

# SCHEDULE A - Policies



**Subject:** 1251 McKenzie Road, A18-0004 – Application for Subdivision in the ALR

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## **1.1 City of Kelowna Agriculture Plan (2017)**

Action 1.3e - Update zoning bylaw subdivision regulations to 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.

## **1.2 Kelowna Official Community Plan (OCP)**

### **Chapter 4: Future Land Use**

#### **Resource Protection Area**

Generally, land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

#### **Permanent Growth Boundary**

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

### **Chapter 5: Development Process**

#### **Objective 5.15 Ensure environmentally sustainable development.**

**Policy .7 Protection Measures.** Protect and preserve environmentally sensitive areas using one or more of the following measures, depending on which measures are appropriate to a given situation:

- Dedication as a City park or trail where the area complements the goals and objectives of sustainable development. ESAs acquired as parks or trails will be managed to protect their sensitive features in balance with public use;
- Return to Crown Land or covenant for conservation purposes with the City, the Province and/or a nongovernmental organization (e.g. Central Okanagan Land Trust) eligible to hold Conservation Covenants;
- Some form of development incentive (density transfer, cluster housing, etc.) that will facilitate the protection of all or significant portions of ESAs;
- Protection of ESAs or portions of ESAs as an amenity contribution when new development requires a change to zoning that increases density over present zoning;
- Ensure setbacks on adjacent developments are adequate to maintain the integrity of the ESA and to minimize hazards created at the interface between natural areas and development. For example, ensure housing is setback an adequate distance adjacent to an interface area with potential tree, rockfall, flooding or fire hazards;
- As a last option, dedication to a land trust or similar nongovernment organization for conservation purposes.

## **Agricultural Land Use Policies**

### **Objective 5.33 Protect and enhance local agriculture.**

**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.

**Policy .7 Subdivision.** Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels (with the exception of Homesite Severances approved by the ALC) except where significant positive benefits to agriculture can be demonstrated.

### **1.3 Agricultural Land Commission Act (ALCA)**

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

### **1.4 Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALR Regulation)**

Permitted uses for land in an agricultural land reserve – Section 3 of the ALR Regulation

- (f) biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, if
  - (i) the area occupied by any associated buildings and structures does not exceed 100 m<sup>2</sup> for each parcel, and
  - (ii) the purpose does not include the creation of a wetland intended to manage urban runoff or waste;
- (g) use of an open land park established by a local government or treaty first nation government for any of the purposes specified in paragraph (f);

# SCHEDULE B – Technical Comments



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## **1.1 Interior Health**

This is a letter of comment re: City of Kelowna's consideration of application for subdivision in the ALR.

Interior Health has an interest in the preservation of farmland to support local agricultural capacity now and in the future. Agricultural capacity is a key aspect of local healthy food systems, contributing to our community's food security. Food systems determine how we choose food and what food we have access to. The food we eat is critical to our health. Land use decisions can influence use of agricultural land which can thereby impact the accessibility, quality and variety of food available to us. Having access to healthy and safe food helps to protect the population from chronic disease and infectious illnesses. In the interest of food security, we suggest the consideration of the following:

City of Kelowna policy states:

- Subdivision: Maximize potential for the use of farmland by not allowing the subdivision of agricultural land into smaller parcels except where significant positive benefits to agriculture can be demonstrated.

From a food security perspective, we cannot assess whether this subdivision proposal will offer a significant benefit to agriculture and potential benefits to the food system, community food security and health. But evidence shows that farmland preservation helps to maintain a level of food production that contributes to food self-sufficiency, and food self-sufficiency increases food security and supports healthy eating. Food self-sufficiency in BC is increasingly important, as extreme weather will affect food production in California and elsewhere. Currently, California supplies 40%-50% of BC's imported fruits and vegetables.

## **1.2 Black Mountain Irrigation District**

No comments provided at time of writing.

## **1.3 Ministry of Agriculture**

No comments provided at time of writing.

# SCHEDULE C – Proposed Subdivision Plan



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