

Agricultural Advisory Committee

AGENDA



Monday, March 13, 2017

5:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

- (a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.
- (b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.
- (c) All representations to the Agricultural Advisory Committee form part of the public record.
- (d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

2. Applications for Consideration

2.1 4760 Lakeshore Road, DP17-0043 & DVP17-0044 - Ca'Solare Developments Inc.

3 - 21

The applicant is proposing the construction of a 42-unit, 4-storey apartment building. A development permit application has been submitted as well as a development variance permit to increase the number of storeys from 3 storeys to 4 storeys and the height from 10 m to 17.2 m. The property is located in an agricultural interface area. Community Planning Staff would like the Agricultural Advisory Committee to comment on the proposed agricultural buffer located along the northern parcel boundary.

2.2 2446 Harvard Road, Z17-0011 & DVP17-0027 - Wayne & Denise Henney

22 - 34

The applicant is proposing to rezone the subject property from the A1 - Agriculture zone to the A1c - Agriculture with Carriage House zone in order to convert an existing accessory building to a Carriage House. The applicant is also requesting three (3) variances for maximum overall footprint, maximum height relative to the primary

dwelling, and maximum distance from the primary dwelling.

3. Reports

3.1 Agriculture Plan Update - Draft Policy and Action Recommendations

35 - 48

To gather feedback from the Agricultural Advisory Committee on the draft policy and action recommendations for the City of Kelowna's Agriculture Plan update.

4. Next Meeting

April 13, 2017

5. Termination of Meeting

COMMITTEE REPORT



Date: March 9, 2017

RIM No. 0940-00

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (EW)

Application: DVP17-0044 DP17-0043 **Owner:** Ca'Solare Developments Inc.

Address: 4760 Lakeshore Rd **Applicant:** New Town Services

Subject: Proposed multi-family housing project adjacent to farmland.

1.0 Purpose

The applicant is proposing the construction of a 42-unit, 4-storey apartment building. A development permit application has been submitted as well as a development variance permit to increase the number of storeys from 3 storeys to 4 storeys and the height from 10 m to 17.2 m. The property is located in an agricultural interface area.

Community Planning Staff would like the AAC to comment on the proposed agricultural buffer located along the northern parcel boundary.

2.0 Proposal

2.1 Background

An Official Community Plan (OCP) amendment and rezoning for the subject property was approved by Council in 2006. The OCP amendment changed the future land use designation from agricultural/rural to low density multiple housing and the zoning amendment changed the zone from A1 – Agriculture 1 to RM3 – Low Density Multiple Housing. As a requirement of the rezoning, a restrictive covenant pertaining to the rural/urban interface awareness was registered on title.

2.2 Site Context

Parcel Summary – 4760 Lakeshore Road:

Parcel Size: 0.69 ha (1.71 acres)
Elevation: 381 to 389 metres above sea level (approx.)

