

Bulletin: ALR Properties – Farm Retail Sales

Bulletin # 24-0010

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This information is summarized for convenience. Please refer to the applicable ALR Use Regulation and/or City of Kelowna bylaws for the complete regulation.

Properties must satisfy all applicable Bylaws/Regulations of the ALR and City of Kelowna and conform to the B.C. Building Code.

**Development
Planning**
1435 Water Street
Kelowna, BC V1Y 1J4

Purpose

To reference the conditions that must be met to sell farm products on **Agricultural Land Reserve (ALR)** properties under Section 11(3) of the ALR Use Regulation.

Can I have a retail store on my farm?

Farm retail sales are intended to support the primary farming activity as an ancillary use on an established farm operation. Prior to the City contemplating farm retail sales structures, the farming operation must be established and be producing/harvesting the farm product(s) on a continued seasonal basis.

Farm retail sales are permitted if at least 50% or more of the retail sales area (i.e. farm stand area) is solely dedicated to the farm products that originate or are produced on the farm that the sales are taking place.

What size of a farm retail store can I have?

Selling 100% of the farm's products

There is no limitation on the size of the farm retail sales area if 100% of the products sold originate or are produced on the farm that the sales are taking place. The size of the farm retail sales area must be commensurate with the amount of farm products produced on the farm.

Selling products not produced on the farm

If any products sold do not originate or are not produced on the farm (e.g. farm products from another farm or non-farm products) the maximum farm retail sales area, both indoor and outdoor, **may not exceed 300 m²**. In this case, 50% or more of the retail sales area must be solely dedicated to the farm products that originate or are produced on the farm that the sales are taking place.

To construct a 300 m² farm retail sales building, the farm operation must produce enough farm products that clearly demonstrates that 150m² or more of the retail sales area can be stocked with these products for the duration that the farm retail sales is open. The remaining 150m² or less retail sales area can include, but is not limited to, the cashier area, public washrooms and a variety of off-farm or non-farm products.

Can I have food service at the farm retail store?

Café, bistros, restaurants and food trucks are not permitted in or in association with a farm retail sales store. Over the counter sale of food products (e.g. ice cream) for

immediate consumption may be permitted in a farm retail sales store and are required to be assessed on a case-by-case basis by the City or the ALC.

Do I need a Permit for a retail farm store?

Any structure permanent or temporary that exceeds 10m² requires a building permit issued through the City of Kelowna Building Department. Additionally, a Farm Protection Development Permit may be required to ensure the proposal meets the provision of the City of Kelowna Zoning Bylaw No. 12375 and ALR Use Regulation.

Do I need a Business License for a retail farm store?

Operating farm retail sales requires a valid license that has been issued under the City of Kelowna Business License & Regulation Bylaw No. 12585.

Soil or fill for farm retail sale construction

To construct a farm retail sale building or area and its ancillary services (e.g. parking, access driveway, landscaping) a maximum of 1000 m² of soil or fill is permitted to be removed or placed. This includes gravel for a parking lot and driveway access, and structural material for the farm retail sales building. A soil permit from the City may also be needed.

What Information may be Requested by the City?

To operate farm retail sales, staff assess:

- The established farm operation (the current volume of products being harvested from the farm and how the farm will continue producing/harvesting the farm product(s) throughout the year or on a continued seasonal basis).
- How the proposed size of the farm retail sales area/building is commensurate with the quantity of farm products harvested from the farm/property.

The following information or documentation may be requested to help city staff understand if they meet the provisions for farm retail sales:

Source of the farm products to be sold:

1. Provide an overview of the farm products produced on the property that the sales will be taking place.
 - a. Provide a list of the farm products that are produced on the property.
 - b. Provide the area (m²) of each of the above noted farm product(s).
 - c. Provide justification on how the farm will continue producing/harvesting the farm product(s) throughout the year or on a continued seasonal basis.
 - d. Provide a sketch of the property detailing the areas currently harvesting farm product(s) (can provide this information as part of the site plan).
 - e. Provide photographs where helpful.

2. Are the farm products proposed to be sold sourced from multiple properties that are part of the farm operation? If yes,
 - a. Provide an address list of properties that are part of the farm operation. For each property:
 - i. List of the farm products that are currently harvested from that property;
 - ii. Provide the area (m²) currently harvesting each of the above noted farm product(s) from each property;
 - iii. Provide justification on how the farm will continue producing/harvesting the farm product(s) throughout the year or on a continued seasonal basis; and
 - iv. Provide a sketch of the property detailing the areas currently harvesting farm product(s).
3. Provide an overview of the products that are not grown or sourced from the farm operation (non-farm products).

Size of the farm retail sales area and infrastructure (e.g. parking lot, cashier area, etc.):

4. Provide a site plan and explanation of the farm retail sales area (e.g. location, delineated size, permanent infrastructure included).

Where do I find more Information?

City of Kelowna

- Contact planninginfo@kelowna.ca with questions about the ALR and City processes
- Contact info@kelowna.ca with questions about requirements for a building permit
- Contact businesslicences@kelowna.ca with questions about requirements for a business license ALC
- [ALC Policy – Farm Retail Sales in the ALR](#)
- [ALC Information Bulletin – Soil and Fill Use in the ALR](#)