



Agriculture Plan Implementation – Policy Amendments **PACKAGE 1**

May 28, 2018

Agricultural Plan Implementation

- ▶ Package 1 (this package)
 - ▶ Amendments based on clear, concise direction from the Agriculture Plan

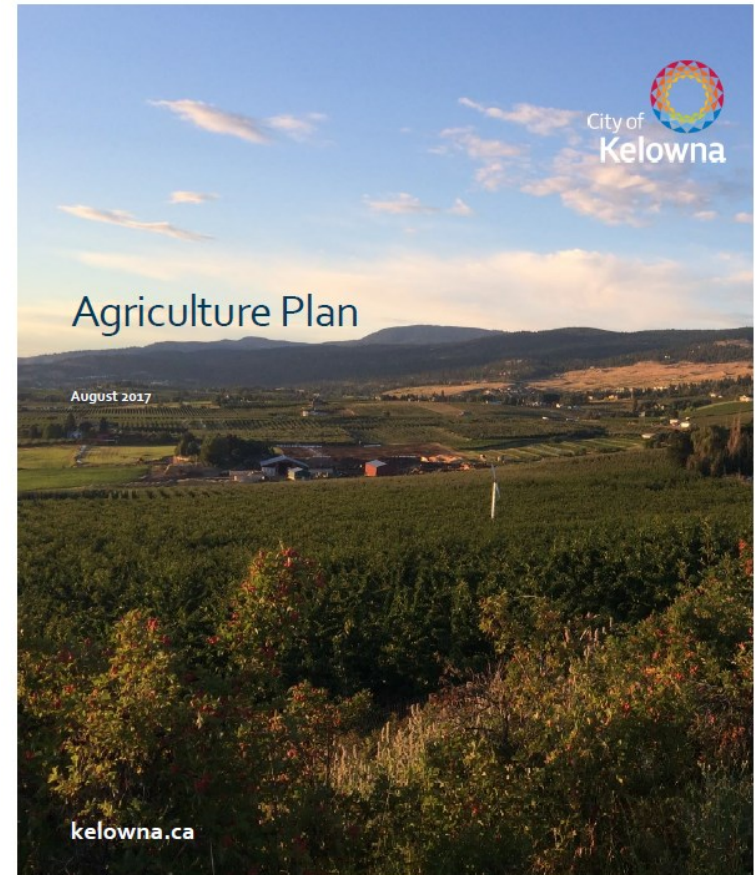
- ▶ Package 2
 - ▶ Amendments required “further investigation”
 - ▶ Clarification of current regulations
 - ▶ Further engagement required



Agriculture Plan Implementation

► Theme 1

- Strengthen local policies and regulations to protect agriculture
- 15 of 34 actions addressed
- Actions are clear, concise
- Short term / High priority

