



City of  
Kelowna

# ALR & ALC Revitalization Discussion Response

April 16, 2018



# Current ALC Objectives

- ▶ To preserve agricultural land
- ▶ To encourage farming collaboratively
- ▶ To encourage local governments to enable farming through policy

# ALR / ALC Revitalization

- ▶ Minister Popham mandate letter – Revitalize ALR
- ▶ Ministry Advisory Committee established
- ▶ Discussion Paper developed
- ▶ Revitalization Objectives
  - ▶ Preserve productive capacity of the ALR
  - ▶ Encourage farming in the ALR
  - ▶ Strengthen governance of the ALR and ALC
  - ▶ Increase public confidence

# Provincial Committee Timeline

Jan. 4, 2018

Minister announces Advisory Committee



Feb. 15, 2018

Discussion Paper issued for comment



Feb. 28, 2018

Advisory Committee Stakeholder Meeting



Apr. 16, 2018

Council Consideration

} Council  
Endorsement



Apr. 30, 2018

Closing for Comments on Discussion Paper



Fall, 2018

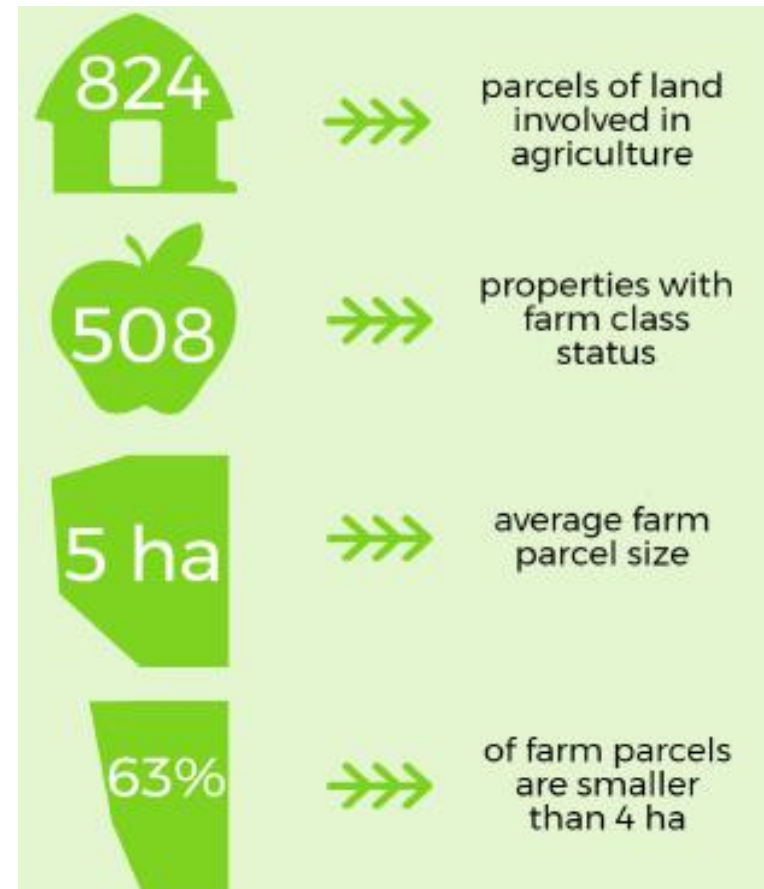
Ministry's Final Report

# Purpose

- ▶ Response to Discussion Paper
  - ▶ Alignment to Ag Plan and OCP policy framework
  - ▶ Leadership & proactive planning
- ▶ Response outlines Critical points for Ministry

# Importance of Agriculture

- ▶ 8,621 ha in the ALR (~40% of Kelowna)
- ▶ Significant urban & agricultural interface
- ▶ Official Community Plan
  - ▶ Protect & enhance local agriculture
  - ▶ Preserve productive agricultural land
- ▶ Agriculture Plan Survey
  - ▶ 95% support policies that protect farmland
- ▶ Council priority (2017)



# Planning for Growth

- ▶ Permanent Growth Boundary (PGB) mirrors the ALR Boundary
- ▶ Directs new development to existing urban areas
- ▶ Growth objectives depend on strength of PGB & ALR boundary



