

Agricultural Plan Implementation



- ► Package 2 (this package)
 - Amendments required "further investigation"
 - Addresses 2 Agriculture Plan actions
 - Clarification of current regulations
 - ► Further engagement required





Goals

- ► Ensure compliance between A1 zone and provincial standards
- Provide clarity on existing regulations
- ► Limit conflicts with agriculture
- ► Ensure consistency
- Reduced bylaw infractions



Process





Engagement



- ▶ File circulation to
 - Ministry of Agriculture
 - Agriculture Land Commission
 - Ministry of Transportation
 - ▶ BC Fruit Growers Association
 - Irrigation / Improvement Districts
 - ► Interior Health
 - Central Okanagan Food Policy Council
 - Urban Development Institute
- Agriculture Industry Group Workshop
- ➤ On-line engagement
- Open House w/ Water Rate Design





Farm Protection DP Guidelines Amendments

Farm DP Amendments



- ► Clarification on:
 - When a Farm DP is required
 - ► Buffers to align with Zoning Bylaw





Zoning Bylaw Amendments

- ▶ Definitions
- ► Secondary Uses
- ► Urban Side Buffers

- Development Regulations
- ► Home size



Zoning Bylaw Amendments DEFINITIONS

Zoning Amendments – New Definitions



- ► Agri-tourism
- Alcohol production facilities
- ► Farm retail sales Stands
 - replaces Agricultural and Garden Stands
- ► Immediate family
- ▶ Meaderies



Zoning Amendments – Revised Definitions



- ► Agriculture
- ► Agricultural structures
- Greenhouses and Plant Nurseries
- ► Kennels
- ► On-farm processing
- ▶ Stables
- ▶ Wineries and cideries





Zoning Bylaw Amendments SECONDARY USES

Zoning Amendments -Secondary Uses



- ► Separated into two:
 - Secondary uses on ALR lots
 - Secondary uses on non ALR lots
- Uses on ALR lots have additional ALC supporting legislation



Zoning Amendments - Secondary Uses



The secondary uses for lots within the ALR are:

- a) agri-tourism
- b) alcohol production facilities
- bed and breakfast homes
- d) child care centre, minor
- e) farm retail sales stands
- f) forestry
- g) group homes, minor
- h) home based businesses, major

- home based businesses, minor
- k) home based businesses, rural
-) kennels
- m) mobile home for immediate family
- n) on-farm processing
- secondary suite
- temporary farm worker housing

Zoning Amendments -Secondary Uses



The secondary uses for **non ALR lots** are:

- a) agri-tourism
- b) alcohol production facilities
- c) animal clinics, major
- d) animal clinics, minor
- e) bed and breakfast homes
- f) child care centre, minor
- farm retail sales stands
- h) Forestry
- group homes, minor
- home based businesses, major

- home based businesses, minor
- k) home based businesses, rural
-) kennels
- m) mobile home for immediate family
- n) on-farm processing
- secondary suite
- temporary farm worker housing



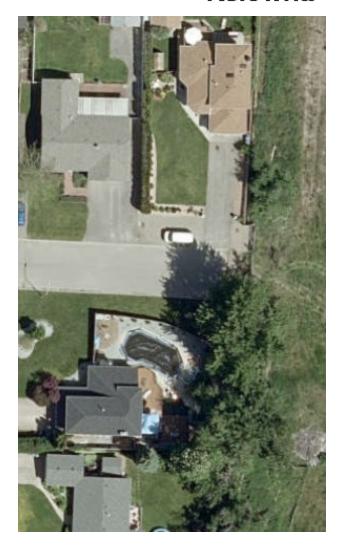
Zoning Bylaw Amendments URBAN SIDE BUFFERS

Zoning Amendments – Urban Side Buffers

City of Kelowna

A landscape buffer can:

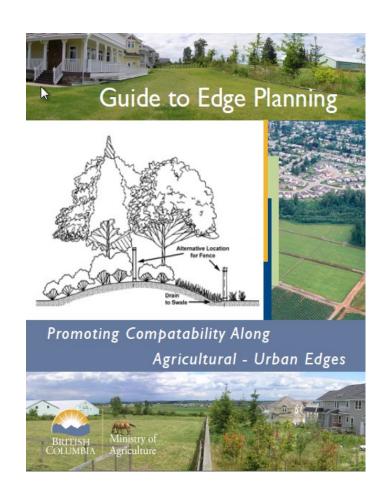
- Minimize the effects of normal farm practices on urban activities
- Visual and noise protection for urban lots
- 3. Protects from sprays & dust
- 4. Provide a transition
- 5. Protects farming from nuisance



