of a range of specific edge scenarios.
- Enhanced specifications regarding building setbacks, buffer widths, rear yard setbacks, and ownership of the buffer for each edge scenario.
- Enhanced design features for building upgrades and new developments.
- Description of appropriate vegetation species to be used in the landscape design of the buffers.
- Direction to increase the width of the buffer if the density on the non-farm lot increases.
- Guidelines on installation and maintenance of the buffers including statutory easements or restrictive covenants.
- Specifications regarding edge types and buffer width;
- Use of Agriculture Impact Assessments to quantify the impacts of a proposed development, rezoning subdivision or non-farm use for lots within or adjacent to farm lands.

EDGE PLANNING IN THE ZONING BYLAW

Currently, the Zoning Bylaw contains directives regarding design guidelines for landscape buffers between ALR and non-ALR properties (*Landscaping and Screening Minimum Landscape Buffers*) they could be bolstered by providing more specifications.

Opportunities to strengthen the Zoning Bylaw with regard to edge planning include:



- Specific references to scale, form, and density in areas adjacent to the farm edge.
- Detailed specifications regarding buffers adjacent to specific land uses (this may also be directed through the Farm Protection Development Permit guidelines).
- Include a definition of “No Build Area” to describe buffers adjacent to the ALR that cannot have buildings or structures located.

Recommendations to Enhance Edge Planning

The following policies are suggested for the City of Kelowna to incorporate into the OCP and associated planning documents. These are presented in the following sections:

- OCP Policy
- OCP Development Permit Guidelines
- Actions to support edge planning

OCP POLICY RECOMMENDATIONS

1. **New OCP Land Use Designation: Transition to Agriculture.** Create a new land use designation called “Transition to Agriculture” for parcels within and outside the PGB that are within 300 of the farm land boundary. This land use designation will ensure that land uses adjacent to, but outside of the farm lands minimize impacts on farming. Associated zoning will permit urban agriculture and will require a land use buffer to be established if/when the lots are (re)developed. This Transition to Agriculture area will also allow for a gradual decrease in the density of urban land use to the ALR/AL boundary. Vulnerable areas will be identified that will include pockets of residential areas that are completely surrounded by farm land. Specifically:
 - Subdivision is not supported;
 - Increased density is not supported (with the exception of a secondary suite inside a primary existing dwelling) – no duplexes, no carriage houses;
 - Transferring density to another OCP land use designation is not supported;
 - Investigate innovative opportunities to increase buffers; and
 - Vulnerable lands are targeted with incentives for retrofitting yards with vegetative buffers.
2. **Agricultural Land Use Designation for Agricultural Lands.** Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil

types and capabilities. Encourage locating non-soil based agricultural structures on less productive soils, where feasible, in order to fully utilize prime soil resources.

3. **Prohibit Municipal Sewer Extension of Agricultural Areas.** Prohibit the extension of municipal sewer into the ALR, to avoid speculation and pressure for further urban development.
4. **No Vulnerable Populations Near the ALR or AL Lands.** Discourage uses of urban land adjacent to the permanent growth boundary by vulnerable populations (e.g. Child Care Centres – Major (Daycares), hospitals, senior care facilities and schools).

DEVELOPMENT PERMIT GUIDELINE RECOMMENDATIONS

1. **The following text should be included in the Farm Protection DP Guidelines.** Agricultural buffers (also known as vegetative buffers) are required wherever development is proposed adjacent to parcels zoned A1 – Agriculture 1 and / or in the Agricultural Land Reserve (ALR). The buffer has both a minimum setback to structure requirement as well as a minimum vegetative / fence buffer. A covenant outlining maintenance responsibilities of the vegetative buffer and fence, as well as restrictions regarding plant species that have potential to adversely impact agriculture, is required.
 - The function of the vegetative buffer / fence buffer is to provide:
 - Protection of the non-agricultural parcel from:
 - Dust, noise, airborne particulates and sprays; and
 - Barrier from agricultural spray practices (airborne particulates).
 - Protection of the agricultural parcel by creating:

- A physical barrier marking a defacto “do not trespass” area;
- Stormwater mitigation area between hard surface runoff or irrigation of development and natural grade of agricultural parcel; and
- Natural area for groundwater recharge/uptake, to mitigate potential groundwater changes due to adjacent soil compaction conditions due to development.

This wording considers and incorporates recommendations 2 through 5, as described below.

2. **Vegetative Buffer Requirement.** Manage the agricultural-urban interface to protect the integrity of agricultural operations by requiring vegetative buffers within the PGB for all parcels adjacent to agricultural lands. The buffer will include fencing, landscaping, and building separations in accordance with the *Farm Protection DP Guidelines*. The buffer requirement may be triggered through Development Permit application, building permit application, rezoning application, and/or subdivision application.
 - planting of ornamental fruit trees or plants that could create weed problems). Trees should be a mix of deciduous and conifers and at maturity should have an average height of 10 m, and a minimum crown density that covers the edge five years.
 - The buffer is considered a ‘no build zone’ on the urban side, and these areas must be free of buildings, pools, tennis courts, sheds, garages, or other structures. The exception is accessory structures without living space without windows that open to the agricultural land.
 - Fencing should be at least 1.8 m high.
 - Issue a building permit for new subdivisions or developments only after the vegetative buffer has been installed.
 - Ensure that a deposit (cash security or letters of credit) is secured equal to 100 % of the landscaping costs plus 15 % contingency to be retained during all stages of development. The deposit can be refunded after 5 years if proof of maintenance of the buffer and the overall health of the vegetation is provided by a Landscape Architect or Professional Agrologist.
3. **Vegetative Buffer Plans.** Buffers are required for properties at the time of subdivision, rezoning, and building permit, through a Farm Protection Development permit. The objectives of buffers are to minimize the effects of normal farm practices on urban activities within the PGB through visual and spatial separation. This will also ensure that the urban:rural edge location remains stable over time. General requirements include:
 - A vegetative buffer plan and cost estimate designed by a registered landscape architect or agrologist.
 - Buffer plans must indicate the location, sizing, and species of all plant material proposed, as well as all existing vegetation to be retained. A focus should be given to species that will not create negative impacts on surrounding farms (i.e. restrict
4. **Adopt building design specifications that minimize exposure to farm practices.** In addition to minimizing the number of doors, windows, and outdoor patios facing farmland, the DP guidelines should include the following specifications:
 - Ensure any required fill deposition is handled sensitively with respect to natural soil regimes during development and construction phases;
 - Consider the use of rock boulders within the vegetative buffer design to create firm edges between the buffer and single family developments;
 - Cluster buildings to maximize buffering between residences and farmland;
 - Site berms, water features, and/or rainwater management features within the setback areas; and

- Encourage the installation of double paned windows or sound-proofed windows.

5. **Require Restrictive Covenants.** As part of a development process, any property that falls within the *Transition to Agriculture Land Use* designation shall register a Restrictive Covenant against that property informing any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour, and dust that may impact adjacent residential properties. This Restrictive Covenant shall reference a farm operation's acceptable and required farm practices, as identified and in accordance with the *Provincial Right to Farm Act*. The enhanced covenant would include and encompass:

- Maintain the upkeep and integrity of the buffer.
- Inform prospective buyers on the urban side of development restrictions within the edge.
- Inform residents of restrictions of planting species that have potential host pests (e.g. coddling moth hosts, in support of the OKSIR program); and
- Inform urban residents of normal farm practices.

Statutory easements can be combined with covenants to ensure that buffers are established and maintained²⁷.

RECOMMENDED ACTIONS TO SUPPORT EDGE PLANNING

1. **Retroactive Vegetative Buffers.** Investigate creative approaches to infilling existing neighbourhoods within the PGB (adjacent to agricultural lands) with vegetative buffers. Target neighbourhoods to create buffers using

incentives such as free trees for planting, partnerships with community groups, schools, or other organizations to conduct the planting.

