

Agriculture



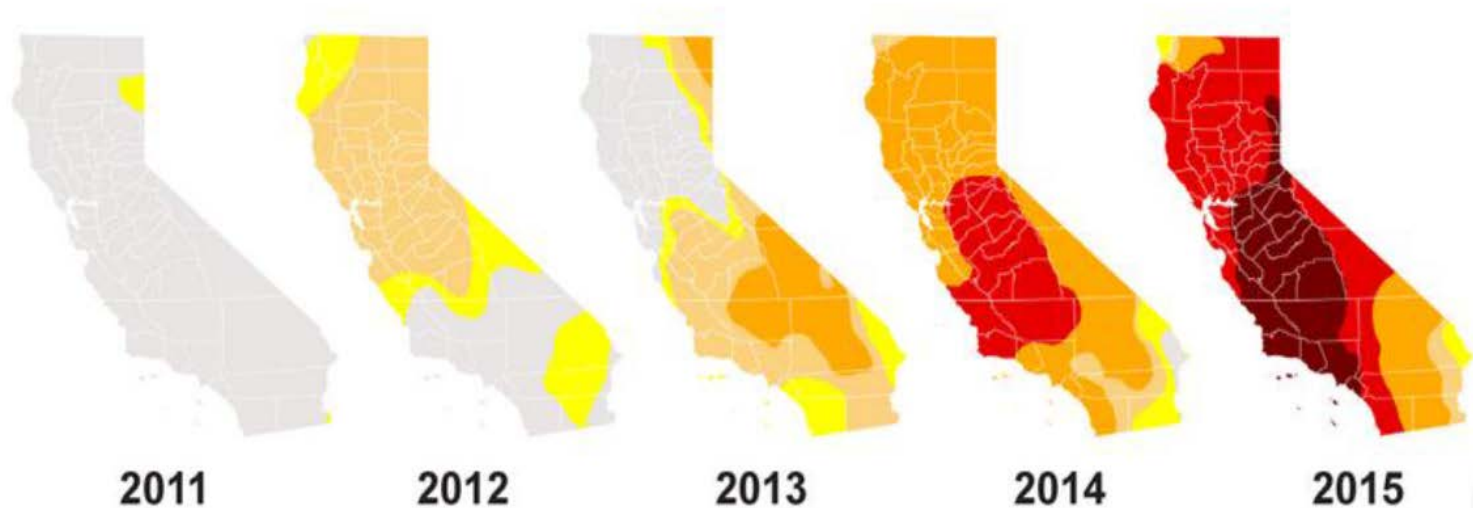
Workshop Outline

- International Trends
- Influences on Agriculture
- National, Provincial, Local Context
- Policy Guidelines
- Operations of City's Development Application Processing
- Roles of Staff and Council
- Next Steps: 2016 Solutions-Focused Activities

International Trends – Climate Change

California's drought level at first week of January

Abnormally Dry Moderate Drought Severe Drought Extreme Drought Exceptional Drought



Source: U.S. Drought Monitor

@latimesgraphics

ARE WE SHORT OF FRESH WATER?

10% used in homes, 20% used by industry, 70% used for agriculture

1 serving of **BEEF** used **4,664** liters of water

1 serving of **CHICKEN** used **1,249** liters of water

1 serving of **Vegan meal*** used **371** liters of water

(* with tofu, rice, and 2 vegetables)

