

Attachment A: Agriculture Plan

Implementation Progress at end of Phase 2

Legend: MAF = Ministry of Agriculture and Food
ALC = Agricultural Land Commission

Ongoing/ complete

In progress

Not started

Not proceeding /
no longer
applicable

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

Action #	Description	Action Status	2023 Action implementation notes
Ongoing Actions			
1.4a	Maintain the agricultural compliance and enforcement strategy.	Ongoing	City is collaborating with ALC Compliance and Enforcement to identify and address highest priority properties.
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 newly constructed areas. Any YLW agricultural lands that are not utilized are leased out to farmers.
2a	Evaluate and monitor City of Kelowna water pricing with the goal of sustaining agriculture.	Complete	Agricultural water rates were set by Council when the Water Regulation Bylaw No. 10480 was updated in 2022. These rates remain among the lowest in the Okanagan Valley. The allotment of water has not changed since developed by the SEKID. Water Supply Policy 383 outlines the City's continued direction to set competitive agricultural water rates.
2b	Include agriculture in municipal climate change strategies and plans.	Ongoing	Agriculture is being considered in the development of the new <i>Climate Resilient Kelowna Strategy</i> (anticipated to be complete end of 2023).
2c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning.	Ongoing	Agricultural wood waste chipping program continues to be offered. New incentive levels and a purchase option have been introduced on the agricultural mow/chip/rent/buy rebate as of June 2022. Staff have drafted updates to open burning bylaws to reduce particulate matter which will be presented to RDCO Board at a later date.
2e	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	RDCO has a variety of different outreach tactics to educate the community on noxious insects and weeds (e.g. Weed Tip Wednesdays on social media).
2f	Continue to work towards ensuring sustainable, redundant and secure water for all agriculture.	Ongoing	Development of a Water Security Plan has been initiated based on Council endorsed "principles" that include water supply for agriculture, environmental flow needs and other water related sectors of the City. Tools such as the McCulloch Water Supply digital dashboard, which relates water current storage levels with predicted runoff and consumptive use models, will help manage water supply allotments in case of extreme multi-year droughts, and better understand the factors and demands needed to manage the system.
3a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.	Ongoing	The YLW Farm to Flight program continues to operate and aims at including products from a wide range of farms in the region.

Action #	Description	Action Status	2023 Action implementation notes
3f	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	Due to COVID-19 no new community outreach has been done since the 2019 update, however, presentations will be done upon request in the future.
Actions to be implemented Phase 1: (2018 – 2019)			
1.1a	Restrict additional density outside the PGB.	Complete	Previously complete but updated in new 2040 OCP , adopted January 2022, reinforced the PGB.
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	Previously complete but updated in new 2040 OCP Policy 13.6.3 Sewer Expansion in Rural Lands.
1.1c	Restrict non-farm uses that do not directly benefit agriculture.	Complete	Previously complete but updated in new 2040 OCP Policy 6.7.5 and 8.1.6 Non-farm Uses.
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes.	Complete	Previously complete but updated in new 2040 OCP Policy 6.7.2 and 8.1.2 Agricultural Land Designation.
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	Previously complete but updated in new 2040 OCP Policy 4.10.3, 5.9.3, 6.5.1, 7.5.1 and 8.3.1 Urban Agriculture.
1.2a	Adopt Residential Footprint policies as per the Non-farm use white paper (Appendix G)	Complete	Previously complete but updated in new Zoning Bylaw 12375 10.5 Agricultural and Development Regulations.
1.2b	Include underground residential services within the Residential Footprint.	Complete	Previously complete but updated in new 2040 OCP Farm Protection DP Guidelines B 1.2.
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	Previously complete but updated in new 2040 OCP Farm Protection DP Guidelines B 1.2.
1.2d	On agricultural lands, locate facilities accessed by the public near the road entrance to reduce the footprint.	Complete	Previously complete but updated in new 2040 OCP Farm Protection DP Guidelines B 1.5.
1.2e	Ensure that the Residential Footprint maximizes the agricultural potential.	Complete	Previously complete but updated in new 2040 OCP Farm Protection DP Guidelines B 1.2
1.2f	Require statutory covenants on non-agricultural land to notify landowners of surrounding "normal farm practices".	Complete	Previously complete but updated in new 2040 OCP Farm Protection DP Guidelines A 5.1.
1.2g	Discourage uses of urban land adjacent to agricultural land by vulnerable populations to limit interface incompatibilities.	Complete	Previously complete but updated in new 2040 OCP Policy 4.11.2, 5.10.2, 6.8.2, 7.4.2 and 8.2.2 Urban-Rural Interface Uses.
1.4c	Update the Development Applications Procedures Bylaw to allow the Community Planning Manager to request an Agricultural Impact Assessment.	Complete	Previously complete but updated in new Development and Application and Heritage Procedures Bylaw No. 12310 .
Actions to be implemented in Phase 2 (2020 – 2022)			
1.1e	Explore a new OCP Land Use Designation: Transition to Agriculture.	Complete	Following research staff decided not to pursue and instead enhanced provisions within the 2040 OCP for buffering on urban properties adjacent to agriculture. See 2040 OCP Policy 8.2.2 and 8.2.3, and 2040 OCP Farm Protection DP Guidelines A.
1.4d	Explore opportunities to better match tax rates with farm land production activities.	Not proceeding	Not proceeding as this is a provincial role and local governments can only advocate.

