

APPENDIX C: OCP18 -00xx DRAFT PACKAGE 1
Amendments to Bylaw No. 10500 based on Agriculture Plan Recommendations

No.	Section	Existing	Proposed	Explanation
	<p>Chapter 5 – Development Process</p> <p>Replace OCP Policy 5.3.1</p>	<p>Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of property outside the Permanent Growth Boundary for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council’s specific amendment of this policy. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.</p>	<p>Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Lands outside the Permanent Growth Boundary will not be supported for urban or intensive uses with the exception of the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500 or, for Agri-Business designated sites. Land outside the Permanent Growth Boundary will not be supported for any further parcelization. The Permanent Growth Boundary may be reviewed as part of the next major OCP update.</p>	<p>Agriculture Plan recommendation 1.1a: “Restrict the expansion of residential development, and resulting potential edge conflicts, into farm areas by prohibiting additional density outside the Permanent Growth Boundary.”</p> <p>The definition of the Permanent Growth Boundary in chapter 4 states: Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.</p>
	<p>Chapter 5 – Development Process</p> <p>Objective 5.33 Protect and enhance agriculture</p> <p>Replace Policy .6</p>	<p>Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:</p> <ul style="list-style-type: none"> • are consistent with the Zoning Bylaw and OCP; • provide significant benefits to local agriculture; • can be accommodated using existing municipal infrastructure; • minimize impacts on productive agricultural lands; 	<p>Non-farm Uses. Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:</p> <ul style="list-style-type: none"> • are consistent with the Zoning Bylaw and OCP; • provide significant benefits to local agriculture; • can be accommodated using existing municipal infrastructure; 	<p>Agriculture Plan recommendation 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 or meet essential requirements of municipal government.”</p>

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		<ul style="list-style-type: none"> • will not preclude future use of the lands for agriculture; • will not harm adjacent farm operations. 	<ul style="list-style-type: none"> • minimize impacts on productive agricultural lands; • will not preclude future use of the lands for agriculture; • will not harm adjacent farm operations. 	
	<p>Chapter 5 – Development Process</p> <p>Objective 5.33 Protect and enhance agriculture</p> <p>Add new policy as Policy .9</p> <p>Also add the social sustainability icon to the policy.</p>		<p>Limit interface incompatibilities. Direct urban uses that accommodate vulnerable populations (e.g. seniors, children, health-challenged) to parcels that are not adjacent to agriculture to limit interface incompatibilities.</p>	<p>Agriculture Plan recommendation 1.2g Discourage uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities.</p> <p>Note: Edge Planning Guidelines Ministry of Agriculture p. 16. Locate large institutional groups of people – playgrounds, schools, churches, health care facilities, seniors’ centres, etc. - far from agriculture.</p>
	<p>Chapter 5 – Development Process</p> <p>Add a new policy under Objective 5.34 Preserve agricultural land as Policy .5</p> <p>Also add the economic and environmental</p>		<p>Agricultural land designation. Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Ensure non-soil based agricultural structures are located to maximize the agricultural potential of prime soil resources.</p>	<p>Agriculture Plan recommendation 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.”</p>

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	sustainability icons to the policy.			
	Add a new policy to Objective 5.13 as Policy .5 Also add the economic and environmental sustainability icons to the policy.		Urban Agriculture. Expand urban agriculture opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.	Agriculture Plan recommendation 1.1f: "Expand urban agriculture opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming."
	Chapter 7 – Infrastructure Add a new policy under Objective 7.22 as Policy.2. Also add the economic and environmental sustainability icons to the policy.		Restrict expansion of sewer into agricultural areas. 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.	Agriculture Plan recommendation 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." Per Ministry of Agriculture Edge Planning Guidelines: p. 15 "Avoid utility extensions into ALR".
	Chapter 15 – Farm Protection Development Permit Guidelines Replace guideline 1.7	Require statutory covenants on non-agricultural land at subdivision to notify landowners that "normal farm practices" occur in close proximity.	Require statutory covenants on non-agricultural land through the development process. The covenant shall: <ul style="list-style-type: none"> • notify landowners that "normal farm practices" occur in close proximity; • require the ongoing maintenance of the landscape buffer; and 	Agriculture Plan recommendation 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>Appendix F:Edge</i>

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			<ul style="list-style-type: none"> • restrict the planting of species that potentially host pests. 	<p><i>Planning for Farmland Protection.</i>" Appendix F also recommends:</p> <ul style="list-style-type: none"> • 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. codling moth hosts, in support of the OKSIR program); and • Inform urban residents of normal farm practices.
	<p>Chapter 15: Farm Protection DP Guidelines</p> <p>Add a new guideline as 1.9</p>		<p>On agricultural lands, design the residential footprint such that:</p> <p>1.9.1 The residential footprint is located within 60 meters of the road and/or located to maximize agriculture potential and limit negative impacts on the farm, whether or not the parcel is currently farmed;</p> <p>1.9.2 All underground residential services are located within the residential footprint;</p> <p>1.9.3 Only agricultural structures exclusively used for agriculture, including greenhouses, farm retail sales stands, and those structures associated with crop</p>	<p>Agriculture Plan recommendations:</p> <ul style="list-style-type: none"> • 1.2b "Include underground residential services within the Residential Footprint as required for the structures within it." • 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." • 1.2e "Ensure the Residential Footprint maximizes the agriculture potential (e.g. soil, topography, etc.) and limits negative impacts on the farm,

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			storage, on-farm processing, stables, winery, cidery, brewery, distillery, meadery, processing and tasting facility or lounge, and temporary farm worker housing may be located outside the residential footprint.	whether or not the parcel is currently farmed.”
	Chapter 15 Farm Protection Development Permit Guidelines Add a new guideline as 1.10		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 in a location that minimizes road construction to reduce the footprint and extent of services through the lot with the goal of reducing impact on the agriculture potential.	Agriculture Plan recommendation 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.”