Farmland shrinking

U.S. losing an acre every minute



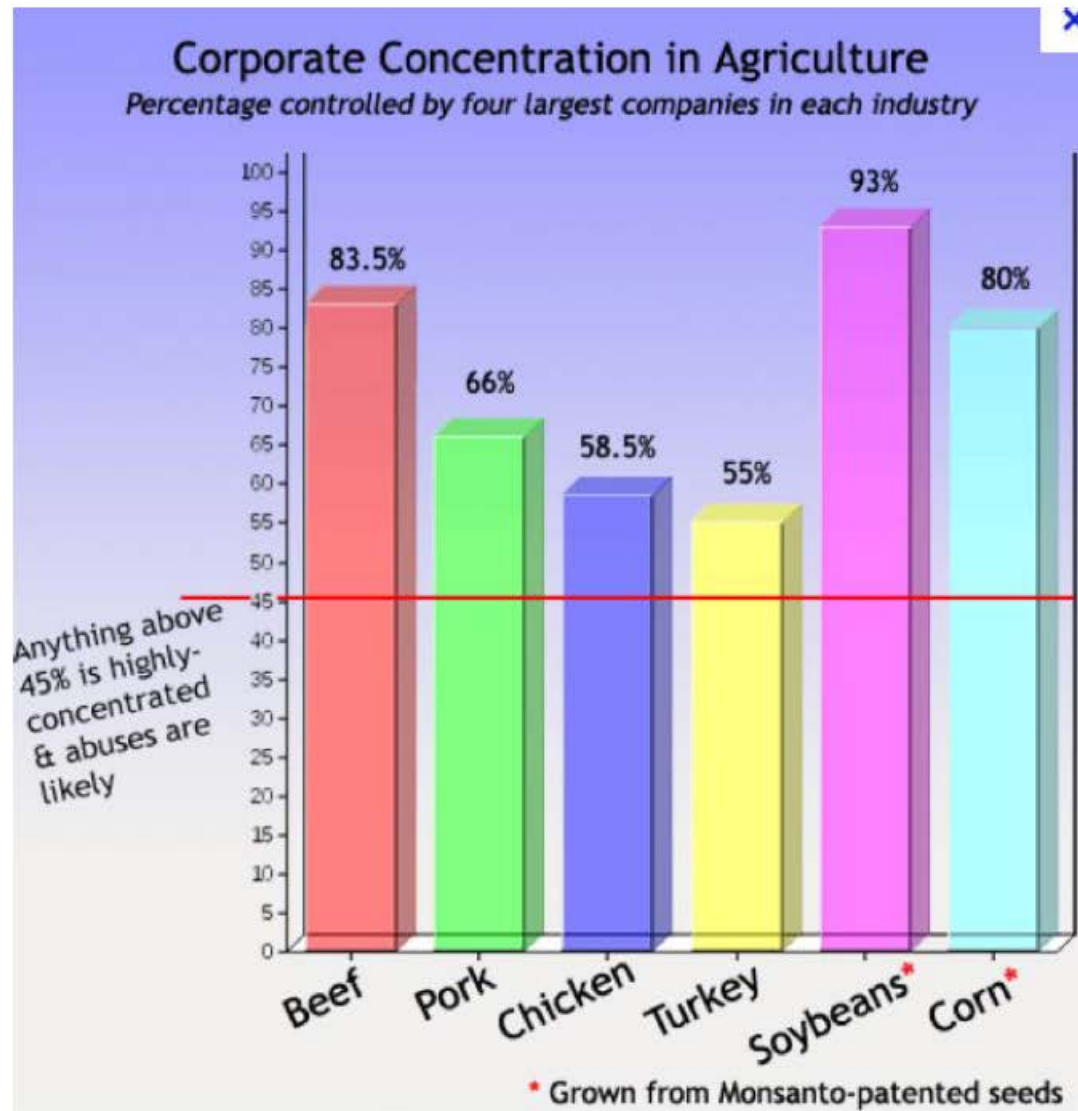
Population Pressures

Increase in world food production needed by 2050:

70%



A few big companies control our food



Why is BC Agriculture so Important?

- **BC Farmers Need Our Support**
- 50% of farm sales average less than \$10,000 annually
- Most farm operators rely on an off-farm income (second job)
- 41% of farmed land is leased or rented from other owners
- **Farming in BC makes cents:**
- >36,300 people are directly employed in primary agriculture
- over 280,000 are in food related jobs
- over \$2.4 billion is farm cash receipts annually
- over \$115 million is spent at BC's farmers markets annually

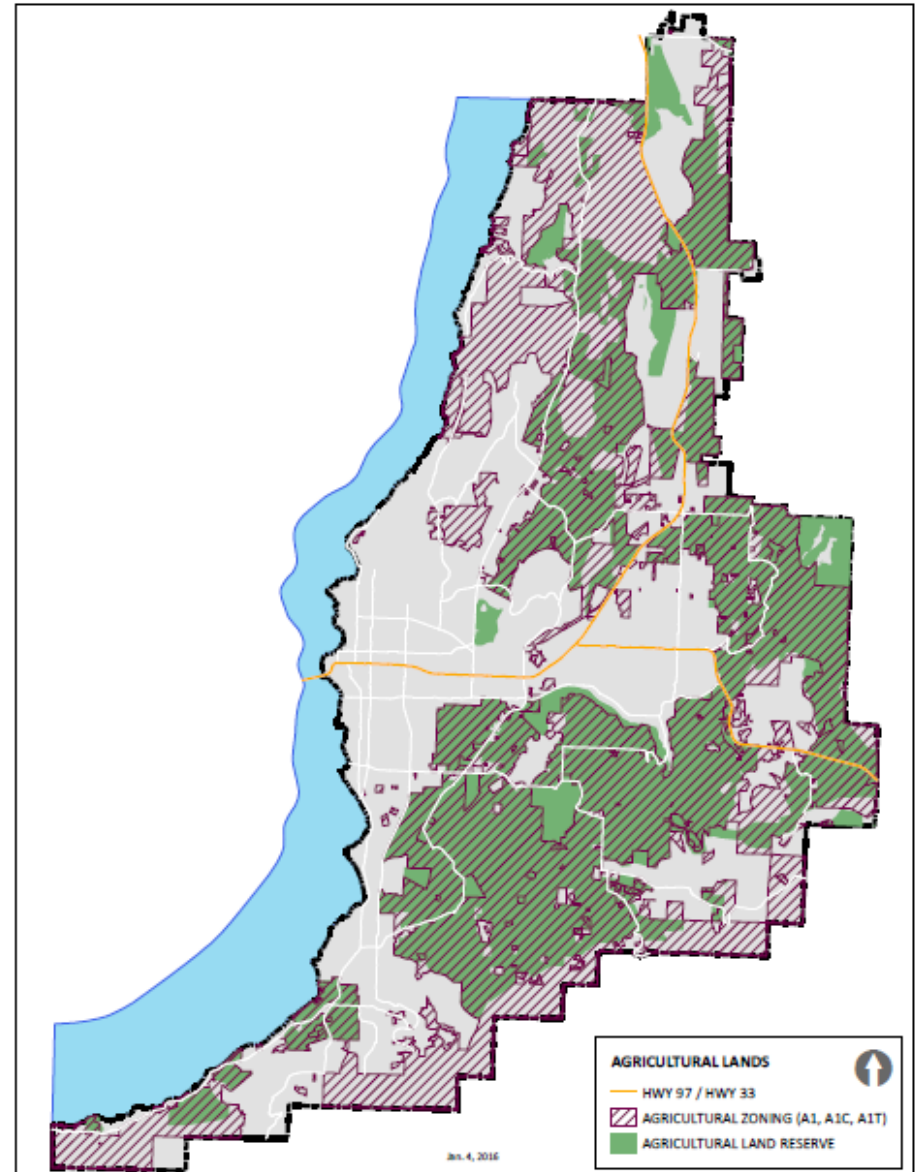
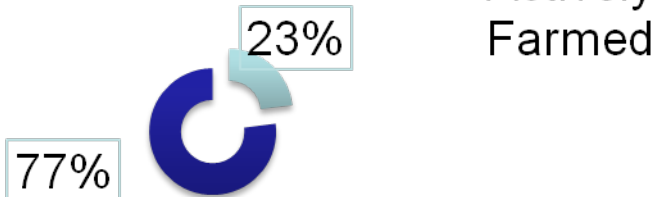
Why is Local Agricultural Land Important?

