

SCHEDULE A - Policies



Subject: 4870 Chute Lake Road – Application for Non-Farm Use in the ALR

1.1 City of Kelowna Agriculture Plan (2017)

Overall goals:

1. Develop clear policies that serve to protect and promote agriculture;
2. Identify opportunities to strengthen farming as an economic driver;
3. Increase the amount of, and access to, locally grown and produced food;
4. Promote and celebrate the agricultural character of Kelowna; and
5. Build resilience in communities against rising costs of food and risks from climate change.

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.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture.

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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 .3 Urban Uses. 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 Agri-tourism, Wineries, Cideries, Retail Sales. Support agri-tourism 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 .6 Non-Farm Uses. 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:

- 1.0 are consistent with the Zoning Bylaw and OCP;
- 2.0 provide significant benefits to local agriculture;
- 3.0 can be accommodate using existing municipal infrastructure;
- 4.0 minimize impacts on productive agricultural lands;
- 5.0 will not preclude future use of the lands for agriculture;
- 6.0 will no harm adjacent farm operations.

6.3 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.

SCHEDULE B – Technical Comments



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1.1 Interior Health

No comments provided at time of writing.

1.2 Ministry of Agriculture

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the ALC Non-Farm Use application at 4870 Chute Lake Road. I have reviewed the documents you have provided. From an agricultural perspective I can provide the following comments for your consideration:

- Ministry of Agriculture staff have concerns regarding this application. The size and scope of the proposed development and its associated conference centre, sleeping units, atrium/gallery, onsen pond/spas, parking and administrative area appear disproportionate to the primary agricultural activity taking place on this ALR parcel. While Ministry staff recognize the proposal's educational component and appreciation for agriculture, the beneficial improvement for agricultural production, when the proposed non-agricultural uses could be developed outside of the ALR, is uncertain.
- If this development as proposed were to proceed, the potential for conflict between existing agricultural and non-agricultural land uses and users could also increase and become problematic as the existing agricultural practices may not be compatible with the planned commercial accommodation/event enterprise. In particular, the large number of accommodation units could greatly impact the primary activity on the farm and become in itself the parcel's primary activity.
- The experience of Ministry staff is that developing additional infrastructure of this type on wineries could dramatically change the nature of the business away from the intent of any agri-tourism or educational activity as permitted by the Agricultural Land Commission Act and its regulations. Ministry staff note there may also be tax differences in locating this type of business on the ALR compared to a similar business in another zone.

1.3 Regional District of Central Okanagan

RDCO has reviewed the referral and provides the following comments on this proposal with a recommendation of non-support for this application:

It is noted that the proposed culinary facility, educational stays, wine tasting, food producing gardens and parking includes space not associated with agriculture (non-farm use) and as such does not achieve the goal or policies of the Regional Growth Strategy Bylaw No. 1336's (e.g. 'Our Food' Issue Area, such as Policy No. 3.2.5.7 "Protect the supply of agricultural land and promote agricultural viability.")

The Central Okanagan has strong agricultural roots and this sector has been important in defining the region and its growth pattern. With changes in population, pressures of development, increased climate impacts, water pressures, and more focus on local food production for sustainability, these changes have raised more awareness on food systems.

RDCO supports the preservation of the agricultural land base and the retention of large continuous blocks of agricultural land and discourages fragmentation.