Action #	Description	Action Status	2023 Action implementation notes
1.4e	Update the Noxious Insect Control Bylaw and Noxious Weeds & Grass Control Bylaw to include current noxious species and diseases.	Ongoing	New amendments planned for 2023 for Tree of Heaven and Spotted Lanternfly.
2d	Create consistent water restriction / drought level messaging within affected areas or watersheds to ensure highest compliance by users.	Ongoing	Current water stage restrictions as outlined in Water Regulation Bylaw 10480 are effective and the approach is used by all four water providers. These will be reviewed prior to the 2024 growing season.
3d	Develop a Healthy Food Strategy for Kelowna.	Not started	While this strategy has not started, funding was secured through UBCM for the "Kelowna Food Innovation Project" which will convene local food system actors to develop a leadership table, food systems map; and prototype projects.
4a	Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland.	In progress	The City owns 12 properties that are leased to farmers. If a City owned parcel is suitable for agriculture the City's Real Estate department explores options to lease the lands (or a portion of the lands) to a farmer. In the past the City has utilized a number of methods to match available lands with farmers including contacting Young Agrarians or advertising locally. The most success has been found by advertising locally.
Actions to be implemented in Phase 3 (2023 – 2027)			
2g	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	In progress	MAF recently established an Emergency Management Branch. For the first time, an agricultural representative was staffed at the Central Okanagan Emergency Operations Center to coordinate agricultural response during the 2023 wildfires.
3h	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	Increasing YLW's air cargo service was put on hold during the COVID-19 pandemic. YLW has future plans to increase 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	2023 Action implementation notes
Ongoing Actions			
1.4a	Expand the City's Agricultural Compliance and Enforcement Strategy.	Ongoing	A new agricultural planner position was established in 2022 that will coordinate enforcement efforts with ALC.
1.4b	Establish procedures for zoning compliance review via business license applications on agricultural properties.	Ongoing	The new agricultural planner position will review business license applications on agricultural land to ensure compliance with zoning.
3g	Consider the opportunity for farm tours for elected officials and staff.	In progress	Staff are investigating grant and/or partnership opportunities to offer tours. The Central Okanagan Economic Development Commission recently hosted one for RDCO Board members.
3b	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> .	Ongoing	New webpages published on Agricultural Planning .
Actions to be implemented Phase 1 (2018 – 2019)			
1.3a	Review and amend the A1 Zone to ensure compliance.	Ongoing	Zoning Bylaw is amended when ALC makes legislation change.
1.3b	Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone.	Complete	ALC amended legislation to include a maximum total floor area of 500 m2 for the principal dwelling.
1.3c	Revise policy for mobile homes on farmland occupied by the owner's immediate family.	No longer applicable	ALC updated secondary dwelling policy and no longer require occupation by immediate family.
1.3d	Remove "carriage house" as a permitted use within the A1 zoning.	No longer applicable	Council directed updates to Zoning Bylaw to align with ALC's new secondary dwelling allowances.
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	Previously complete but updated in new Zoning Bylaw 12375 10.4 Subdivision Regulations.
1.3f	Update vegetative buffer specifications as outlined in <i>Edge Planning White Paper</i> .	Complete	2040 OCP Farm Protection DP Guidelines A 2.0 and B 3.0.
1.3g	Investigate parking limitations on agricultural lands.	In progress	ALC has regulations for event parking and the city regulates parking as prescribed in the 2040 OCP Farm Protection DP Guidelines B2.0. Staff will continue to investigate parking limitations consistent with ALR regulations and ALC policies.
1.3h	Create a clear definition in the Zoning Bylaw for local food retail opportunities outside of the ALR as described in the <i>Local Food Retail Opportunities White Paper</i> (see Appendix E).	No longer applicable	The Zoning Bylaw allows independent mobile concession and vendor operators to set up on privately owned land in many zones throughout the City. Opportunities to operate on select municipal lands are posted annually.
1.3i	Revise the definition of "urban agriculture" to include the sale of farm products as a seasonal retail operation.	Not Proceeding	Online farm product sales on non-ALR land can fall within the home-based business parameters of the Zoning Bylaw. There are also many opportunities for mobile vending in the City. However, the sale of farm products from non-farm properties is restricted due to conflict issues (e.g. parking) so staff have determined not to pursue this action.