2. **Explore creation of a Municipal Farmland Trust.** Explore acquiring parcels that are designated as *Transition to Agriculture*, if and when possible, and use them to create a Municipal Farmland Trust. The trust can be used for innovative agricultural activities such as long term leasing or licencing, community gardens, and/or incubator farms. A buy, sever, and sell approach may be explored for *Transition to Agriculture* parcels.
3. **Agricultural Disclosure Agreements.** Use Agricultural Disclosure Agreements, at various stages of real estate transactions and land development, for parcels adjacent to agricultural lands. The agreements will serve to increase awareness of owners about the presence and implications of living near agricultural activity. These statements can be implemented by associating them with no-build areas, building setbacks, and/or buffer requirements.
4. **Encourage Creative Farming Models within and adjacent to agricultural lands.** Encourage and investigate innovative alternative farming models within the agricultural lands and on parcels adjacent to and within agricultural lands, including partnerships with other agencies, non-profit groups and institutions. The alternative models may include:
 - Allotments (large garden leases);
 - Incubator farms for new farmers;
 - Institutional partnerships to increase food production;
 - Co-operative farming models.

²⁷ Sample covenant wording is included in the BC Ministry of Agriculture's Edge Planning Guidelines and includes: "The property owner acknowledges that: the lot is subject to the following restrictions: The vegetated buffer will be maintained; No habitable structures will be built in the rear or side yard abutting the ALR; The walls and windows facing, or at an angle to the ALR, will be constructed with extra sound-proofing and no patios will be built on those sides. Because the lot is close to farm land, some or all of the

following impacts arising from agricultural practices may occur: Noise from farm operations at various times of the day, including propane cannons and other devices used to deter wildlife; Farm odours and chemical spray; Aesthetic appearance of fields (unkempt fields, storage of materials, etc.); and Light from greenhouses.

5. **Develop an Agricultural Signage Program.** Develop signs to be placed along roads used by farm vehicles, along recreational trails, and incorporate signs into agricultural edge planning. These would be consistent with existing signage programs and may include signs for self-guided farm tours, wine trails, or other agricultural routes and may use a recognizable logo or symbol to ensure visual consistency. Use positive wording and images, such as:
- Kelowna supports agriculture: you are entering an area zoned for farming.
 - Farm Road – support your local farming community.
 - Your food is being grown here.



Figure 1. Pockets of residential developments that have been established in farming areas within Kelowna.

Recommendations for Vegetative Buffer Strategy

In many communities, lengthy interfaces exist between farmland and other land uses. The City of Kelowna's agricultural interface includes over 260 km of edge. This is somewhat exacerbated by the existence of pockets (or 'islands') of non-farming areas located within farm land. A map indicating the types of interface areas found along the agricultural boundary in Kelowna is presented in Figure 1.

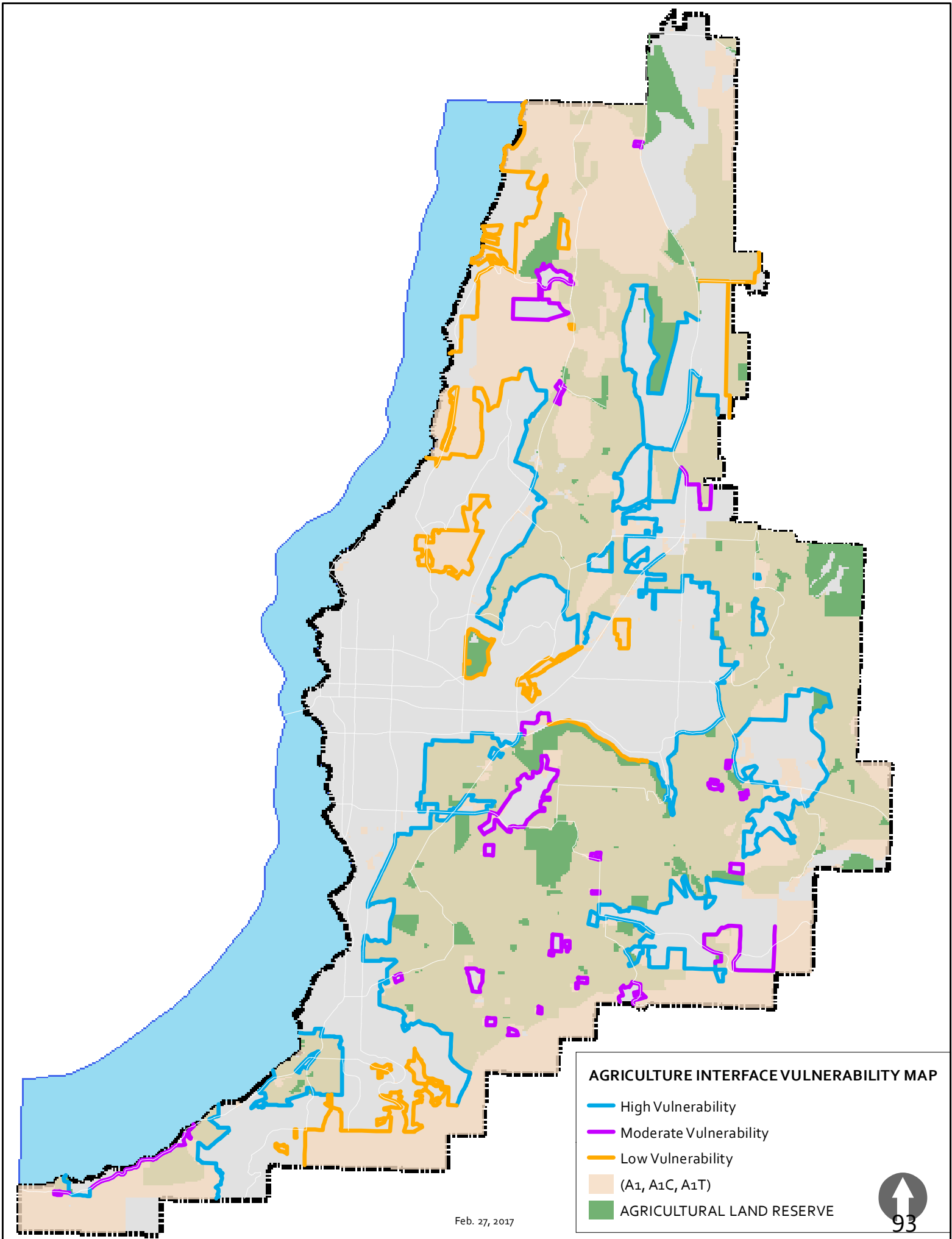
The seven land use scenarios found along the agricultural boundary in Kelowna are:

- Agricultural/Single-Two Unit residential. This represents the majority of the agricultural edge in Kelowna.
- Agricultural/Multi-unit residential. There are relatively few instances of this scenario.
- Agricultural/Commercial. Particularly along Highway 97.

- Agricultural/Industrial. Particularly along Highway 97.
- Agricultural/institutional. These are distributed fairly evenly around the edge.
- Agricultural/Park. Distributed evenly throughout the edge.
- Agricultural/First Nations. In two areas: Northern and Eastern edges of the City.

Small areas of residential neighbourhoods fully surrounded by ALR were established prior to the establishment of the ALR (Figure 2). In fact, the establishment of one of these residential subdivisions within Kelowna led to complaints from farmers that ultimately resulted in the establishment of the ALR.²⁸ The majority of the edge sits alongside single family residential zones, however, the edge also includes adjacent commercial, industrial, institutional, and conservation/park areas.

²⁸ M. Collins, 2016. Personal Communications, Planner, Agricultural Land Commission.



**RECOMMENDED DESIGN SPECIFICATIONS
BASED ON BUFFER TYPES**

The following buffer specifications are presented with the expectation that they will be adopted into the City’s Zoning Bylaw (and will replace the current standards for all properties abutting agricultural land).