# Kelowna to 2040

- ▶ 50,000 new residents / 24,000 new homes
- ▶ Extensive urban / agriculture edge – 265 kilometres
  - ▶ Vulnerable
  - ▶ Contentious
  - ▶ Critical to contain growth





# Kelowna's Response



# Key Themes in Response

- ▶ Provincial Leadership
  - ▶ Address speculation and acceleration of land values
  - ▶ Mandated provincial regulation versus individual local government regulation
- ▶ ALR Stability
  - ▶ Long term planning and growth
- ▶ Clarity in Regulation
  - ▶ Certainty for landowners and municipalities
  - ▶ Reduce time and resources in interpretation
- ▶ Farm Tax Classification Review
- ▶ Enforcement

# Discussion paper – 10 topics

- |     |                                       |   |             |
|-----|---------------------------------------|---|-------------|
| 1.  | A defensible ALR                      | } | Governance  |
| 2.  | ALR Resilience                        |   |             |
| 3.  | Stable Governance                     |   |             |
| 4.  | Efficacy of Zone 1 & 2                |   |             |
| 5.  | Interpretation of Act & Regulation    | } | Policy      |
| 6.  | Residential Uses                      |   |             |
| 7.  | Farm Processing and Retail Sales      |   |             |
| 8.  | Food Security                         | } | Stewardship |
| 9.  | Unauthorized Uses                     |   |             |
| 10. | Non-farm Uses and Resource Extraction | } | Enforcement |



# Governance





# Governance issues

- ▶ Public and stakeholder consultation fatigue
- ▶ Industry uncertainty due to jurisdictional policy and/or bylaws
- ▶ Varying municipal resources to implement policies based on guidelines
- ▶ Inconsistent playing fields that can be influenced by political agendas.

# Governance

- ▶ City is often the first point of contact
- ▶ Unclear provincial regulations require City resources to administer
- ▶ Provincial leadership required
  - ▶ Bold regulation
  - ▶ Specific and defined regulation
  - ▶ Firm policy as tools for local government
  - ▶ Consistent across zones
  - ▶ Addresses speculation and non-compliance
  - ▶ Define ALC versus local government interpretation
  - ▶ Enforce own policies
- ▶ Predictable & transparent decision-making
  - ▶ Long-term stability

# Governance Recommendations

- ▶ Clarity and consistency of regulations
- ▶ Incorporate long term public objectives
- ▶ Annual Reporting on ALR status
- ▶ Review Committee – standing and arm's length
- ▶ Maintain Zones 1 & 2
- ▶ Provincial leadership

# Policy





# Challenges in the ALR

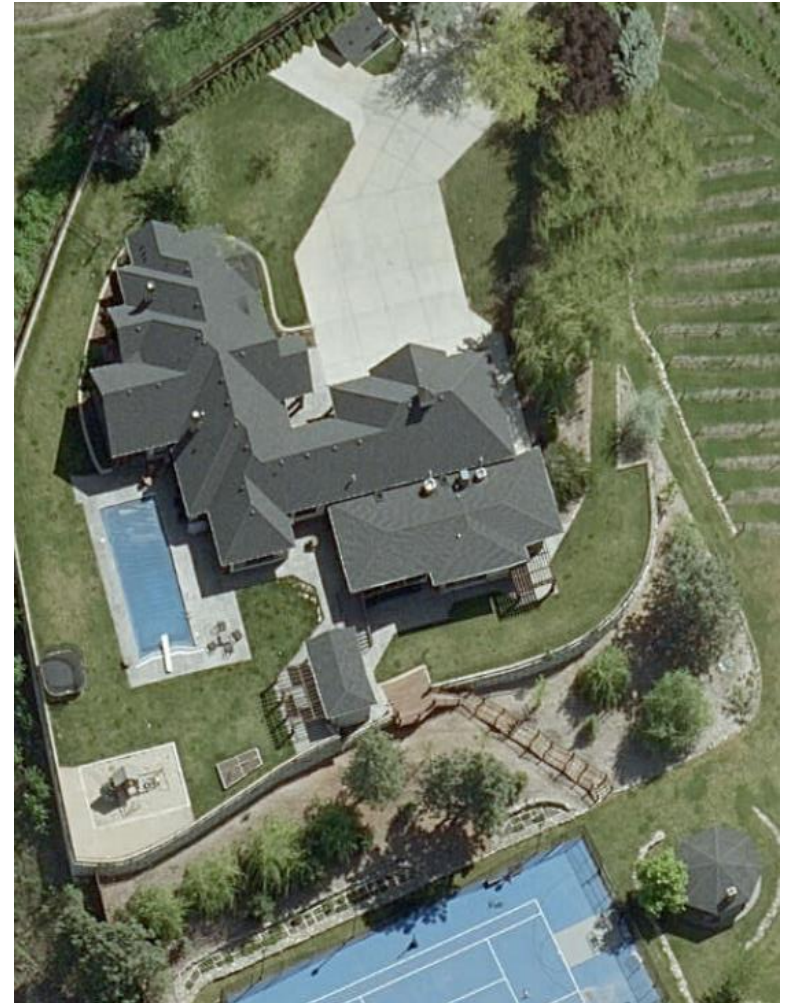
- ▶ Increasing land values
- ▶ Speculation
- ▶ Estate homes
- ▶ Non-farm uses becoming primary over farming (including commercial, industrial and residential)