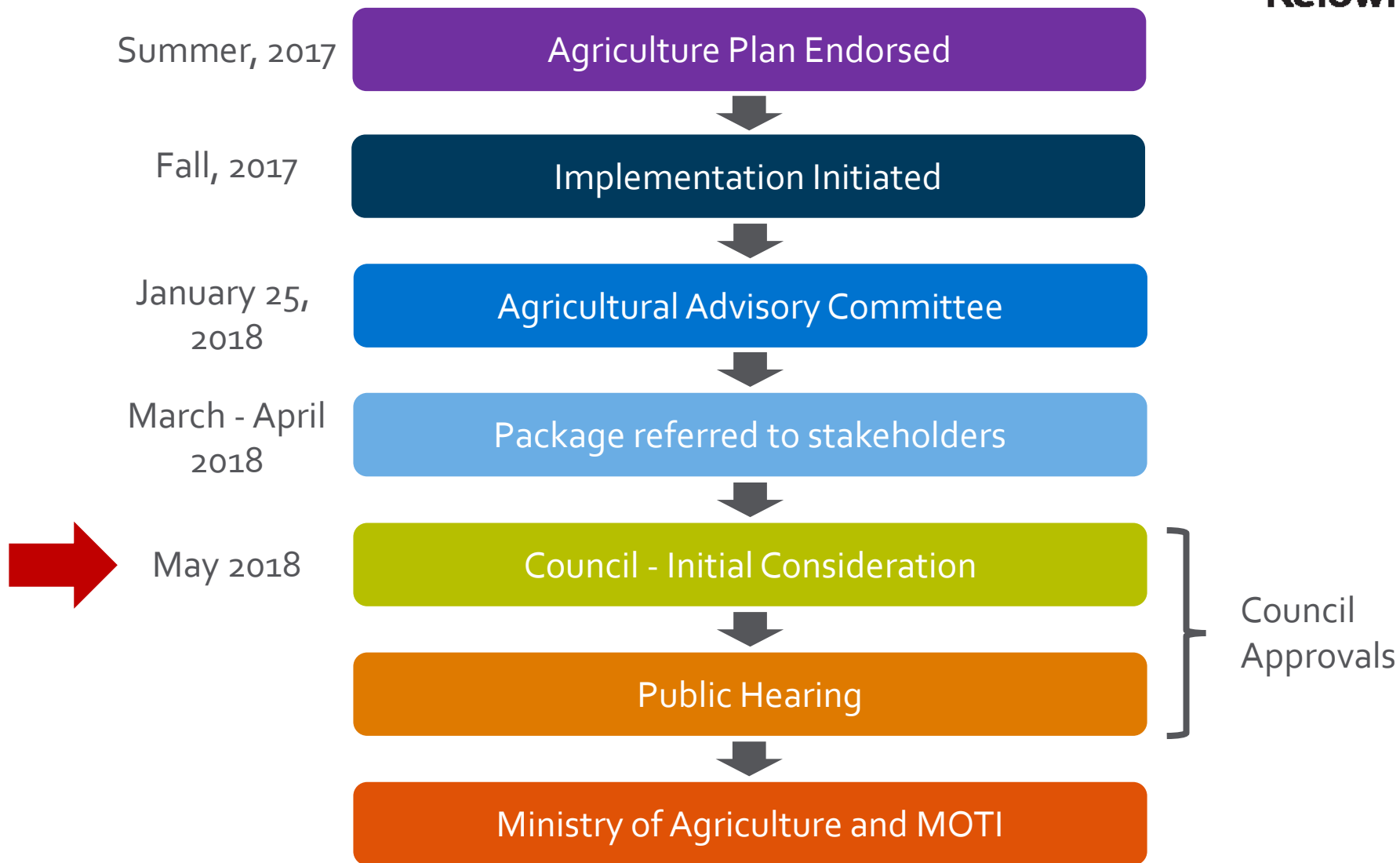


Goals

- ▶ Strengthen the preservation of farmland
- ▶ Reduce speculation
- ▶ Limit non-agricultural development
- ▶ Minimize conflicts for farming areas
- ▶ Improve food resiliency
- ▶ Reduced bylaw infractions



Process





Agriculture Plan Engagement



In June and November 2016 and again in July 2017, we gathered input from stakeholders, industry and the general public on the challenges and opportunities for agriculture in the community.



of survey respondents agree or strongly agree with the vision statement for the Agriculture Plan update:

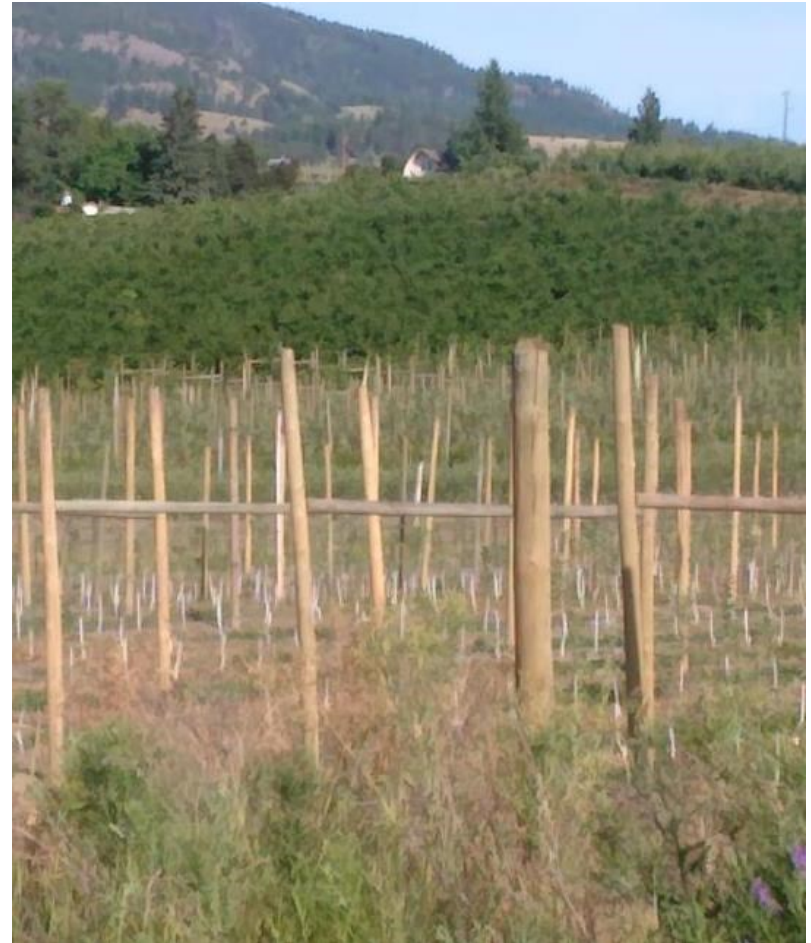
73%

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

OCP Amendments

OCP Amendments

- ▶ Strengthen policy direction as it relates to development outside the PGB;
- ▶ Protect farmland regardless of soil capabilities; and
- ▶ Restrict non –farm uses that do not directly benefit agriculture.



OCP Amendments

- ▶ Restrict the expansion of sewer in farm areas
- ▶ Limit interface incompatibilities by directing uses for vulnerable populations to lands not adjacent to agriculture
- ▶ Expand urban agricultural opportunities



Farm Protection DP Guidelines Amendments

Farm DP Amendments

- ▶ Require covenants on adjacent lands for normal farm practices and buffers;
- ▶ Locate residential footprint close to road or to maximize agricultural potential; and
- ▶ Locate agricultural structures related to public close to road entrance or to maximize agricultural potential.



Zoning Bylaw Amendments

Zoning Amendments

- ▶ Equalize subdivision min. lot size in A1 to 4.0 ha
- ▶ Mobile homes for immediate family on non-permanent foundations



Zoning Amendments – Residential Footprint

- ▶ Maximum farm residential footprint size of 2,000m² to:
 - ▶ Minimize the impacts of residential uses on farming potential
 - ▶ Minimize loss of farmland due to residential uses
 - ▶ Minimize the impact of on increasing costs of farmland



Zoning Amendments – Residential Footprint

Property	Parcel Size	Existing Footprint	Price
Lakeshore Rd.	7.2 ha (17.8 acres)	17,200 m ² (4.25 acres)	\$13,995,000
East Kelowna Rd.	8.1 ha (20 acres)	10,521 m ² (2.6 acres)	\$4,650,000
Casorso Rd	3.7 ha (9.2 acres)	12,950 m ² (3.2 acres)	\$12,998,000
Water Rd.	5.9 ha (14.5 acres)	9,712 m ² (2.4 acres)	\$5,585,000
Todd Rd.	3.2 ha (7.85 acres)	8,094 m ² (2 acres)	\$5,498,000
KLO Rd	14.2 ha (35 acres)	19,020 m ² (4.7 acres)	\$6,800,000

Zoning Amendments – Residential Footprint

- ▶ Ministry Standard
 - ▶ 2000m² (1/2 ac)
 - ▶ = 3.5 RU1 lots
- ▶ Example
 - ▶ 11.2 ac property
 - ▶ 5 ac orchard
 - ▶ 3+ ac residential footprint
- ▶ BC Assessment
 - ▶ \$3.45 million total
 - ▶ \$0.55 million farm land
 - ▶ \$2.9 million house