- **Fertile land is a valuable but scarce resource:**
- 5% of BC's land is suitable for farming; only 1% of that has the best soil with the highest capability for growing crops.
- The Lower Mainland, Southern Vancouver Island, and Okanagan have the majority of the high quality soils in BC.
- 79% percent of BC residents live next to land responsible for 78% of BC's farm revenues.
- BC's agricultural sector supplies less than 50% of the province's food requirements.
- A healthy agricultural sector helps diversify the provincial economy.
- Local food production reduces our dependence on imported foods and associated costs and impacts.
- Diverse farmlands create a variety of wildlife habitats and support bio-diversity.
- Open, green spaces near urban areas provide scenic landscapes, recreation opportunities, and contribute to our enjoyment of BC's outdoors.

Kelowna's Agricultural Land Base

- 38% of Kelowna's land is ALR
- ALR lands in Kelowna
 - 1973: 10,054 ha
 - 2015: 8,201 ha
 - 52% of Kelowna is either in the ALR or zoned A1-Agriculture 1 Zone
- 43% of farms < 10 acres

% of Kelowna's Actively Farmed Land



Agricultural Land Price Comparison¹

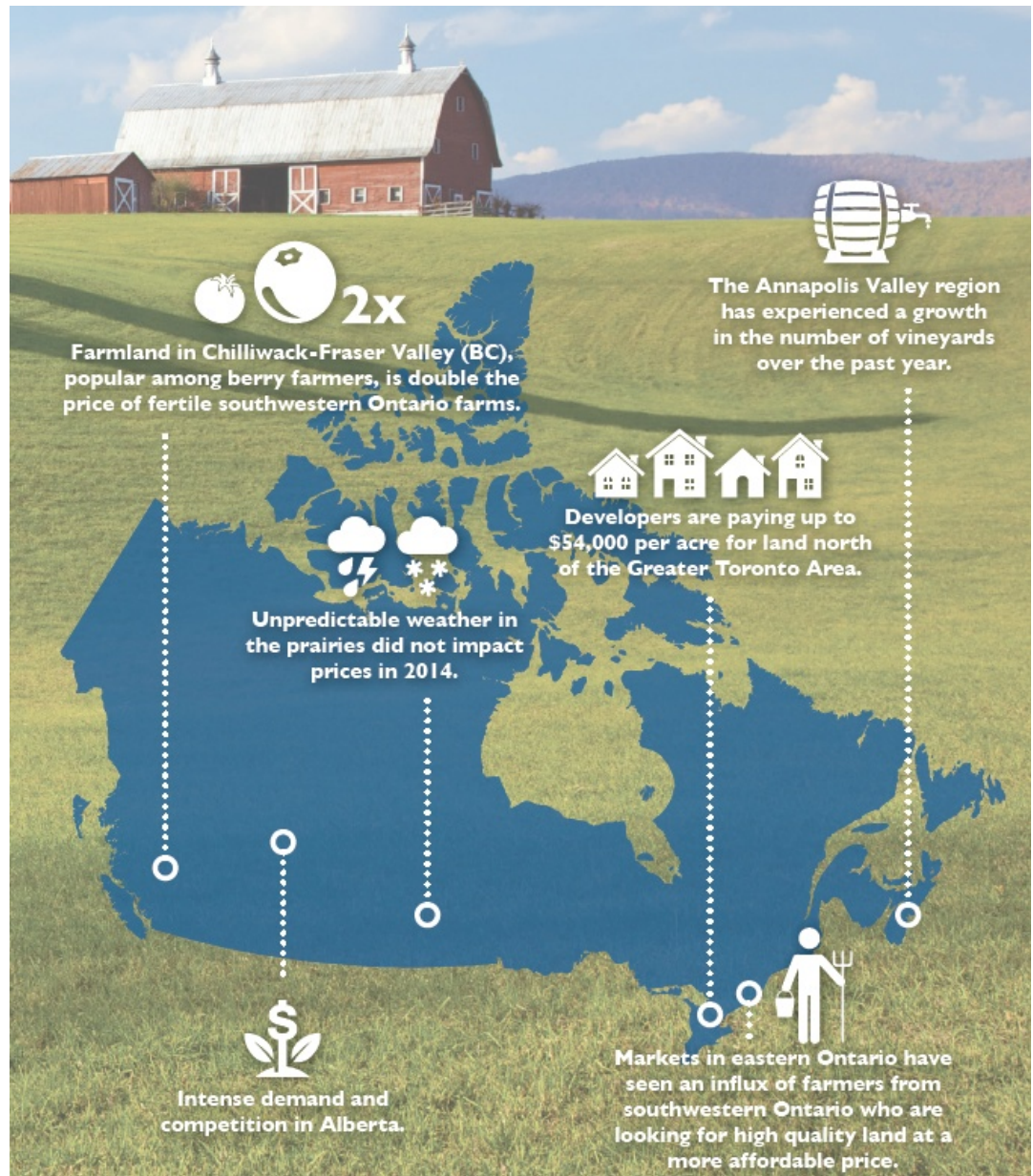