Property	Parcel Size	House Size	MLS List Price (2017)
Lakeshore Rd.	17.8 ac	11,000 ft <sup>2</sup>	\$13,995,000
East Kelowna Rd.	20 ac	6,533 ft <sup>2</sup>	\$4,650,000
Casorso Rd	9.2 ac	10,000 ft <sup>2</sup>	\$12,998,000
Water Rd.	14.5 ac	10,000 ft <sup>2</sup>	\$5,585,000
Hart Road	11.3 ac	9,200 ft <sup>2</sup>	\$5,498,000
KLO Rd	35 ac	5,940 ft <sup>2</sup>	\$6,800,000

# Policy Recommendations

## ALR Residential

- ▶ House & Residential Footprint size regulated by province (by zone)
- ▶ Residential Footprint siting regulated by municipality
- ▶ Clarity re: accommodation above an existing dwelling



# Policy Recommendations

## Other

- ▶ Provide specific regulations for uses and structures
- ▶ Revise '50% rule' – difficult to administer & enforce
- ▶ Clarify lease requirements to qualify for structures
- ▶ Provide specific regulations for ancillary use and large processing facilities



# Stewardship



# Stewardship Recommendations

- ▶ Economic support (buy BC, crop insurance, NAFTA)
- ▶ Farm Tax Classification Review
- ▶ Evaluate the newly proposed provincial residential tax impacts on farms.



# Resources & Enforcement





# Challenges

- ▶ Regulations can be challenging to enforce
- ▶ ALC enforcement issues are time and resource intensive





# Enforcement Recommendations

- ▶ Regulations should be clear to enforce
- ▶ More provincial resources are needed to address the backlog of issues and new concerns.
- ▶ Reinforce message that illegal uses will not be tolerated



# Summary



# Summary

- ▶ Ensure the ALC & ALR remain current
- ▶ Need consistency for local governments
- ▶ Communities lack resources to implement all guidelines
- ▶ Improve communication of policy changes with local governments



Thank you





# Central Okanagan Farm Receipts

Year	# of Farms	Gross Farm Receipts (\$)	Average per Farm (\$)	Total Farm Area (Hectares)	Average per Hectare (\$)
2001	932	63,225,175	\$67,838	20,544	\$3,078
2006	876	72,161,207	\$82,376	23,407	\$3,083
2011	891	86,033,471	\$96,558	29,354	\$2,931
2016	767	106,306,168	\$138,600	21,568	\$4,929

# City Example: Protecting Agricultural Land



# Roles & Responsibilities

- ▶ City is often the first point of contact
- ▶ Unclear regulations require resources to administer
- ▶ Provincial leadership required
  - ▶ Bold regulation
  - ▶ Specific and defined
  - ▶ Consistent across zones
  - ▶ Addresses speculation and non-compliance

# Policy Example: House Size

- ▶ Ministry recommends 500 m<sup>2</sup>
- ▶ Implementation varies from 250-1000 m<sup>2</sup>
- ▶ Kelowna:
  - ▶ 93% within 500 m<sup>2</sup> (ALUI)
  - ▶ Trend to more homes being built to “estate size” (>500 m<sup>2</sup>)
  - ▶ Over 30% (2007-2017)