Zoning Amendments – Residential Footprint

- ▶ Four houses =
2000 m²



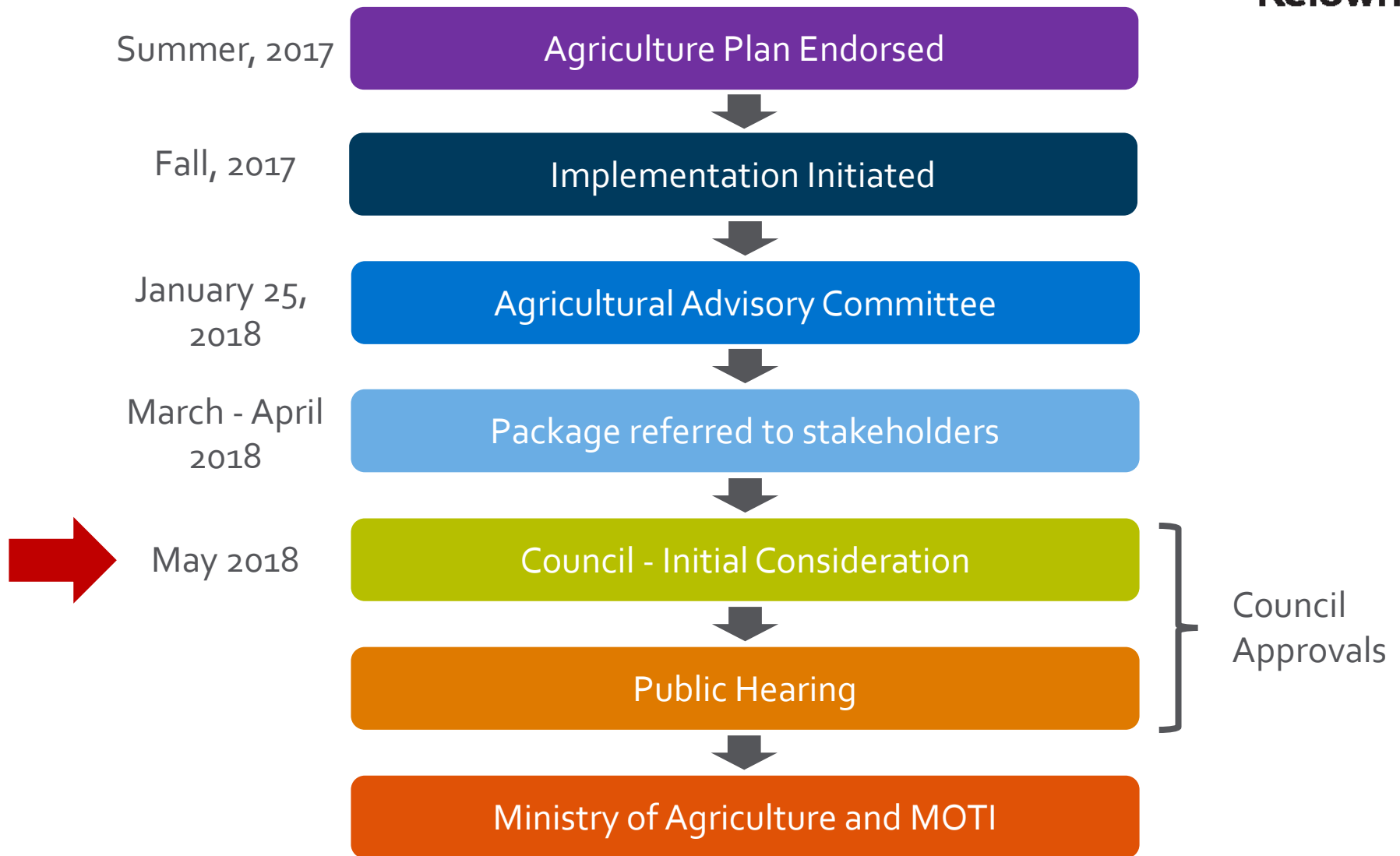
Zoning Amendments - Carriage Houses in A1

- ▶ Remove carriage house as a permitted use
 - ▶ Minimize land value appreciation
 - ▶ Manufactured homes in the ALR available
 - ▶ Secondary suite



Next Steps

Next Steps





Questions?