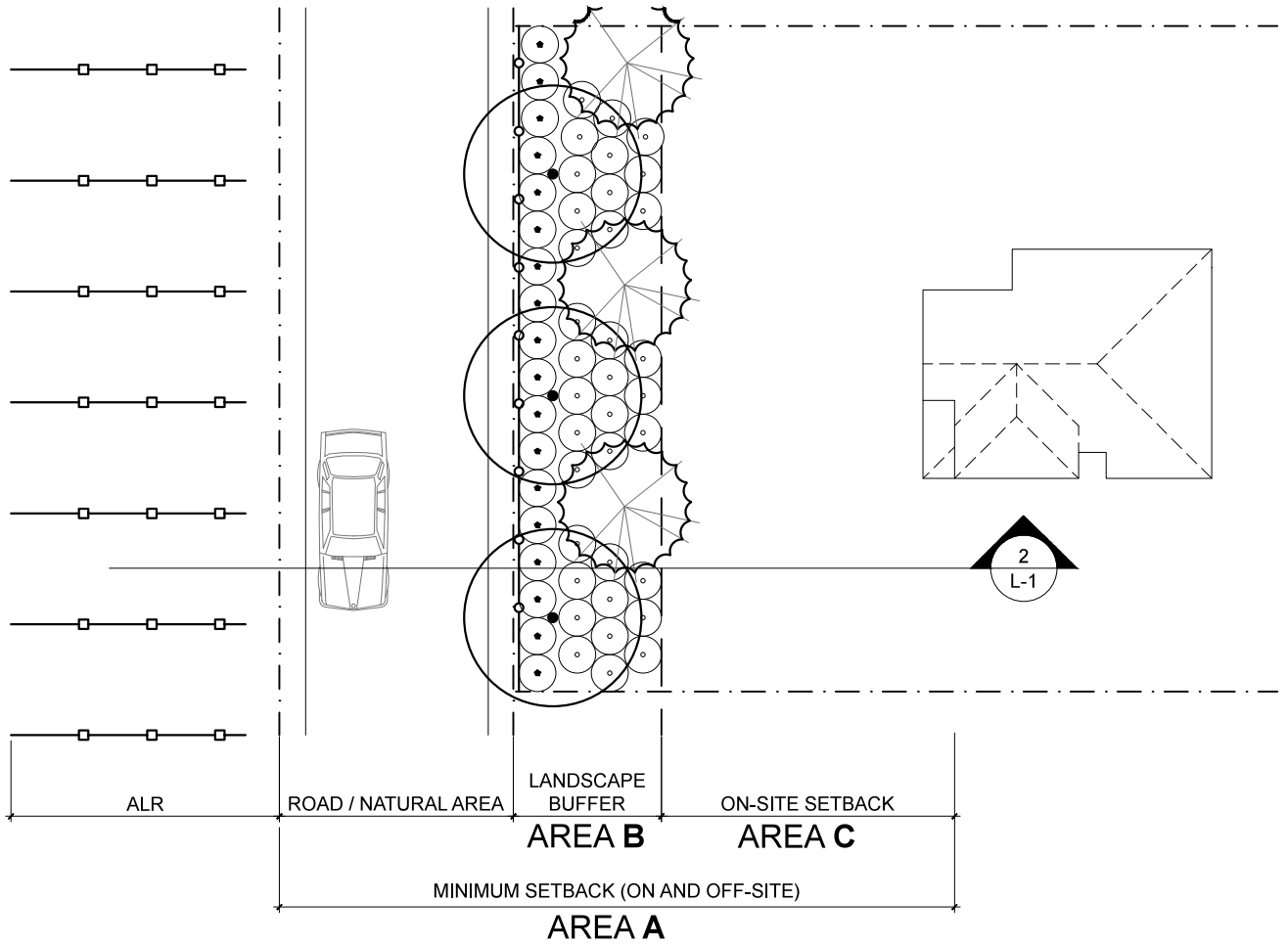
Following the table, a series of drawings provides further explanation to the table.

Table 1: Minimum buffers adjacent to A1 Zone or Agricultural Land Reserve

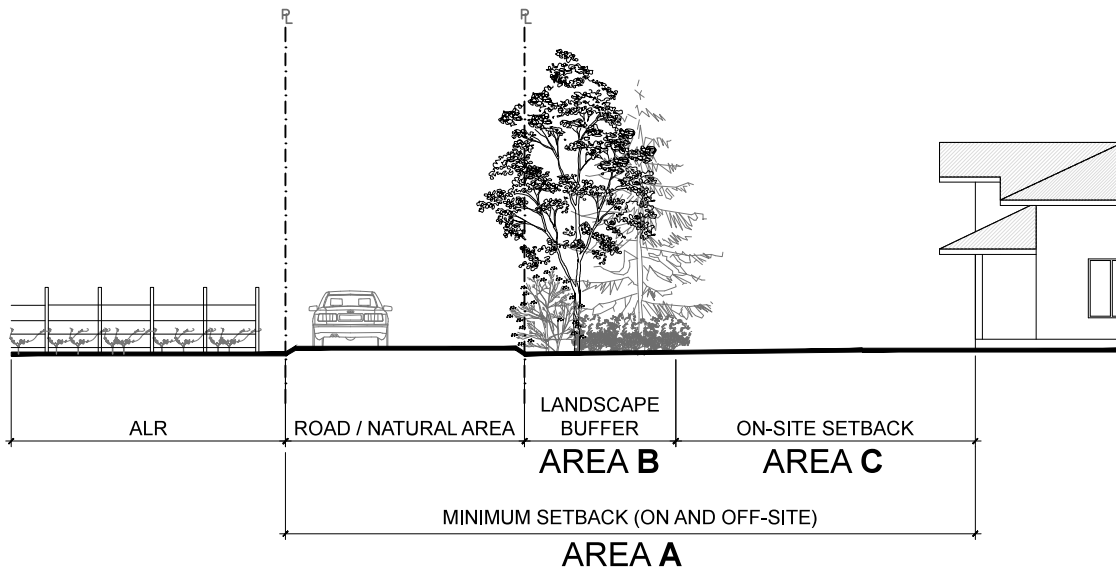
	Minimum setback (on and off-site) from adjacent agricultural parcel to on-site structures	Minimum on-site landscape buffer	Minimum on-site setback from landscape buffer
	AREA A	AREA B	AREA C
Single family dwelling existing lot or new subdivision	15.0	B1	As per zone
Multi-unit residential	20.0	B2	As per zone
Commercial	15.0	B2	As per zone
Institutional	20.0	B2	As per zone
Industrial	15.0	B2	As per zone

Table notes:

