

## Attachment C: Policies for Agricultural Lands

The table below outlines the policies to protect agricultural lands. The policies can be found in the Rural, Gateway and Infrastructure Chapters. Text that is blue signals major updates or new policy content when compared to the current 2030 OCP.

	Objective / Policy #		
	Gateway	Rural	Infrastructure
Protect and preserve agricultural land and its capacity	6.7	8.1	
Protect Agricultural land	6.7.1	8.1.1	
Agricultural land designation	6.7.2	8.1.2	
ALR Exclusions	6.7.3	8.1.3	
Urban uses		8.1.4	
Agri-tourism, Alcohol Production Facilities, Farm Retail Sales	6.7.4	8.1.5	
Non-farm uses	6.7.5	8.1.6	
Subdivision of agricultural land	6.7.6	8.1.7	
Secondary suites	6.7.7	8.1.8	
Farm Help Housing	6.7.8	8.1.9	
Homeplating	6.7.9	8.1.10	
Conservation Tools	6.7.10	8.1.11	
Large Scale Alternative Energy on Agricultural Land	6.7.11	8.1.12	
ALR Lands at YLW	6.3.5		
Maintain safe roads that support agricultural uses	6.18		
Minimize impacts of transportation infrastructure on agricultural and Rural lands		8.6	
Trucking Routes	6.18.1	8.6.3	
Service Corridors	6.18.2	8.6.2	
Stop urban sprawl into Rural Lands		8.4	
Intensification of Rural Lands		8.4.1	
Discourage subdivision		8.4.2	
Housing in agricultural areas		8.4.3	
Public uses on agricultural lands		8.4.5	
Landfill operations and ALR		8.5.2	
Water availability for agriculture			13.4.4
Restrict expansion of sewer into Rural Lands			13.6.3
Use of gravel prior to development			13.10.1

Agriculture policy is provided below. In instances where the policy is repeated between the Gateway and Rural Districts, Policy is provided for the one District only for brevity.

### Objective 8.1. Protect and preserve agricultural land and its capability.

Policy 8.1.1. **Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

- Policy 8.1.2. **Agricultural Land Designation.** Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Locate agricultural structures to maximize the agricultural potential of prime soil resources.
- Policy 8.1.3. **ALR Exclusions.** 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 8.1.4. **Urban Uses.** Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural land.
- Policy 8.1.5. **Agri-tourism, Alcohol Production Facilities, Farm Retail Sales.** Support agri-tourism uses that are directly associated with and supportive of established farm operations as a primary use. Permit alcohol production facilities and farm retail sales on ALR lands where consistent with ALC policies and regulations.
- Policy 8.1.6. **Non-farm Uses.** Restrict non-farm uses that do not directly benefit agriculture except where such non-farm uses are otherwise consistent with the goals, objectives and other policies of this OCP. Support non-farm use applications only where approved by the ALC and where the proposed uses: • Are consistent with the Zoning Bylaw and the 2040 OCP; • Provide significant benefits to local agriculture; • Do not require the extension of municipal services; • Will not utilize productive agricultural lands; • Will not preclude future use of the lands for agriculture; and • Will not harm adjacent farm operations.
- Policy 8.1.7. **Subdivision of Agricultural Land.** Maximize the potential for agricultural land to be used for agriculture by not allowing it to be subdivided into smaller parcels, except where significant positive benefits to agriculture can be demonstrated or in the case of homesite severances approved by the ALC.
- Policy 8.1.8. **Secondary Suites.** Secondary suites on agricultural land must be located within a permitted principal dwelling.
- Policy 8.1.9. **Farm Help Housing.** 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: • Agriculture is the principal use on the parcel; and • The applicant demonstrates that on-site housing for farm workers is necessary for 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. Temporary farm working housing, such as bunkhouse accommodation on non-permanent foundations, is the preferred solution where farm worker housing is justified.
- Policy 8.1.10. **Homeplating.** Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage.
- Policy 8.1.11. **Conservation Tools.** Promote the use of conservation covenants on agricultural land. Conservation covenants will:

- Balance agricultural and environmental priorities and recognize the complex relationships between some agricultural uses and areas of environmental interest;
- Protect environmentally sensitive areas identified through current statutory provisions (e.g. Species at Risk) and identified through current federal, provincial and local inventory programs; and
- Focus on environmentally sensitive areas and should not unduly restrict agriculture elsewhere on the property.

Policy 8.1.12. **Large Scale Alternative Energy on Agricultural Land.** Prohibit the use of solar farms (photovoltaics) or other large scale alternative energy solutions, developed for the sale of power to third parties, on properties in the Agricultural Land Reserve.

#### Objective 8.4. Stop urban sprawl into Rural Lands.

Policy 8.4.1. **Intensification of Rural Lands.** Do not support urban uses on lands outside the Permanent Growth Boundary except for as permitted by the 2040 OCP Future Land Use Designations in place as of initial adoption of the 2040 OCP Bylaw.

Policy 8.4.2. **Discourage Subdivision.** Discourage further subdivision of properties outside the Permanent Growth Boundary.

Policy 8.4.3. **Housing in Agricultural Areas.** Discourage additional residential development (both expansions and new developments) in areas surrounded by ALR and non-ALR agricultural lands. Secondary suites may be permitted in a permitted primary dwelling. Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectares or greater and where proposal is consistent with the Farm Protection Guidelines outlined in Chapter 16: Development Permit Areas.

Policy 8.4.5. **Public Uses on Agricultural Lands.** Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the 2040 OCP.

#### Objective 8.6. Minimize impacts of transportation infrastructure on agricultural and Rural lands.

Policy 8.6.2. **Service Corridors.** Minimize the impact of road and utility corridors through agricultural lands, using only those lands necessary and to the maximum capacity prior to seeking new corridors. Ensure provisions are made for farm traffic to cross major roads.

Policy 8.6.3. **Trucking Routes.** Recognize major trucking routes that support larger processing and production uses in agricultural areas.

## Other Agriculture Related Policy

- Policy 6.3.5. **ALR Lands at YLW.** Support the exclusion of ALR lands at YLW, as identified in the YLW Airport Master Plan 2045, as amended, in time to allow for airport expansion and development.
- Policy 8.5.2. **Landfill Operations and ALR.** Support the exclusion of ALR lands at the Glenmore Landfill only at the time of landfill operations expansion.
- Policy 13.4.4. **Water Availability for Agriculture.** Collaborate with stakeholders to ensure the continued delivery of sufficient quantities and the efficient use of water for continued agricultural productivity.
- Policy 13.6.3. **Restrict expansion of sewer into Rural Lands.** Restrict community sewer service expansion into Rural Lands and agricultural lands except where infrastructure is needed to address public health issues and protection of natural assets as identified by the City or senior government.
- Policy 13.10.1. **Use of Gravel Prior to Development.** Encourage identified gravel resources to be extracted prior to development of sites outlined in Map 13.7 – Sand and Gravel Deposits for urban uses to avoid the necessity of seeking such resources in agricultural lands.