Fraser Valley =
\$63,000/ac

Peace River North =
\$750-\$1,550/ac

Southern Alberta =
\$1,000-\$10,000/ac

SK / MB =
\$950-\$2,200/ac

Kelowna =
\$98,000/ac



¹As per Re/max Farm Report 2014

Changing Landscape of Agriculture

Opportunities:

- Market Trends: diversity of farm products, TFWH program
- Agri-tourism & farm to table awareness
- Local Food Security Movement is gaining
- Okanagan is a focal point for research
- Exports to other countries are increasing:
 - 2014: \$3.9M (cherries to China)
 - 2020: \$20M potential

Challenges:

- Cost of Agricultural Land
- Farm parcel sizes are ↓
- Urban/rural interface conflicts
- 38% of farmers = 55+
- 2.7% decline in # of farm families from 2009-2011
 - 6,420 families
 - 44% report zero or negative income

Thompson-Ok Region	2006 Census	2011 Census	
# of Farms	5,700	5,486	28% of BC's total farms
Total gross farm receipts		+ 6% ~ \$35M /yr for crop land ~\$3M/yr for seeded pasture	(\$5,567/ha/yr) (\$4,166/ha/yr)
Total Farm Capital		\$1.9 Billion	Land & bldgs

Why does this Matter?

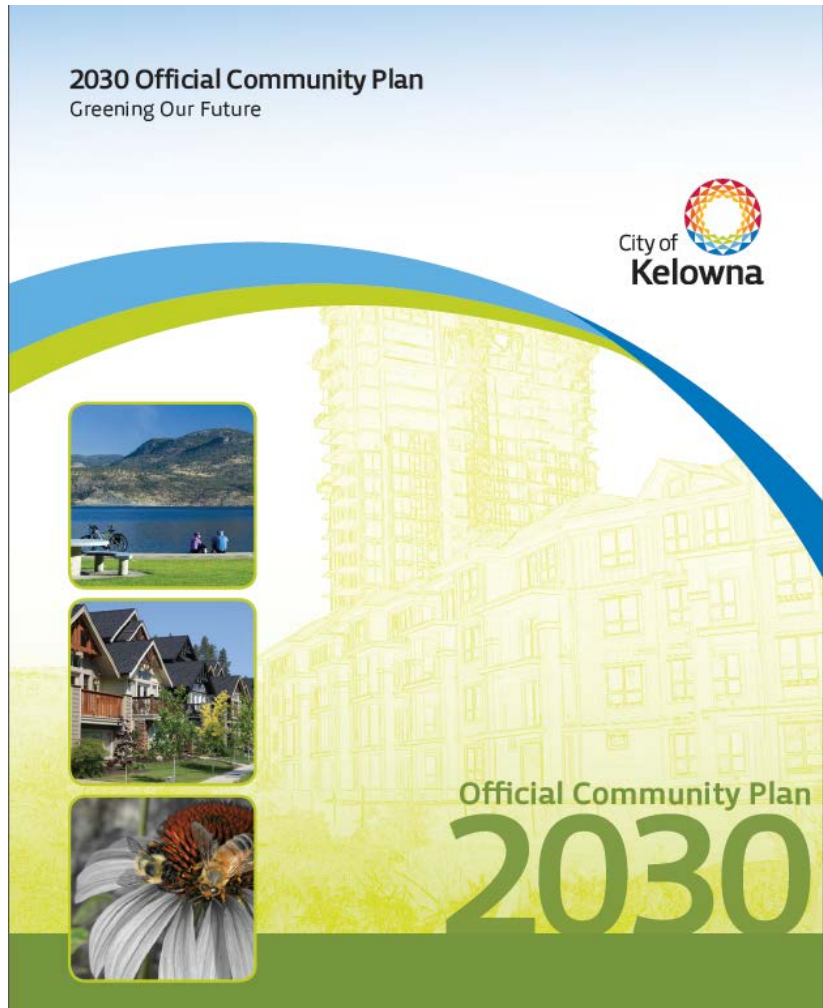
With exposure and connections to farms and the land in Kelowna tourists can be motivated to return to, and invest in, the region