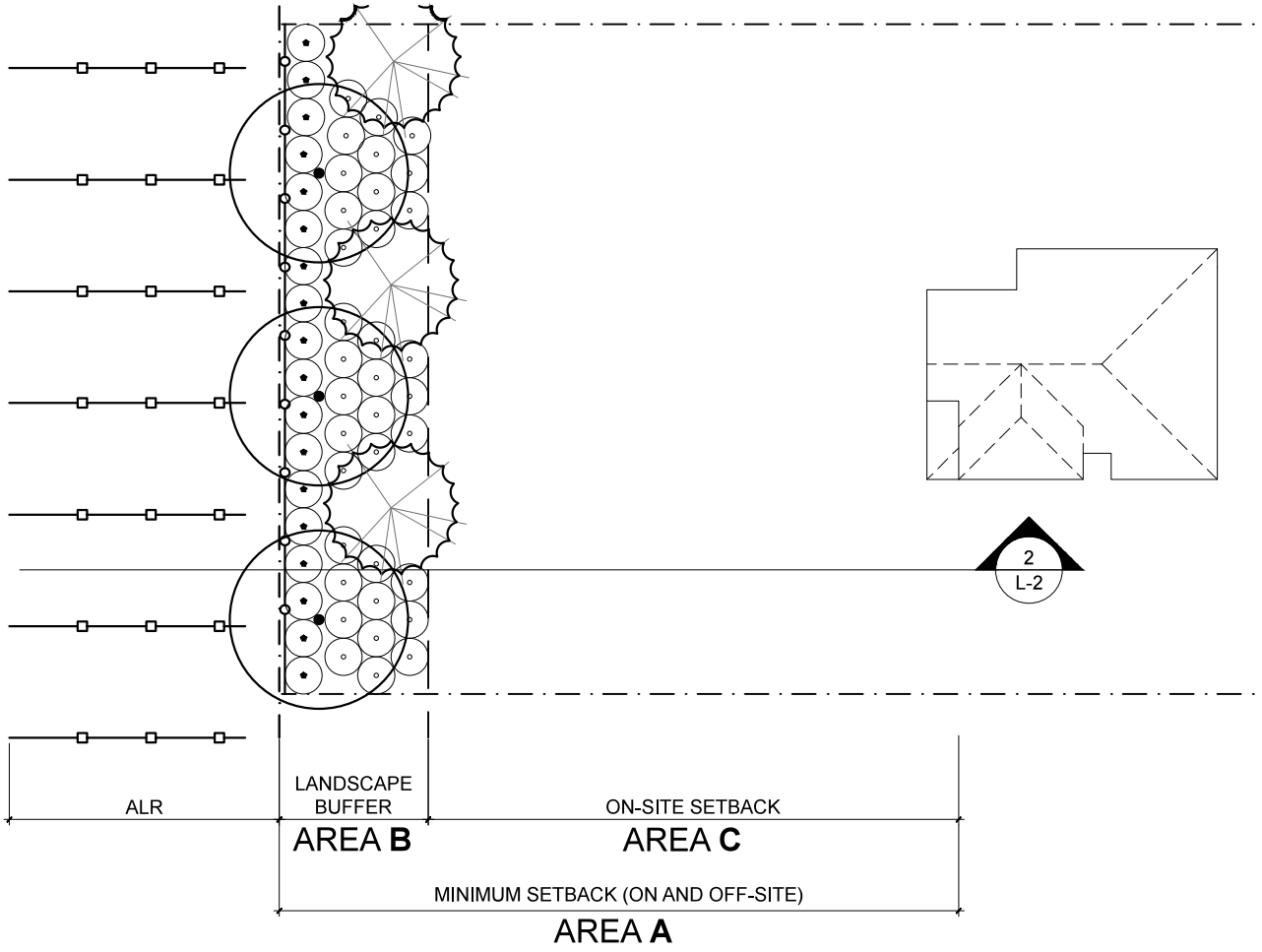
- All minimums must be achieved
- The Area B Minimum On-Site Landscape Buffer is in addition to the required setback of the zone.
- Fencing in Agriculture Buffer to be 1.8 m height wire fabric fence or opaque solid fence.
- In single family residential, an accessory structure may be located in Area C provided the structure is not permitted any indoor plumbing and any structure elevations facing agricultural lands has no openings.
- Required trees within Area B are in addition to those required trees for parking lot spaces or other required buffers.
- In Commercial, Institutional and Industrial zones: Where Area B and Area C minimums have been met, Area A may be waived where a building is proposed with no openings facing adjacent agricultural land.
- Existing vegetation that meets the specifications of required Agriculture Buffer B1 or B2 may be accepted as required buffer.
- On a Single Family Dwelling lot, where a residential footprint is registered on title, the agricultural landscape buffer is only required within the footprint area.



