

Attachment A: Agriculture Plan Implementation Progress

Legend: AGRI = Ministry of Agriculture
ALC = Agriculture Land Commission

Ongoing/ complete

In progress

Not started

Not proceeding

Table 1. Implementation actions to be undertaken with existing staff resources.

Action #	Description	Action Status	Action implementation notes
Ongoing Actions			
1.4a	Maintain the agricultural compliance and enforcement strategy.	Ongoing	Bylaw, Licensing and Planning staff meet with ALC Compliance and Enforcement staff monthly. Note: a regional approach is starting to emerge.
1.4i	Investigate opportunities to minimize impacts, where possible, to agriculture during expansion of YLW as outlined in the 2045 Airport Master Plan.	Ongoing	YLW offered topsoil to farmers from areas to be developed. Staff are investigating utilizing YLW lands zoned for agriculture for farming (e.g. a piece north of the tower will not develop for 25-30 years).
2 a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.	In progress	Agriculture water rate design engagement will be completed in 2019 with the SEKID/SOMID project. On October 28, 2019 Council approved Water Supply Policy 383 committing to appropriate water quality for agriculture and water pricing that is competitive within the Okanagan valley.
2 b	Include agriculture in municipal climate change strategies and plans.	Complete	Community Climate Action Plan Action O2 – <i>“implement the actions of the 2017 Agriculture Plan to increase and encourage local food production”</i>
2 c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning.	Ongoing	A new mow/chip/rent-it rebate was introduced in 2018. This and the continuing agricultural wood waste chipping program divert orchard waste from burning. Staff are reviewing Open Burning bylaws.
2 e	Continue to work with the RDCO to enforce the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw. Consider informing residents seasonally through a press release.	Ongoing	The RDCO promotes various noxious weeds regularly as time permits or as issues are raised (e.g. Japanese knotweed, puncture vine, leaf spurge)
2 f	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.	Ongoing	Redundancy/capacity improvements are being completed as part of SEKID/SOMID project. Water distribution model of irrigation system is complete. A water shortage modelling project is underway to compare water requirements versus supply available in upper watershed. Staff are participating in agriculture water reserve and Environmental Flow Needs discussions with OBWB.
3 a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.	Ongoing	Sales have expanded to include cherries, peaches, apples and pears.
3 f	Encourage opportunities to meet with community groups, including real estate groups, to communicate existing land use policies and the impacts of non-farm use on farm land.	Ongoing	Staff met with realtors in August and will provide additional educational sessions with community groups and realtors as requested.
Actions to be implemented Phase 1: (2018 – 2019)			
1.1a	Restrict additional density outside the PGB.	Complete	Revised OCP Policy 5.3.1 adopted Oct. 1, 2018

Action #	Description	Action Status	Action implementation notes
1.1b	Restrict community sewer service expansion into agricultural areas except where infrastructure is needed to address health issues and protection of natural assets as identified by the City of Kelowna or senior government	Complete	New OCP Policy 7.2.2 adopted Oct. 1, 2018
1.1c	Restrict non-farm uses that do not directly benefit agriculture	Complete	Revised OCP Policy 5.33.6 adopted Oct. 1, 2018
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes	Complete	New OCP Policy 5.34.5 adopted Oct. 1, 2018
1.1f	Expand urban agricultural opportunities as a way to improve food system resiliency and promote social inclusion, such as community gardens or urban farming.	Complete	New OCP Policy 5.13.5 adopted Oct. 1, 2018
1.2a	Adopt Residential Footprint policies as per the Non-farm use white paper (Appendix G)	Complete	Revised Zoning Bylaw regulation 11.1.6 adopted Oct. 1, 2018
1.2b	Include underground residential services within the Residential Footprint	Complete	New Farm DP Guideline 1.9.2 adopted Oct. 1, 2018
1.2c	Only structures used exclusively for farm use, or have a direct and on-going benefit to agriculture may be located outside the Residential Footprint	Complete	New Farm DP Guideline 1.9.3 adopted Oct. 1, 2018
1.2d	On agricultural lands, locate facilities accessed by the public near the road entrance to reduce the footprint	Complete	New Farm DP Guideline 1.10 adopted Oct. 1, 2018
1.2e	Ensure that the Residential Footprint maximizes the agricultural potential	Complete	New Farm DP Guideline 1.9.1 adopted Oct. 1, 2018
1.2f	Require statutory covenants on non-agricultural land to notify landowners of surrounding "normal farm practices"	Complete	Revised Farm DP Guideline 1.7 adopted Oct. 1, 2018
1.2g	Discourage uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities	Complete	New OCP Policy 5.33.9 adopted Oct. 1, 2018
1.4c	Update the Development Applications Procedures Bylaw to allow the Community Planning Manager to request an Agricultural Impact Assessment.	Complete	Already in place as the Development Applications Procedures Bylaw, Schedule 3, Section 1.1.2 (b) states "Any additional Development Approval information the Department Manager, Community Planning may require to evaluate adequately..."
Actions to be implemented in Phase 2 (2020 – 2022)			
1.1e	Explore a new OCP Land Use Designation: Transition to Agriculture.	Complete	Staff explored utilizing a new OCP designation as part of the OCP update and determined it was not feasible to pursue.
1.4d	Explore opportunities to better match tax rates with farm land production activities.	Not started	This would require advocating to the Provincial Government.
1.4e	Update the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw to include current noxious species and diseases.	Not started	Action assigned to the Regional District of Central Okanagan who oversees these bylaws.
2 d	Create consistent water restriction / drought level messaging within affected areas or watersheds to ensure highest compliance by users.	In progress	Developed a consistent water restriction in conjunction with all water providers in Kelowna. A water shortage plan is under development.
3 d	Develop a Healthy Food Strategy for Kelowna.	Not started	Staff and financial resources are required to proceed.
4 a	Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland.	In progress	Staff are working with the Young Agrarians to match new farmers with City owned agricultural land for food production.