Population Increase of **45,000 by 2030**

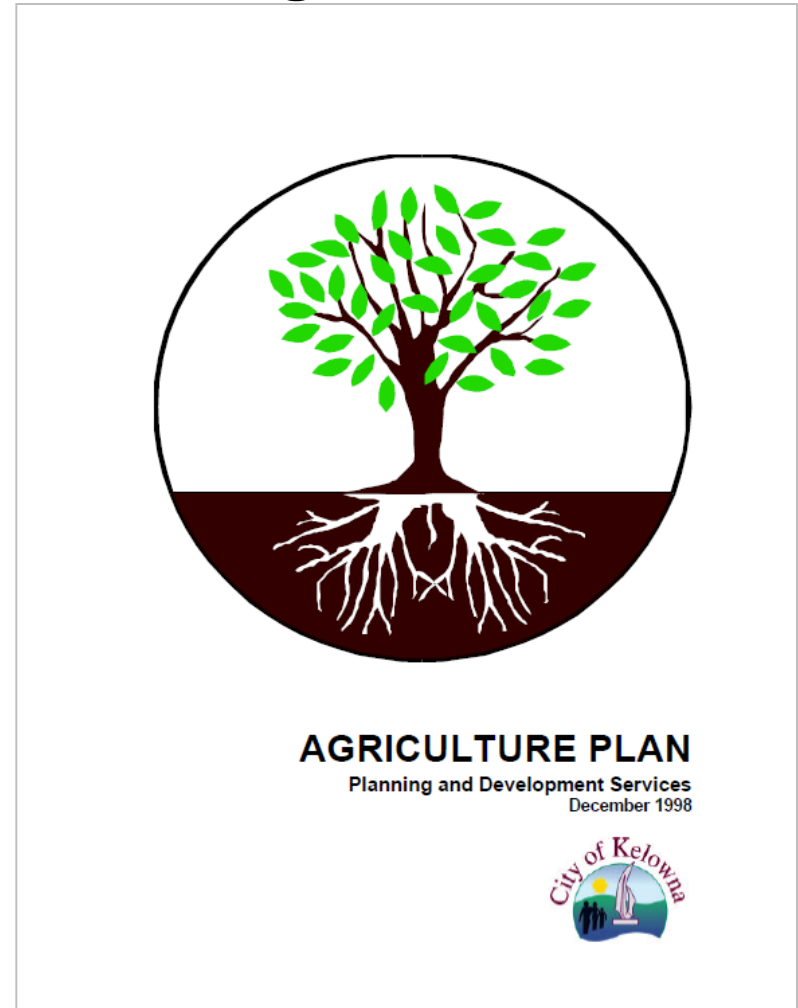
More food will be required to sustain the local and tourist population

Plans to Shape Our Future

2030 OCP



1998 Agricultural Plan



What are we doing Next?

2016 - Agricultural Plan update to include:

- Biophysical & Mapping Update
 - Development of an Agricultural Profile
 - Public Consultation
 - Vision, goals, and priority areas
 - Policy development & recommended actions
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- Zoning Bylaw Update (~2016)
 - Coordinated approach w/ other municipal partners & RDCO
 - Business License Bylaw updates
 - Bylaw Enforcement Protocol Continues
 - MoA Mapping – Fall 2014
 - MoA Report – Dec. 31, 2015





Agricultural Planning – Day to Day

Trends and how they affect local land use

- 
- Relative cost of agricultural land
 - Larger multi-parcel farm operations
 - Non-farmers buying farm land
 - Pressure on farm land for non-farm uses

Council Direction

Agricultural Land Use

- Agricultural Plan Update
- ALR Applications (Subdivision, Exclusion, Non-Farm Use)
- Zoning Bylaw A1-Agriculture Text Amendments
- Farm Help Permits
- Enforcement Strategy Initiatives