Zoning Amendments - Urban Side Buffers



- ➤ Current regulations require a Level 5 landscape buffer (3.0 m) abutting the ALR
- ► Based on Ministry revised to:
 - Wider buffers
 - Minimum setback distance to structure



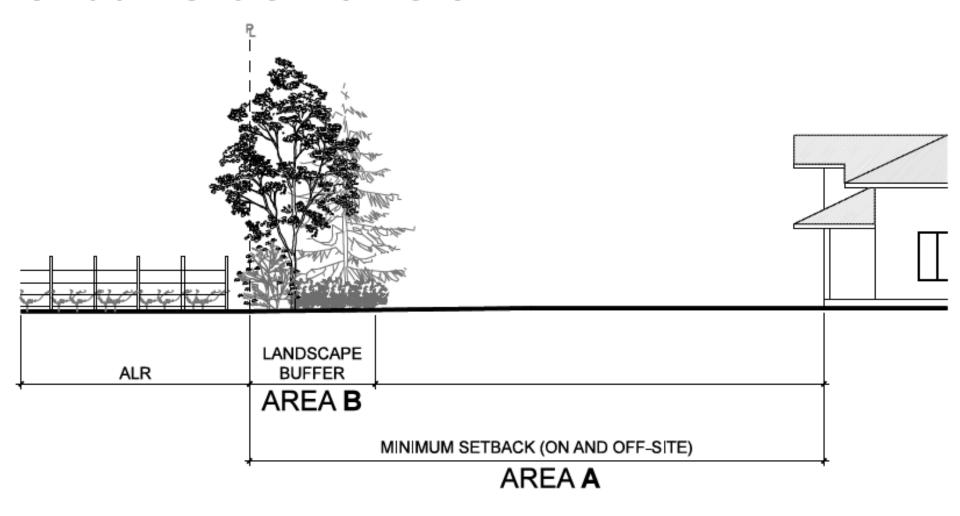
Zoning Amendment – Urban Side Buffers



	AREA A Minimum setback from adjacent agricultural parcel to on-site structures	AREA B Minimum on- site landscape buffer
Existing Urban Residential < 0.4ha	N/A	3m
Existing urban residential >0.4 ha	20 M	8m
New Residential Subdivision	20M	15M
Multi-Unit Residential	20M	15M
Commercial	15M	8m
Institutional	9om	15M
Industrial	15M	8m

Zoning Amendments – Urban Side Buffers







Zoning Bylaw Amendments DEVELOPMENT REGULATIONS

Zoning Amendments Development Regulations



- Introduced a table for clarity and ease of use
- Update development regulations to align with Ministry requirements, reducing conflict



Use	Gross Floor Area	Front Yard / Flanking	Side Yard	Rear Yard	Height
Single detached housing lots <0.4 ha	11.1.6 (c)	6.o m	3.0 m	10.0 M	9.5 m or 2.5 storeys
Single detached housing lots >0.4 ha	11.1.6 (b)	6.o m	3.0 m	10.0 M	9.5 m or 2.5 storeys
Accessory Buildings or Structures	130 m²	6.o m	3.0 M	3.0 M	6.o m
Mobile Home for Immediate Family	300 m²	6.o m	3.0 m	10.0 M	4.8 m
Agricultural Structures	11.1.6 (d)	4.5 m	3.0 M	3.0 M	16.0 m
Greenhouses and Plant Nurseries	11.1.6 (d)	6.o m	3.0 M	3.0 M	16.0 m
Farm Retail Sales Stands	300 m²	6.o m	3.0 m	3.0 m	
Kennels	500 m²	15.0 M	15.0 M	15.0 M	9.5 m or 2.5 storeys
Stables	See 11.1.6	15.0 M	15.0 M	15.0 M	16.0 m
On Farm Processing	See 11.1.6	6.o m	3.0 M	3.0 M	16.0 m
Alcohol Production Facilities (processing)	Per ALC	6.o m	3.0 m	3.0 m	9.5m or 2.5 storeys
Alcohol Production Facilities (tasting facility / lounge)	Per ALC	6.o m	6.o m	10.0 M	9.5 m or 2.5 storeys



Deferred Amendment HOME SIZE

Deferred Amendment – Maximum Home Size



- ➤ Trend shows more homes built to "estate" size
- "investigate maximum home floor area policy based on Ministry Guidelines"
- Engagement showed mixed reception for proposed policy
- ▶ Postpone pending outcome of ALR Revitalization Process





Next Steps

Process







Questions?