Action #	Description	Action Status	2023 Action implementation notes
1.3j	Design specific sites and/or zones as suitable for "local produce stands" as per the <i>Local Food Retail Opportunities White Paper</i> (Appendix E).	No longer applicable	The Zoning Bylaw allows independent mobile concession and vendor operators to set up on privately owned land in many zones throughout the City. Opportunities to operate on select municipal lands are posted annually.
3c	Investigate opportunities for pop up markets to sell local produce as described in the <i>Local Food Retail Opportunities White Paper</i> (Appendix E).	No longer applicable	The Zoning Bylaw allows independent mobile concession and vendor operators to set up on privately owned land in many zones throughout the City. Opportunities to operate on select municipal lands are posted annually.
1.3k	Provide regulation for commercial assembly events on farmland that aligns with Ministry of Agriculture and ALC regulations.	Complete	ALR Use Regulation govern events on ALR land and events that meet the regulations cannot be prohibited by local governments.
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	As the MAF/ALC continues to update their policies, more updates will be required. MAF is updating sections of their Guide for Bylaw Development in Farming Areas in 2024.
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 Use Regulations provide rules for soil deposit and removal on ALR land. A Soil Removal and Deposit permit is issued on lands in the ALR provided the use is permitted via the ALR Regulations, notice of intent or application.
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 proceeding	Staff are updating the <i>Business Licence Bylaw</i> with the goal of being more simplistic and aligned with Zoning Bylaw.
1.4h	Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.	In Progress	A business licence is required to hold events on agricultural land. Future initiatives will look to align the ALR Use Regulation and to limit negative impacts to farmland.
3e	Evaluate an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City.	In Progress	Staff have reviewed agricultural signage and/or agricultural signage programs in local governments and First Nations in BC and are exploring next step to implement an agricultural signage program.
Actions to be implemented in Phase 3 (2023-2027)			
2h	Investigate creative approaches to provide existing neighborhoods on the urban side of the Permanent Growth Boundary with vegetative buffers.	Not started	

Table 3: Action completion summary

	Actions with existing resources					Actions with additional resources				
	Completed / ongoing	In progress	Not started	Not proceeding / no longer applicable	Total	Completed / ongoing	In progress	Not started	Not proceeding / no longer applicable	Total
Ongoing	9	0	0	0	9	3	1	0	0	4
Phase 1 (2018 – 2019)	13	0	0	0	13	5	1	0	6	12
Phase 2 (2020 – 2022)	3	1	1	1	6	2	2	0	1	5
Phase 3 (2023 – 2027)	0	2	0	0	2	0	0	1	0	1
Totals	25	3	1	1	30	10	4	1	7	22

Table 4. Actions where the City plays a supportive role

Action #	Description	Action Status	2023 Action implementation notes
5a	Continue to support OK Sterile Insect Release program.	Ongoing	Council adopted the Sterile Insect Release Parcel tax and Sterile Insect Release Program Bylaw 2023
5b	Continue to support agricultural economic development goals.	Ongoing	Staff maintain relationships with the Agriculture and Connector Program Specialist at the Central Okanagan Economic Development Commission.
5c	Investigate changes to encourage improved waste diversion (including yard waste collection) as per the 2017 Solid Waste Management Plan.	Ongoing	The Central Okanagan Agricultural Chipping Program offers an alternative for disposal or burning of agricultural waste.
5d	Continue to support community groups to determine infrastructure for a permanent farmers' market location.	Complete	A new location for the farmers market has been identified at the Landmark District
5e	Encourage farmers to work with the Province to manage troublesome wildlife.	Ongoing	MAF's Business Resource Management Branch Agricultural Wildlife Program – compensates agricultural producers for wildlife damage , and there may be funding for fencing to exclude wildlife in some circumstances.
5f	Encourage initiatives for land linking and mentorship programs for farmers.	Ongoing	As City owned agriculturally suitable lands become available, the City publicly advertises the opportunity for agricultural operators to enter into a farm lease with the city.
5g	Work with Agriculture and Agri-Food Canada Summerland Research Station and BC Ministry of Environment to determine opportunities for soil maps to be digitized.	Complete	Provincial Soil Information Find Tool available
5h	Encourage the Province to re-establish agricultural liaison services.	In progress	MAF has hired two regional extension specialists who focus on tree fruits and grapes.
5i	Encourage the Province to restrict the sale of trees that can negatively impact the agricultural industry.	Ongoing	Sales of fruit trees from out of province or country are restricted.
5j	Partner and build relationships with community-based organizations working on pollinator protection initiatives.	Not started	