Agricultural Advisory Committee

- Recommendations based on Technical Considerations



Economics of Agriculture

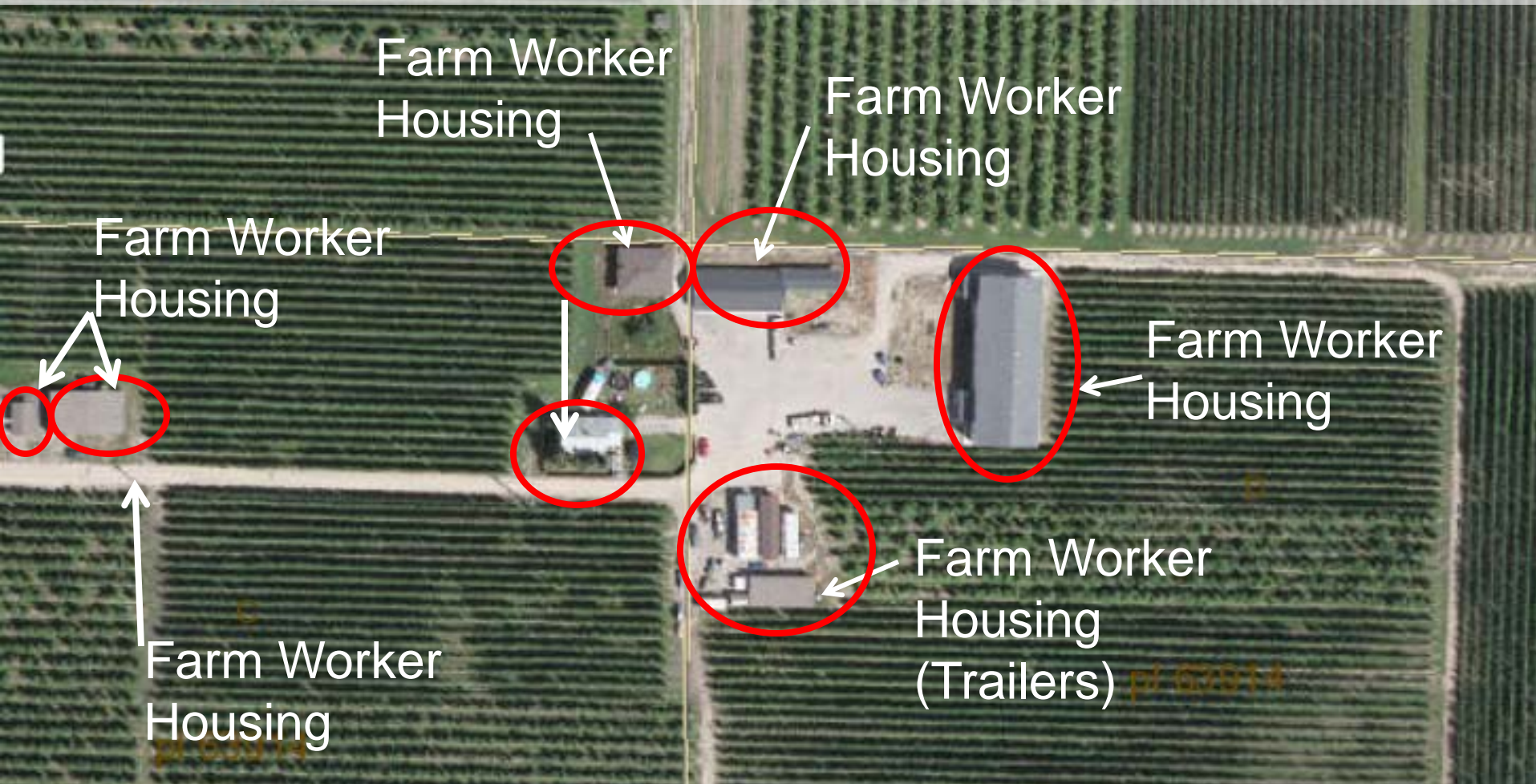
Apples

- 6 cents / lb for Goldens (2014)
- 32 cents / lb for Ambrosias (2014)

Cherries

- Over last 10 years – ‘cherry exports almost tripled’ (Min Ag.)
- 2013-2014 growth in cherry exports = 32.7%

Temporary Farm Worker Housing



- Larger multi-parcel farms
- Greater number of workers on one farm
- Existing TFWH on other owned or leased farms
- Regional Approach



- Existing TFWH on other owned or leased farms



Relative Value of Farm Land

- Agricultural Land – low cost relative to other residential lots
- Potential Tax Advantage – low threshold for farm status

Adjacent Agriculture

- Adjacency Conflicts – Non-farmers with Industry of Agriculture
- Sprays, cherry cannons, wind fans, bee hives
- Noise, dust and smells



- Non-farmers in rural areas
- Pre-existing subdivisions
- Homesite severance parcels upon resale
- Rental properties on agricultural properties