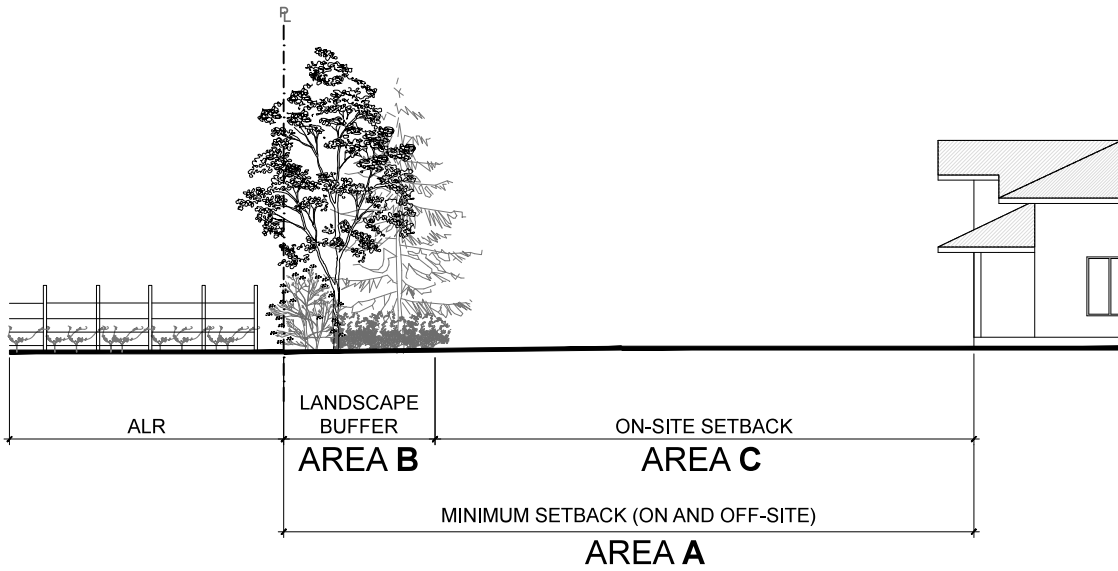
1
L-1 BUFFER (SEPARATED BY ROAD/NATURAL AREA): PLAN
SCALE 1:200



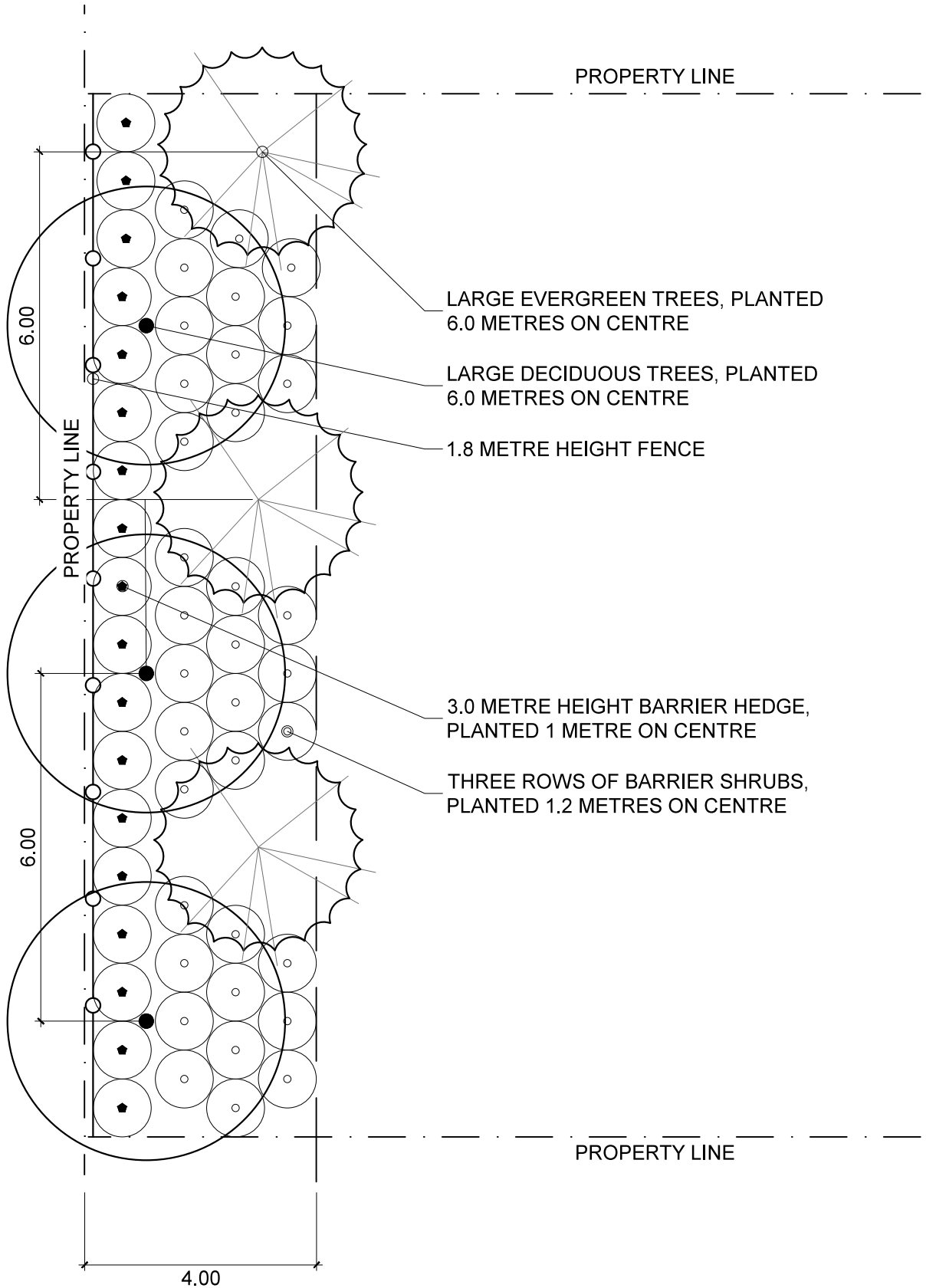
2
L-1 BUFFER (SEPARATED BY ROAD/NATURAL AREA): ELEVATION
SCALE 1:200

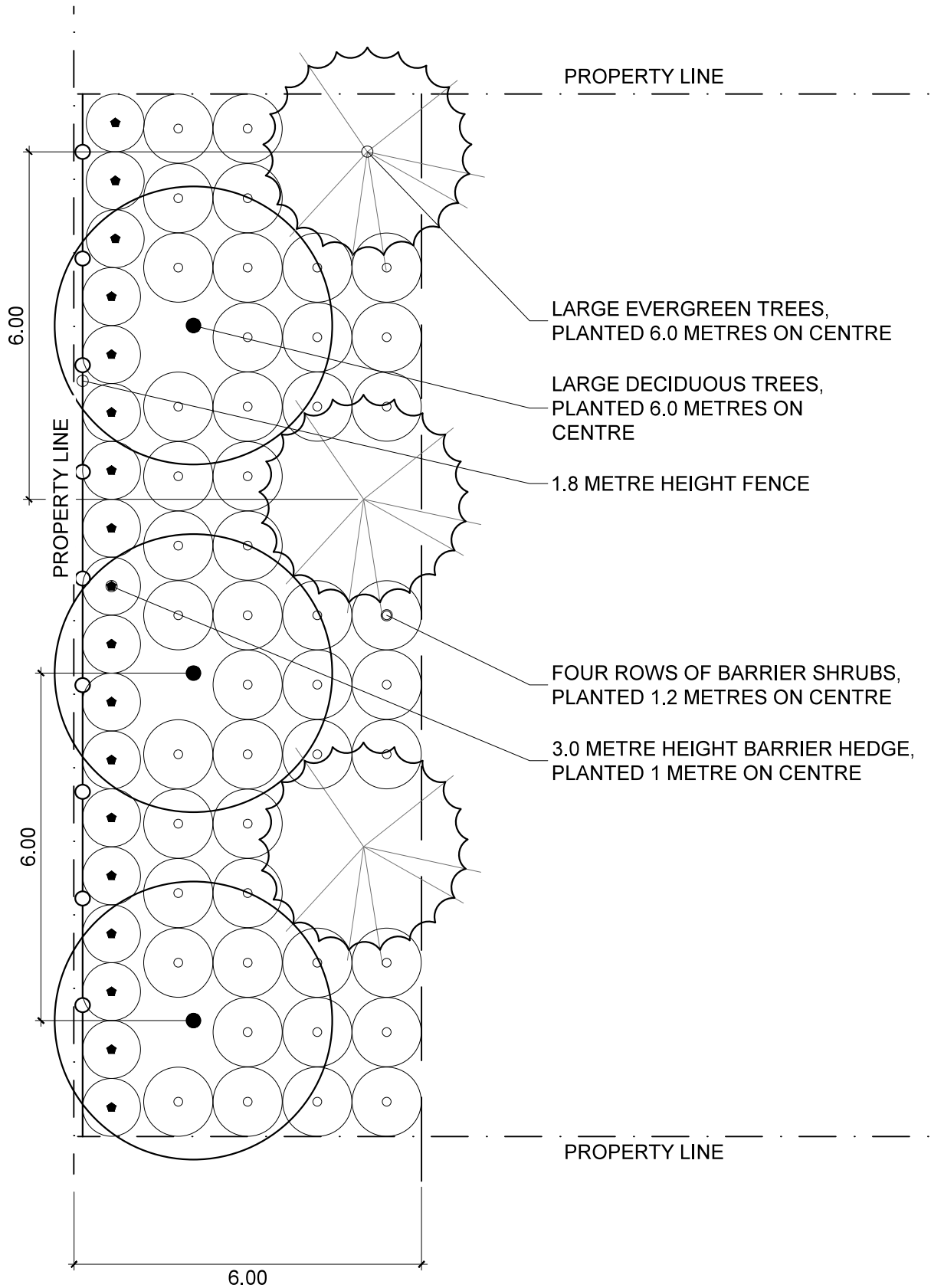


1
L-2 BUFFER (ALR ADJACENT): PLAN
SCALE 1:200



2
L-2 BUFFER (ALR ADJACENT): ELEVATION
SCALE 1:200





Appendix H: Non-Farm Uses on ALR White Paper

Introduction

ISSUE OVERVIEW

Non-farm uses on Agricultural Land Reserve (ALR) include residential and/or commercial uses that typically have limited or no associated agricultural activities and are therefore not accessory to farming. Non-farm uses may include estate homes, multiple dwellings on farmland, commercial landscaping, and/or any other use that is not a farm use under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (the *Regulation*). Under the *Regulation*, a limited number of non-farm uses are permitted, but a local government can regulate or prohibit these through bylaws. Landowners wishing to undertake activities that are not permitted by the *Regulation* and local government policies and bylaws, must apply for a non-farm use application through the Agricultural Land Commission (ALC). These applications are first brought to the City of Kelowna's Agricultural Advisory Committee (AAC) for a recommendation to Council and then City Council can either reject the application or forward it to the ALC.

Non-farm use of farmland is a concern because it is rarely reversed, thus the land becomes alienated from agricultural production for the foreseeable future and likely in perpetuity. The change in land use patterns may also lead to speculation, and creates a valuation based on residential or commercial activities rather than agricultural activities. This leads to unaffordable farmland for those wishing to expand or start a farm business. Furthermore, the siting of residential dwellings away from the edges of a parcel may restrict the placement of future farm buildings and cropping

practices on existing and nearby farming properties.

For farm uses, the ALC has the authority to determine *what* is permitted on ALR while the City of Kelowna (the City) has jurisdiction over *how* those uses may be developed (through building footprints, height, and/or setbacks, and business licensing). These specifications can be directed through the Official Community Plan (OCP), Farm Protection Development Permit (DP), and the Zoning Bylaw. The City of Kelowna is also one of four farm regulated communities under the Local Government Act²⁹ within BC and can therefore impose additional limitations or restrictions regarding where some of these uses are permitted.

COMMUNITY FEEDBACK

In a 2016 survey, completed by over 500 residents, 95% indicated that policies preserving farmland were important or very important. When asked if the City of Kelowna is doing enough to enforce non-farm use of farmland, 31% of respondents indicated that they did not agree that the City was doing enough and 34% said they were unsure. Those who responded that the City was not doing enough were then asked to drill down to identify specific non-farm use issues in Kelowna. The top responses were:

- Storage of boats;
- RVs and truck parking;
- Camping;
- Golf courses;
- Landscaping companies; and
- Gravel pits.

²⁹ Farm bylaws allow for flexibility for issues that cannot be regulated by way of zoning. The local governments of Abbotsford, Delta, Kelowna and Langley Township have the ability to have farm bylaws approved. Langley Township and Abbotsford have had approved and adopted farm bylaws dealing with mushroom growing operations and on-farm composting. Delta included regulations for propane canons

and other noise scare devices for birds in their noise bylaw. Kelowna has not yet enabled any regulations through the farm bylaw mechanism.

There was also concern over estate properties on farmland that may be benefiting from tax breaks even if they are not farmed (or farmed minimally).

When asked about challenges to farming in Kelowna, the top two responses were:

- Difficulties accessing land for farming due to speculation, high costs, and capital inputs (chosen by 73% of respondents); and
- Competing non-farm uses for farmland (urban - rural edge issues) (chosen by 70% of respondents).