Action #	Description	Action Status	Action implementation notes
Actions to be implemented in Phase 3 (2023 – 2027)			
2 g	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	In progress	Emergency Management BC has livestock relocation factsheets to prepare producers for an emergency. Locally, staff work with ALERT, CDART and local vets to evacuate animals in an emergency. Staff are developing a plan to assist hobby farmers and residents to farm move animals during an emergency. A water shortage plan that includes drought management is under development.
3 h	Identify opportunities to increase YLW's air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.	In progress	Staff are working on increasing airside land available for development which would allow for more cargo planes to access YLW and provide an opportunity to ship more agricultural products.

Table 2. Implementation actions to be undertaken: additional staff resources required

Action #	Description	Action Status	Action implementation notes
Ongoing Actions			
1.4a	Expand the City's Agricultural Compliance and Enforcement Strategy.	In progress	A regional approach is starting to emerge so may focus compliance and enforcement in other areas.
1.4b	Establish procedures for zoning compliance review via business license applications on agricultural properties	In progress	Staff are being proactive where possible and linking to compliance and enforcement, but a formalized review requires additional staff as this is very resource intensive.
3 g	Consider the opportunity for farm tours for elected officials and staff.	Not started	Additional staff and financial resources are required to organize and host a tour.
3 b	Use existing communications channels (e.g. website, social media, printed signs, pamphlets) to raise the level of understanding about agriculture as outlined in the <i>Farm Community Identity White Paper</i> .	Not started	AGRI is looking at developing resources to reduce complaints and increase understanding. These resources could be included on City's website at a future date.
Actions to be implemented Phase 1 (2018 – 2019)			
1.3a	Review and amend the A1 Zone to ensure compliance	In progress	Some Zoning Bylaw updates adopted Oct. 1, 2018. As the AGRI/ALC continues to update their policies, more updates will be required.
1.3b	Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone	Complete	This is now an ALC regulation.
1.3c	Revise policy for mobile homes on farmland occupied by the owner's immediate family	Complete	Zoning Bylaw 2.3.3 (Definition), 11.1.4 (b) adopted Oct. 1, 2018. Note: ALC regulations have put further restrictions on mobile homes.
1.3d	Remove "carriage house" as a permitted use within the A1 zoning	Complete	Zoning Bylaw 11.1.10 Prohibited Uses adopted Oct. 1, 2018. Note: ALC regulations no longer allow carriage houses.
1.3e	Update zoning bylaw subdivision regulations to increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha	Complete	Revised Zoning Bylaw 11.1.5 (b) adopted Oct. 1, 2018.
1.3f	Update vegetative buffer specifications as outlined in Edge Planning White Paper	In progress	This is being completed in conjunction with a Farm Protection DP update.
1.3g	Investigate parking limitations on agricultural lands	In progress	ALC regulations cover parking for events, however, alcohol production facilities, fruit stands, etc. are not covered by these regulations and will be investigated as part of the Farm Protection DP Guidelines update.
1.3h	Investigate local food retail opportunities outside of the ALR as described in the <i>Increasing Local Food Access White Paper</i> (Appendix E)	Not started	
1.3i	Revise the definition of "urban agriculture" to include the sale of farm products as a seasonal retail operation	Not started	
1.3j	Design specific sites and/or zones as suitable for "local produce stands" as per the Local Food Retail Opportunities White Paper (Appendix E)	Not started	
3 c	Investigate opportunities for pop up markets to sell local produce as described in the Local Food Retail Opportunities White Paper (Appendix E)	Not started	

Action #	Description	Action Status	Action implementation notes
1.3k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and ALC regulations.	Complete	The ALC regulates assemblies and staff investigated and determined ALC should enforce their own regulation. City has regulations regarding noise and parking.
Actions to be implemented in Phase 2 (2020 – 2022)			
1.3l	Investigate options to regulate permitted uses in the ALR consistent with the Ministry of Agriculture Bylaw Standards	Ongoing	Some Zoning Bylaw updates adopted Oct. 1, 2018. As the AGRI/ALC continues to update their policies, more updates will be required.
1.4f	Update the <i>Soil Deposit and Removal Bylaw</i> to ensure that it reflects current industry best practices. Consider identifying priority areas, such as the ALR, whereby soil deposit and removal will be restricted.	Complete	ALR regulations updated February 2019 provide rules for soil deposit and removal on ALR land.
1.4g	Update the <i>Business Licence Bylaw</i> to include the new definition of local food sales. A license should be required for these retail operations whether the stand is on public or private property.	Not started	
1.4h	Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.	Not proceeding	The ALC regulates assemblies and staff investigated and determined ALC should enforce their own regulation.
3 e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City.	Not started	Defer until AGRI has program to address complaints.
Actions to be implemented in Phase 3 (2023-2027)			
2 h	Investigate creative approaches to provide existing neighborhoods on the urban side of the Permanent Growth Boundary with vegetative buffers.	Not started	

Table 3. Status summary of Agriculture Plan actions

	Actions with existing resources				Actions with additional resources			
	Completed	In progress / ongoing	Not started	Total actions	Completed	In progress / ongoing	Not started / not proceeding	Total actions
Ongoing	1	8	0	9	0	2	2	4
Phase 1 (2017 – 2019)	13	0	0	13	5	3	4	12
Phase 2 (2020 – 2022)	1	2	3	6	1	1	3	5
Phase 3 (2023 – 2027)	0	2	0	2	0	0	1	1
Total	15	12	3	30	6	6	10	22