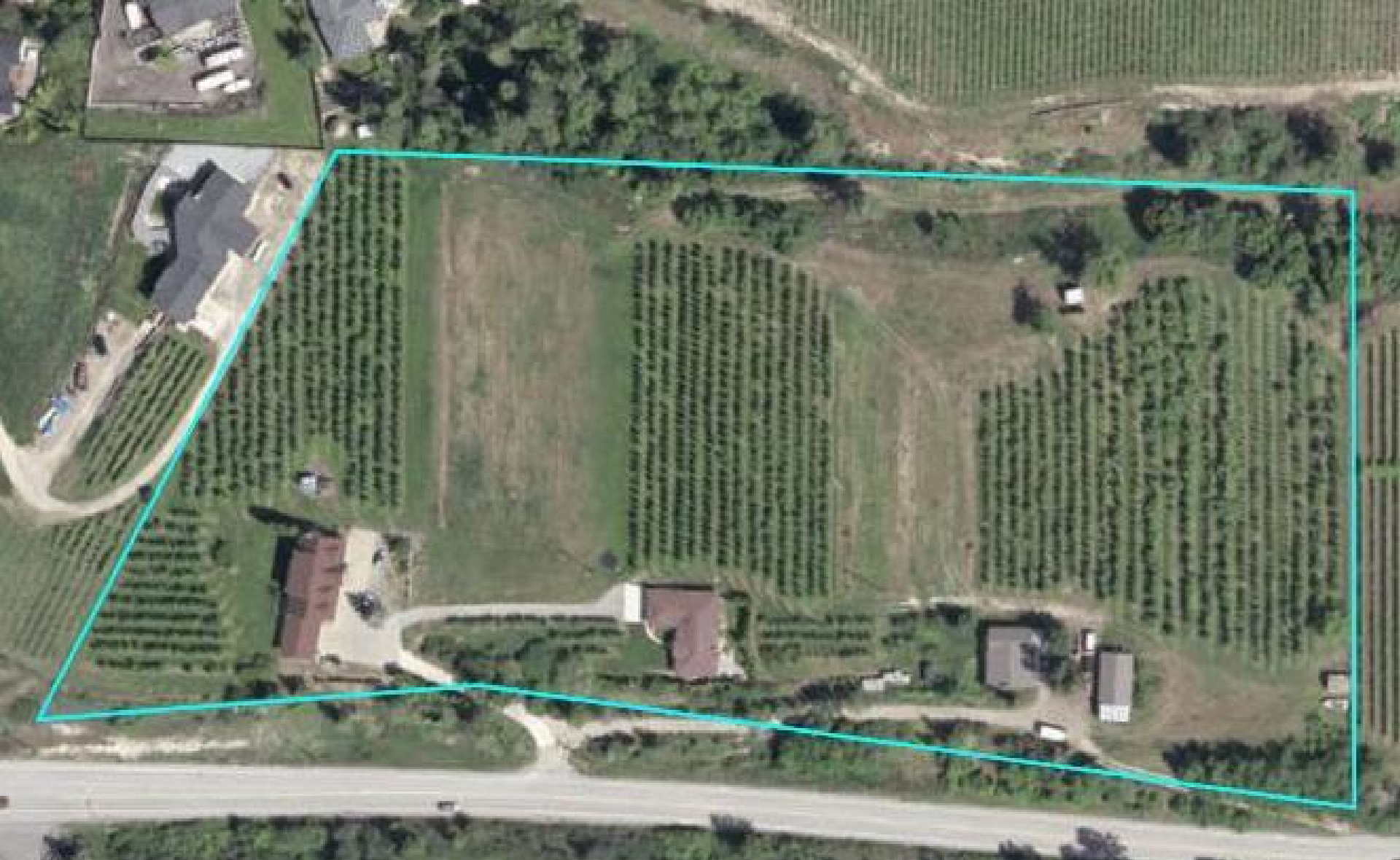


- Land Values increase – elevating threshold cost for farm use



- Lot size – 11.2 acres
- Residential Footprint – 5.4 acres

• Land Values increase – extensive residential footprints



- Multiple Dwellings – permitted for farm help



- Contracting & Landscaping Companies
- Industrial Land Supply Review (2013) sufficient to 2030
- ALC Regulation – 150 m² of non-farm product sales

Agri-tourist Accommodation



- 'Subordinate and secondary to the principal agricultural use'
- Year Round Use
- Long Term Rental
- Replacement of Agriculture as Primary Income
- Agriculture / Tourist Conflicts