During other engagement activities, including stakeholder sessions, it was also noted that some ALR landowners may be unclear as to what uses are or are not permitted on farmland. There appears to be some confusion regarding information disseminated by the Ministry of Agriculture, the ALC, and the City of Kelowna. In particular, some felt that the allowable footprint of non-farm buildings is unclear. While the province can regulate use, the City of Kelowna can regulate footprints, heights, and setbacks of actual buildings.

Regulating Non-Farm Use

The challenge in regulating non-farm use on ALR is to find the right balance between limiting encroachment of urban uses and ensuring that farmers are able to appropriately develop their land for their farm businesses.

For the purpose of this report, the following non-farm uses are considered:

1. Size and siting of the residential footprint (Farm Residential Footprint);
2. Multiple dwellings on farmland; and
3. Commercial operations that are not accessory to farming (e.g. landscaping companies, B&Bs, and non-farm composting).

The first two categories can be managed through policies in the OCP, Farm Protection DP Guidelines, and the zoning bylaw. The non-farm uses that fall within the third category must be distinguished between those that are farm uses and those that are not. For instance, the *ALC Act* and Regulation allows for composting within limits, such that 50% of the product must be used on the farm, and soil removal and deposit is dealt with by municipalities under a separate bylaw. Gatherings, such as for weddings or music events, are not addressed in this paper. These are considered as short term and temporary in nature and are included in the *Ministry of Agriculture's Agri-tourism Bylaw Standards*.

PROVINCIAL GUIDELINES AND REGULATIONS

Through the Guide to Bylaw Development in Farming Areas³⁰, the BC Ministry of Agriculture sets bylaw standards for farm regulated municipalities including several topics related to non-farm use such as permitted uses, lot coverage, and setbacks. The overall goals of the guide are to:

- Minimize the impacts of residential uses on farm practices and farming potential in farming areas;
- Minimize loss and/or fragmentation of farmland due to residential uses; and
- Minimize the impact of residential uses on increasing costs of farmland.

While the ALC does not provide specifications on size or siting of residences, the ALC is clear regarding multiple dwellings in the ALR. The *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, allows one single family dwelling per parcel within the ALR. The ALC also includes residential uses that may be regulated or prohibited through bylaw by a local government, including a secondary suite within a single family dwelling and one manufactured home for use by the owner's immediate family.

³⁰ Guide to Bylaw Development in Farming Areas, 2015. BC Ministry of Agriculture. [http://www.alc.gov.bc.ca/assets/alc/assets/library/land-](http://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-)

[use-planning/guide_for_bylaw_development_in_farming_areas_2015.pdf](http://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/guide_for_bylaw_development_in_farming_areas_2015.pdf)

Subject to applicable local government bylaws, one single family residential dwelling is allowed. A local government may not approve more than one residence on a parcel of ALR unless additional residences are necessary for farm use³¹. The Ministry of Agriculture issued a Discussion Paper in 2009 which included threshold criteria for farm use. The City of Kelowna requires applicants to apply to the ALC for a non-farm use for second dwellings.

Local Policy and Regulations

Recommendations

The City of Kelowna uses the OCP, Farm Protection Development Permit (DP) Guidelines, and the Zoning Bylaw, to regulate and restrict non-farm uses on agricultural lands. While there are many actions that the City is already taking to protect farmland, the following recommendations present opportunities for the City to strengthen its policies and regulations.

OFFICIAL COMMUNITY PLAN RECOMMENDATIONS

The OCP states that the primary use of agricultural land is agriculture. Non-farm use is only supported if it is consistent with the OCP and zoning, and if it benefits agriculture.

Recommendations to strengthen the OCP include:

1. **Carriage Houses.** Prohibit carriage houses outside the Permanent Growth Boundary.
2. **Temporary Use Permits**³². Continue to consider using TUPs for non-farm use applications within the ALR/A1 zones if the proposed development may be temporary in

nature. Examples may include commercial use of a portion of the ALR that is ancillary to farming.

3. **Prohibit non-farm use.** Support non-farm uses in farm areas only that have a direct and ongoing benefit to agriculture. Restrict and/or prohibit non-farm uses that do not directly benefit agriculture.

FARM PROTECTION DP GUIDELINES RECOMMENDATIONS

The OCP's Farm Protection DP Guidelines (Chapter 15) directs the design of structures on farmland to occur within a contiguous 'Farm Residential Footprint'. Where appropriate, all buildings and structures, including farm help housing and farm retail sales, should be located within a contiguous area. The current guidelines could be strengthened in accordance with the Ministry standards, including the following:

1. **Residential footprint.** Adopt Farm Residential Footprint policies in accordance with BC Ministry of Agriculture standards, including home plate size, building setbacks, and total floor area of dwelling units.
2. **Maximum floor area.** Establish a maximum specific floor area (m²) for the Farm Residential Footprint. The maximum size of the farm residential footprint should be capped at 2,000 m² (0.2ha or 0.5 acres). Maximum farm home (principal dwelling) total floor area:
 - o 465 m² (5,005 sqft) on lots greater than 8 ha.
 - o 300 m² (3,552 sqft) on lots less than 8 ha.

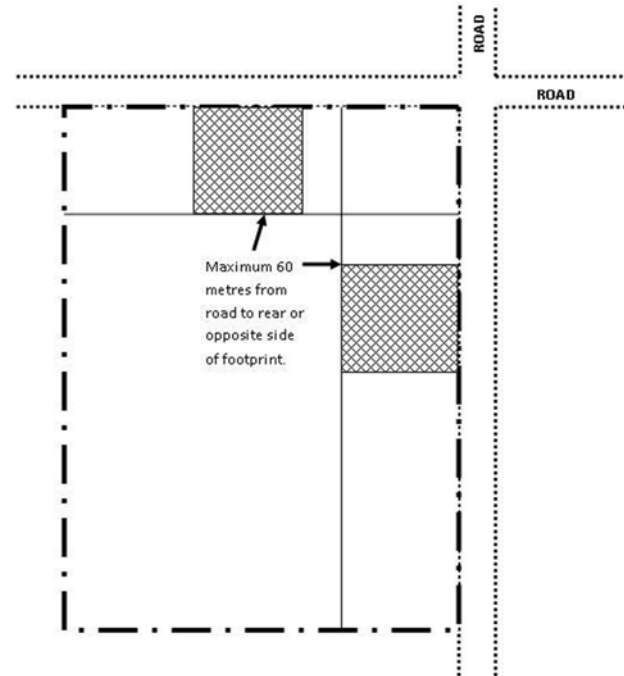
³¹ Agricultural Land Commission Act Section 18: Rules for use and subdivision of agricultural land reserve. Unless permitted under this Act,

(a) a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the [Local Services Act](#) may not
 (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use, or
 (ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use, and
 (b) an approving officer under the [Land Title Act](#), the [Local Government Act](#) or the [Strata Property Act](#) or a person who exercises

the powers of an approving officer under any other Act may not approve a subdivision of agricultural land.

³² A "Temporary Use Permits" (TUP) is a short term option for a non-farm use on a property. These permits can be used to make a short-term exception to the zoning of a property and allow for an industrial or commercial use to occur on a site. Kelowna's OCP outlines that: Temporary Use Permits outside the PGB may be considered on lands designated Resource Protection Area, with a stated time period considerably less than the maximum three (3) year time limit. A Temporary Use Permit on lands in the ALR will require the approval of the Agricultural Land Commission.

