

# Attachment B: Agriculture related policy summary

## Kelowna 2030 Official Community Plan

**Table 1: Agricultural land policy**

	Policy
Objective 5.13	Increase local food production
Policy 5.13.1	<b>Farmer's Markets.</b> Support the development of farmer's markets on non-ALR sites. ALR sites located near the urban – rural edge, in accessible, central locations may be considered if a non-ALR alternative cannot be secured.
Policy 5.13.5	<b>Urban Agriculture.</b> Expand urban agriculture opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.
Policy 5.31.1	<b>Use of Gravel Prior to Development.</b> Encourage identified gravel resources to be extracted prior to development of these sites for urban uses to avoid the necessity of seeking such resources in ALR areas (see Map 5.11 – Sand and Gravel Deposits).
Objective 5.33	Protect and enhance local agriculture
Policy 5.33.1	<b>Protect Agricultural Land.</b> 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 5.33.2	<b>ALR Exclusions.</b> The City of Kelowna will not support ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusions are otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.
Policy 5.33.5	<b>Agri-tourism, Wineries, Cideries, Retail Sales.</b> Support agritourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.
Policy 5.33.6	<b>Non-farm Uses.</b> 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: <ul style="list-style-type: none"> <li>· are consistent with the Zoning Bylaw and OCP;</li> <li>· provide significant benefits to local agriculture;</li> <li>· can be accommodated using existing municipal infrastructure;</li> <li>· minimize impacts on productive agricultural lands;</li> <li>· will not preclude future use of the lands for agriculture;</li> <li>· will not harm adjacent farm operations.</li> </ul>
Policy 5.33.7	<b>Subdivision.</b> 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.
Policy 5.33.8	<b>Housing in Agricultural Areas.</b> Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).
Policy 5.33.9	<b>Limit interface incompatibilities.</b> 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.
Objective 5.34	Preserve productive agricultural land.
Policy 5.34.1	<b>Secondary Suites.</b> Encourage secondary suites on agricultural land to be located within a permitted principal dwelling.

	<b>Policy</b>
Policy 5.34.2	<p><b>Farm Help Housing.</b> As a first option, farm help housing should be located within the Permanent Growth Boundary providing access to amenities for workers. Accommodation for farm help on the same farm unit will be considered only where:</p> <ul style="list-style-type: none"> <li>• agriculture is the principal use on the parcel, and</li> <li>• the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.</li> </ul> <p>Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.</p>
Policy 5.34.3	<p><b>Homeplating.</b> Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.</p>
Policy 5.34.4	<p><b>Public Use.</b> Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the OCP.</p>
Policy 5.34.5	<p><b>Agricultural land designation.</b> 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>
Objective 5.35	Maintain biodiversity and connectivity in agricultural environments.
Policy 5.35.1	<p><b>Biodiversity.</b> Maintain and improve biodiversity through the establishment of corridors (connectivity) and where appropriate, through the integration of wild species within agricultural landscapes.</p>
Policy 5.35.2	<p><b>Conservation Tools.</b> Promote the use of conservation covenants on agricultural land. Conservation covenants will:</p> <ul style="list-style-type: none"> <li>• balance both agricultural and environmental values and recognize the complex relationships between some agricultural use and areas of environmental interest;</li> <li>• protect environmental values identified through current statutory provisions (e.g. Species at Risk) and values identified through current federal, provincial and local inventory programs;</li> <li>• place only reasonable restrictions on agriculture in order to protect important environmental values;</li> <li>• allow for specified farm activities in locations that will not unduly impact or diminish the identified environmental values; and</li> <li>• focus on those areas specifically identified as containing important environmental values, and should not unduly restrict agriculture elsewhere on the property.</li> </ul>
Objective 7.5	Minimize impacts on agricultural land.
Policy 7.5.1	<p><b>Service Corridors.</b> Minimize the impact of penetration of road and utility corridors through agricultural lands, utilizing only those lands necessary and to the maximum capacity prior to seeking new corridors. Provision should be made for farm traffic to cross major roads.</p>
Policy 7.12.4	<p><b>Parks in Agricultural Areas.</b> Where parks and linear pathways are proposed adjacent to farm areas they will be designed so as not to negatively affect farming operations. Mitigation techniques may include: deer fencing, signage, and trash bins to ensure trespass and field contamination is minimized. Any parks affecting lands in the ALR will be subject to detailed design based on the Ministry of Agriculture's guidelines.</p>
Policy 7.20.1	<p><b>Water Availability for Agriculture.</b> Work with stakeholders to ensure the continued delivery of sufficient quantities of water as per best practices for water conservation to ensure continued agricultural productivity.</p>
Policy 7.22.2	<p><b>Restrict expansion of sewer into agricultural areas.</b> 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.</p>

**Table 2: Land adjacent to agriculture land policy**

	<b>Policy</b>
Objective 5.3	Focus development to designated growth areas
Policy 5.3.1	<b>Permanent Growth Boundary.</b> 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.
Objective 5.33	Protect and enhance local agriculture
Policy 5.33.3	<b>Urban Uses.</b> Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.
Policy 5.33.4	<b>Transition Uses.</b> Consider complementary agricultural land uses such as urban agriculture (as defined in the Zoning Bylaw) along the urban-rural interface that act as a transition between existing urban development and farming operations.