Weddings



- Wineries, Cideries and Distilleries
- Golf Courses

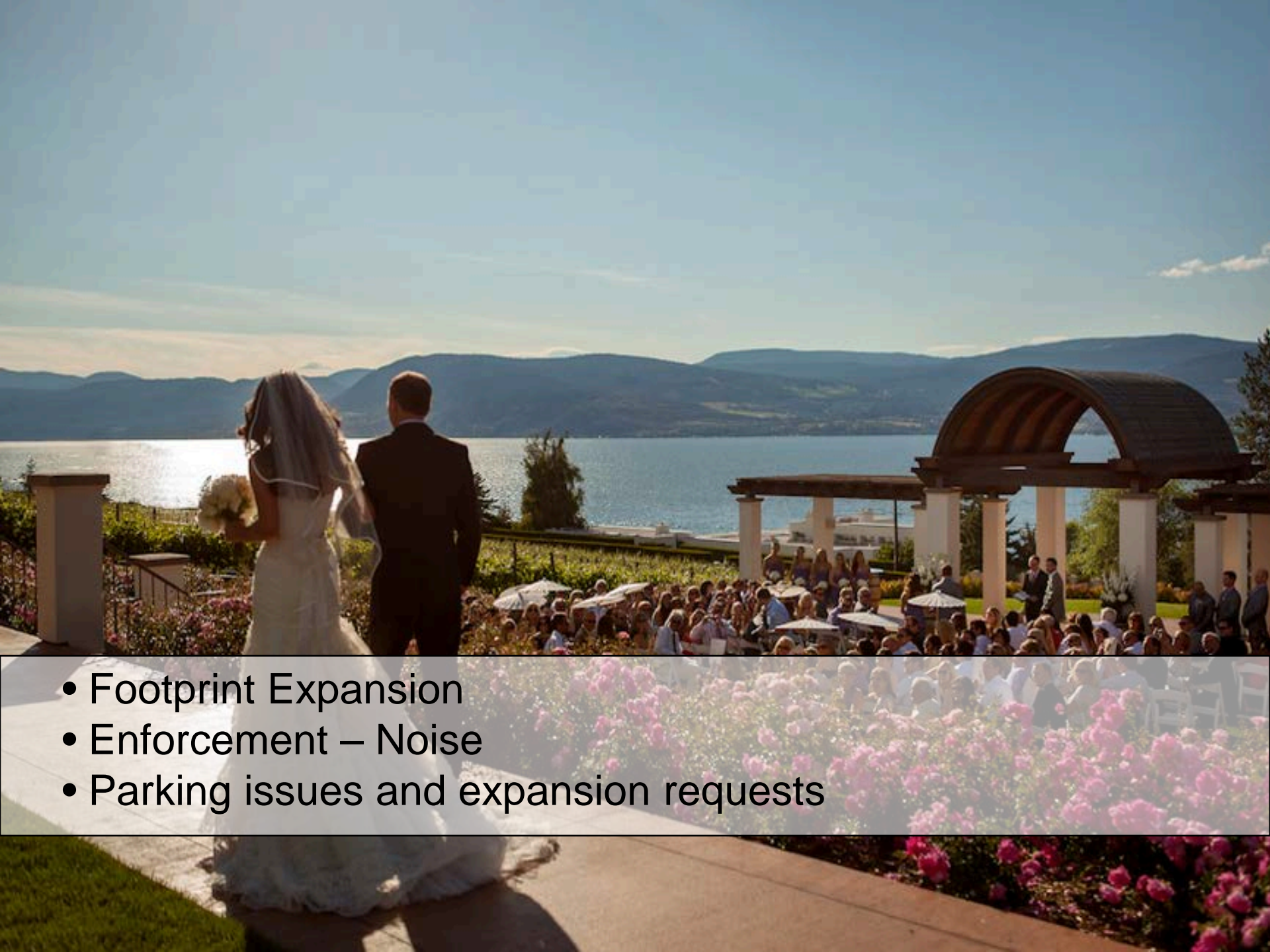
Weddings



- Wineries, Cideries and Distilleries
- Golf Courses



- Tax advantage
- Inflation of Land Values – Businesses that run with land



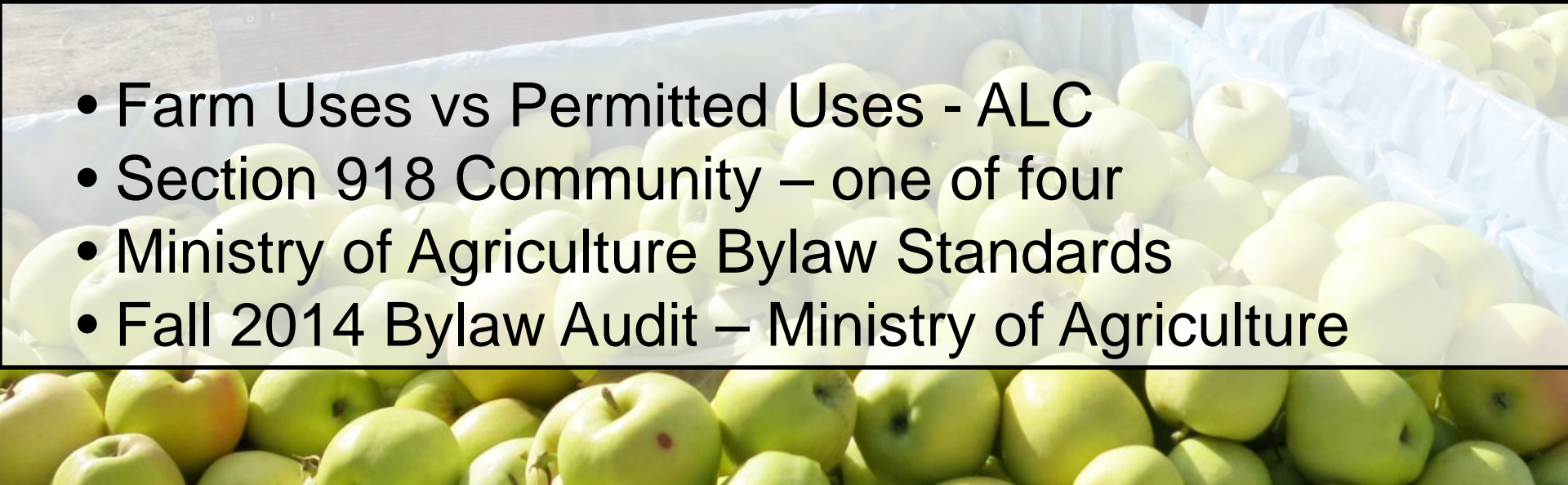
- Footprint Expansion
- Enforcement – Noise
- Parking issues and expansion requests

Regulation

Responsibilities and Parameters



- Farm Uses vs Permitted Uses - ALC
- Section 918 Community – one of four
- Ministry of Agriculture Bylaw Standards
- Fall 2014 Bylaw Audit – Ministry of Agriculture



Opportunities – Moving Forward



- Fair but Firm
- Clear and definitive
- Regulate only what we are able and willing to enforce
- Consistent implementation
- Effective communication

A1 Zone Amendment



- Respond to Ministry of Agriculture Review (2014)
- Farm Residential Footprint
- Ministry of Agriculture Bylaw Guidelines
- Glenmore Park Non-Farm Use Recommendation

Temporary Farm Worker Housing



- Regional Approach
- Bylaw Standards – Ministry of Agriculture
- Delta, Abbotsford, Langley, RDCO Bylaw experience
- Temporary Structures

Weddings / Commercial Assemblies



- ALC and Ministry of Agriculture Standards Review
- Clear Policy – level playing field
- Clear Direction
- Clear Enforcement

A1t – Agri-tourist Accommodation



- Agriculture must be the Primary Land Use
- Rezoning runs with the land
- Fair but Firm

Medical Marihuana

A close-up photograph of several cannabis plants with vibrant green, serrated leaves. The plants are in focus, showing their intricate leaf structure and central growth points. The background is a soft, out-of-focus green, suggesting a growing environment.

- Farm Use in the ALR
- Ministry of Agriculture Bylaw Standards
- Part of the A1 Zone
- Cannot make a site specific zone
- Cannot ask for public consultation

2016 – Policy Development



- Agricultural Plan Update
- Medical Marihuana Production Facilities
- A1 Zone – ‘Housekeeping’ from Ministry Review
- Temporary Farm Worker Housing
- Weddings and Commercial Assemblies

Thank you