3. **Establish location criteria for the Residential Footprint.** Establish a building placement envelope at set distances from front and side lot lines and create building height restrictions, using standards put forward by the BC Ministry of Agriculture. Use minimum and maximum setbacks from the road together with minimum setbacks to the lot lines. Ensure that the farm residential footprint is located close to the road, either at the front (front lot line) or the side (exterior lot line), if it is a corner lot.
4. **Limit negative impact of residential footprint.** Restrict the farm residential footprint (including dwellings, garages, driveways, tennis courts, swimming pools, and any structures and spaces not used exclusively for farming) on agricultural lands to limit the negative impact on fertile soil and on existing and future potential farming operations, whether or not the parcel is currently farmed.
5. **Location of structures.** Require that only structures used exclusively for farm use may be outside the Farm Residential Footprint.
6. **Farm help accommodation.** Adopt the standards put forward by the BC Ministry of Agriculture regarding farm help accommodation³³.
7. **Location of farm residences.** Where no Farm Residential Footprint is established, require the farm residences to be located adjacent to the road frontage in order to reduce potential conflicts between farm and residential uses, and reduce driveway area requirements.
8. **Locate residential footprint to maximize agricultural potential.** Where existing dwellings are not at the road frontage, establish a Farm Residential Footprint that otherwise



maximizes the potential agricultural potential of the farm.

Figure 2. Farm residential footprint setback example (BC Ministry of Agriculture, 2015)

9. **Locate public structures near road entrance.** On agricultural lands, where appropriate, locate farm retail sales, wineries, cideries, breweries, distilleries, and any other structures and services related to the public that are defined as farm uses under the ALC Act near the road entrance, in order to reduce the footprint and extent of services through the property.
10. **Location of residential underground services.** Include residential underground services within the Farm Residential Footprint as required for the structures within it.

³³ Temporary Farm Worker Housing in the ALR: Discussion Paper and Standards, 2009. BC Ministry of Agriculture.
<http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and->

[industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/800-series/800221-1 temp farm worker housing_mar09.pdf](http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-environment/strengthening-farming/800-series/800221-1_temp_farm_worker_housing_mar09.pdf)

ZONING BYLAW RECOMMENDATIONS

The City of Kelowna's Zoning Bylaw allows for several secondary uses within the A1 zone that could be restricted. Recommendations to strengthen the zoning bylaw for both ALR and the A1 zone include:

1. **Regulate multiple dwellings.** Restrict the number of dwellings on farmland to one principal farm house (one single family dwelling) which may contain one secondary suite (within the farm house) and one mobile home.
2. **Establish specific criteria for secondary suites and mobile homes as allowable uses.** Secondary suites must be completely enclosed within the same building as the principal dwelling unit and not in an accessory building; be integrated with the principal dwelling unit so as not to externally appear as a separate dwelling unit apart from having an independent entrance; and be limited to one per principal dwelling unit.

Allow a mobile/manufactured home within the ALR, located on a non-permanent foundation without basement excavation subject to the following:

- The manufactured home may only be occupied by: The father, mother, father-in-law, mother-in-law, son, daughter, grandparent, brother, sister, or grandchild of the owner's immediate family and the owner is resident on the property;
- The manufactured home must be removed from the property within 90 days when no longer occupied. The site must be restored to a condition suitable for agricultural use following removal of the manufactured home.

3. **Remove Carriage Houses as a Permitted Use on Farmland.** Remove the carriage house as a permitted use with the ALR/A1 zoning. Require a non-farm use application to the ALC with any carriage house application in the ALR.

4. **Minimum Lot Size.** Within the ALR, increase the minimum lot size to 4.0 ha.
5. **Allow Temporary Farm Worker Housing, as permitted by City of Kelowna bylaw.** Temporary Farm Worker Housing, as permitted by the City of Kelowna, should be allowed. The TFWH footprint means the portion of a lot that includes all structures, driveways and parking areas associated with the temporary farm worker housing, including but not limited to structures for cooking, sanitary, living and sleeping. The footprint does not include the vegetated buffer.
6. **Regulation of non-farm vehicles on farmland.** Parking on agricultural lands shall be limited to permeable surfacing, with the exception of the Farm Residential Footprint. Storage of vehicles, other than those that are registered to the landowner, shall not be permitted.
7. **Commercial assembly.** Provide regulation for commercial assembly events on farmland except where permitted by provincial regulation.
8. **Retail Sales.** Further define the allowable structures where retail sales are permitted.

OTHER NON-FARM USE POLICY RECOMMENDATIONS

1. **Agricultural Impact Assessment (Development Applications Procedures Bylaw).** An Agricultural Impact Assessment prepared by a Professional Agrologist, may be required to quantify the impacts of any proposed development that may affect agricultural activity, such as non-farm use on farmland, rezoning, TUPs, subdivision on lands adjacent to farmland.
2. **Communication of Permitted Uses in Agricultural Areas.** Use communication opportunities to provide information about permitted uses in the A1 – Agriculture zone and in the ALR.
3. **Enforcement and Compliance in Agricultural Areas.** Continue to enforce permitted uses using the City’s ALR Enforcement Strategy. Expand the current enforcement and compliance strategy and partner with ALC enforcement and compliance officers to maximize resource efficiencies.
4. **Business Licences.** Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.

Appendix I: Farm Community Identity White Paper



Introduction

ISSUE OVERVIEW

Agriculture contributes to the community in many ways, including local food availability, wine and beverage culture, providing food for global markets, agri-tourism, as well as landscape beauty, and greenfield environmental benefits. In order to raise awareness about local food, this policy paper reviews measures to strengthen Kelowna's agricultural identity, culture, and the benefit agriculture brings to the community

IDENTIFICATION AND DEFINITION OF THE CHALLENGE

Responses to a survey initiated by the City of Kelowna in 2016 highlighted the need to improve education and awareness amongst consumers

regarding the local food system. It was noted that the local market is theoretically large enough to support local farm businesses; however, shoppers are often purchasing imported food and beverages. By raising public awareness of agriculture and embedding it in a municipality's identity, consumers will begin to view local farmland, agricultural activities, and the resulting food products as a positive and essential part of the region. The notion of farmland protection, respect for farmers, and the celebration of local food becomes woven into the cultural context of the area³⁴.

Other feedback received through the public engagement process for the Agriculture Plan Update included the need for more communication from the City to farmers in topics such as:

- Navigating the municipal regulatory system (e.g. building permits for farm buildings); and
- Available extension services and other farming support tools.

Legal Framework for Developing Agricultural Identity

The Kelowna OCP recognizes that: "Agriculture is a prominent land use in Kelowna and a vital component of the local economy.³⁵" One of the OCP's ten goals is to "Enable Healthy and Productive Agriculture: Promote healthy and productive agriculture through diverse strategies that protect farmlands and food production.³⁶" Recognizing agriculture as one of the ten main goals of the OCP demonstrates the City's commitment to agriculture. Further, there are a

³⁴Best practices in local food: a guide for municipalities, <https://www.amo.on.ca/AMO-PDFs/Reports/2013/2013BestPracticesinLocalFoodAGuideforMunicipalitie.aspx>

³⁵Kelowna 2030 Official Community Plan, Chapter 15: Farm Protection DP Guidelines, page 15.2

³⁶ Kelowna 2030 Official Community Plan, Chapter 1: Introduction, page 1.4

variety of policies throughout the OCP aimed at supporting this goal.

The City of Kelowna also has also designated Agricultural Zones within the Zoning Bylaw that provide a zone for rural areas with agricultural and complementary uses.

Recommendations to Enhance Kelowna's Agricultural Identity

These recommendations have been adapted from similar actions found in the OCPs and/or Agricultural Plans of communities such as Surrey, Delta, and Abbotsford where agricultural production is also significant within the urban area.

There are a number of initiatives that could be implemented by Kelowna to strengthen support for the farm community and raise awareness about agriculture in the region. Five recommendations have been put forward here for consideration.

1. **Use existing communications channels to raise the level of understanding about agriculture policies and actions.** The City can utilize existing communication channels (e.g. website, social media, printed signs) to arise the level of understanding about agriculture policies and activities. Options to achieve this can include:

- **Website:** Establishing a webpage specifically for agriculture would be a low-cost way to show support for the farm community in Kelowna. It would also provide an effective avenue to share information with both the farming community and the general public. A website was developed for the Agriculture Plan Update to share information on the progress of the update process and elicit feedback from the public. This site could be used as a platform to showcase other agriculturally-focused information such as:
 - Agriculture Plan Update

- Agriculture Plan Implementation information – priority projects and their progress
- History of Farming in the Region
- Link to the Agricultural Advisory Committee webpage
- Agricultural Land Use Inventory information
- Kelowna Property Information (i.e. links to mapping software, zoning bylaw information, links to the OCP and the Regional Growth Strategy, etc.)
- Planning Department Contacts and Services
- Links to other resources and community groups such as:
 - Provincial agencies and support programs
 - Central Okanagan Food Policy Council
 - Land access and tenure information
 - Okanagan Basin Water Board
 - Central Okanagan Economic Development Commission
 - Tourism Kelowna
 - Wines of BC
 - Young Agrarians
 - BC Agriculture Council
 - Certified Organic Associations of BC
 - Interior Health
 - UBC Okanagan
- Link to map indicating farm products and locations. This map would be produced by another organization and the City website would link to it directly.
- Information on how the public can support local agriculture through buying local – links to farmers' markets, community garden projects, and gardening workshops.
- Farmer profiles.

- *Enhance agricultural key messaging.* The Communications and Planning departments could work together to establish key agricultural messages that could be used in corporate materials to further demonstrate support for the sector. Components of the agricultural webpage could be converted to printed media such as brochures or factsheets which could be made available at City Hall, local farmers' markets and other venues where this messaging would be worthwhile. Key topics could include:
 - Services and contacts for the farming community.
 - Highlights of City initiatives related to agriculture (i.e. farm sign program, farm tours, etc.).
 - Key bylaws and property information related to agriculture.
 - *Information package for farm owners.* An information package could be developed and distributed to new and existing farmers about City agricultural policies and bylaws. This could be distributed as a pamphlet with the property tax notices the first year, then offered on the webpage and to new farmers after that. Material could include:
 - OCP agricultural policies.
 - OCP Development Permit Guideline policies.
 - Zoning bylaw regulations for agriculture.
 - City plans – Agriculture Plan Update.
 - Policies related specifically to agriculture such as buffer zones, development permits, ALC applications.
 - City procedures for issues such as edge planning, or other hot topics.
2. **Develop a “Good Neighbours” pamphlet that provides landowners with information about normal farm practices.** Information on living near agriculture:
- Cowichan Valley Regional District Brochure: So You Want to Move to the Countryside...What Can You Expect? <http://www.cvrld.bc.ca/DocumentCenter/View/65461>
 - Regional District of Nanaimo Rural Areas Guide: Living Near Farms <http://www.rdn.bc.ca/cms/wpattachments/wplD3254atID7979.pdf>



3. **Undertake an agricultural signage program to raise awareness and appreciation for agricultural areas within the city.** The intent of an agricultural signage program would be to raise awareness and appreciation for agricultural areas within the City. Currently, there are main transportation corridors that run through farm land, which has raised conflict in these areas. By installing signage this could help remind drivers that they are traveling through active farming areas and to respect the work happening here. Signs should be visibly similar and incorporate a logo or symbol for recognition. Positive wording such as:

"Kelowna farmers with slow moving vehicles use these roads too. Support your local farm community."

"Kelowna Supports Agriculture. You are entering an area zoned for farm use. You may experience dust, odour, noise, or slow-moving vehicles."

Another option is to highlight crops being grown in various farm fields. This would also help to raise awareness about farming practices in an amongst the farming areas. This has been tried in Delta and in various places in the United States with success. Example wording could include:

"Apples. This crop was planted by a member of your local farm community. City of Kelowna."

4. **Establish regular farm tours for staff and elected officials.** The City, in partnership with the farming community, could create opportunities for Council, City Staff, and other stakeholders to tour agricultural lands and learn about the role agriculture plays within the community.

The Agricultural Advisory Committee could be involved in the tour, which could take place during the summer or fall months at the height of the growing season. A tour of this nature would raise awareness among City staff and elected officials about the challenges facing farmers in the region, as well as the needs of the farming community. This tour could be held to coincide with other agricultural events and celebrations, or as a stand-alone event.

Considerations such as biosecurity and farm safety will need to be taken into account as well.

Best Practices from Other Communities

REGIONAL DISTRICT OF NANAIMO – GROWING OUR FUTURE³⁷

During the development of the Regional District of Nanaimo’s Agricultural Area Plan, a website was developed to communicate information about the Plan’s progress and provide an avenue for feedback from the community. Once the Plan was completed, the site was adapted to share information on the implementation actions of the plan and provide other information to the general public and the farming community. With an interactive, colourful, and user-friendly interface, visitors can find information on a variety of topics such as:

- Bylaw policy update project
- Agricultural Area Plan
- Agricultural Area Plan Implementation
- Agricultural Advisory Committee
- Current Initiatives
- Links to the following information:
 - Provincial Agricultural Government Agencies

- Applicable Legislation
- Application Forms
- RDN Property Information
- Agricultural Statistics
- Economic Development Information
- Environmental Farm Plan Program
- Community Links
- Potential Resources
- Land Access and Tenure
- Agricultural Land Use Inventory
- Email Alerts – Sign up for RDN Email Alerts
- Rural Areas Guide – Living Near Farms

CITY OF SURREY – AGRICULTURE AND FARMING³⁸

The City of Surrey exhibits strong support for their farming community. The City website has a page devoted to Agriculture and Farming, which features information on the land use inventory, City agricultural policies, current issues, buying local, dyking and drainage, history of farming, starting a farm, and information on their Agriculture Strategy.

The Agricultural Policies highlighted on the website and developed by the City of Surrey include:

- OCP agriculture policies (Agricultural Policies, Food Security Policies, Regional Growth Strategy Agricultural Land Policies, Farm Protection Development Permit Area Guidelines and Maps, etc.);
- Agricultural Zones (Farm Residential Footprint and Zoning Bylaws);
- City Plans (Agriculture Protection and Enhancement Strategy, Surrey Agricultural Plan, Sustainability Charter, Economic Development Strategy);
- City policies on residential buffering and exclusion applications;
- City procedures for additional dwellings in the ALR for farm workers, landscaped buffers for



³⁷ <http://www.rdn.bc.ca/cms.asp?wplD=3254>

³⁸ <http://www.surrey.ca/business-economic-development/1422.aspx>

- residential developments adjacent to farmland, and edge planning; and
- Provincial Legislation.

The Buying Local page features a Community Food Resource Map and the Surrey Farm Fresh Guide along with links to Tourism Surrey and their Food with Thought page.

CORPORATION OF DELTA – AGRICULTURE IN DELTA³⁹

Delta is a community that is based on farming. Over the years, a supportive mayor and council has ensured that, overall, the ALR has been well protected and that some of the most progressive bylaws and regulations concerning agriculture have been developed in Delta. Delta's website offers a comprehensive section on agriculture, including pages on how agriculture is supported in the region. Delta provides significant support for its area farmers through:

- Delta Irrigation Enhancement Project
- Dyking projects
- Investments in transportation infrastructure
- Crop signs – these are posted in the spring on farmers' fields to identify the crop they are cultivating in order to promote agricultural awareness
- Agricultural Plan
- Agricultural Adaptation Plan
- Information on how the public can support local agriculture through buying local – links to farmers' markets, community garden projects, and gardening workshops

Other features of the website include:

- A page on farming history
- Delta Farmer Profiles and short videos highlighting farming and production
- Harvest Calendar indicating when each farm product is available throughout the year
- Information on key farming challenges such as:

- Industry changes
- Salinization
- Waste reduction
- Climate change

WEST KELOWNA – WESTSIDE FARM LOOP⁴⁰

The Westside Farm Loop was developed "to promote awareness of farming in the community, increase visitation and sales and build an appreciation for the bounty of goods produced in West



Kelowna". It consists of more than 15 agricultural experiences that visitors can take part in from u-picks and fruit stands, to a farmers' market, to farm-to-table dining and horseback riding.

Signs have been erected throughout the farming community to lead visitors to each destination and raise awareness that they are traveling through farmland. Maps are provided at participating farms, local hotels, the Visitor Centre, or can be downloaded from the website. All tours are self-guided and touring tips have been created to further increase awareness and understanding.

³⁹ <http://www.delta.ca/environment-sustainability/agriculture/overview>

⁴⁰ <https://westsidefarmloop.wordpress.com/>