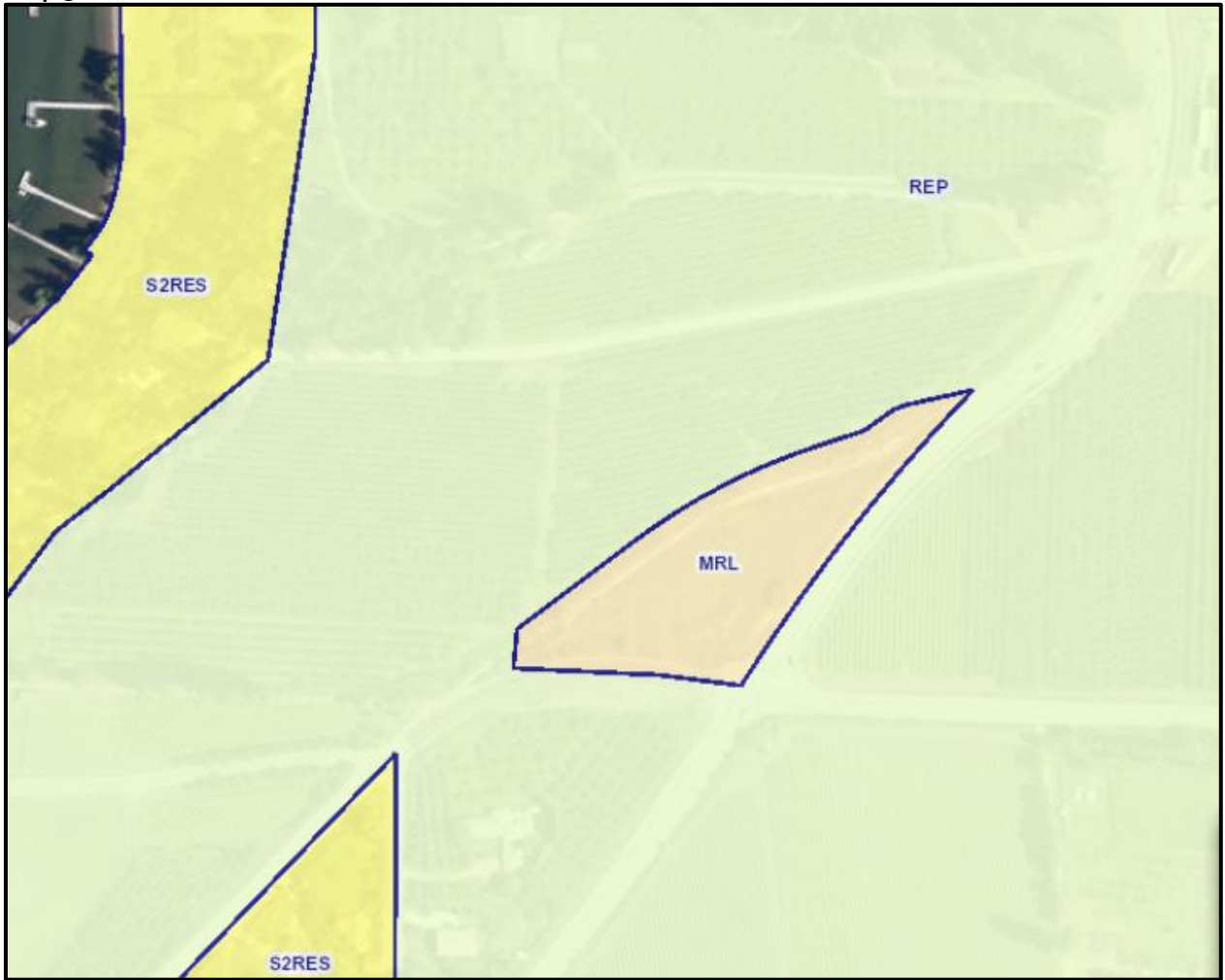
Map 1 - Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.3 Neighbourhood Context

The subject property lies within the North Okanagan Mission city sector outside the Permanent Growth Boundary. The surrounding neighbourhood is predominately agricultural with neighbouring properties on three sides within the ALR. Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Agriculture
South	A1 – Agriculture 1 RR2 – Rural Residential 2	Yes/ No	Agriculture Residential/Agriculture
East	A1 – Agriculture 1	Yes	Agriculture
West	A1 – Agriculture 1	Yes	Agriculture

3.0 Community Planning

Community Planning Staff are looking for comments from the AAC regarding the proposed agricultural buffers on the subject property. A 15 m buffer is proposed along the northern parcel boundary abutting a cherry orchard. Along the 242 m length the proposed ALR buffer consists of:

- 22 amur maple trees
- 22 austrian pine trees
- 75 royal burgandy barberry
- 80 red osier dogwood
- 63 apline currant
- 130 morden sunrise rose
- 126 creeping willow

The southwest corner of the buffer does not contain trees and is interrupted by the paved access to the underground parking structure, garbage and recycling, and utility utility line running along the northern portion of the property. The paved access and turning radius are requirements of the City.

Report prepared by: Emily Williamson, Planner

Approved for Inclusion: Todd Cashin, Community Planning Department Manager

Attachment:

'Attachment A' – ALC 15.0 m Landscape Buffer Specifications

'Attachment B' – Building Plans and Landscape Plans

ATTACHMENT A



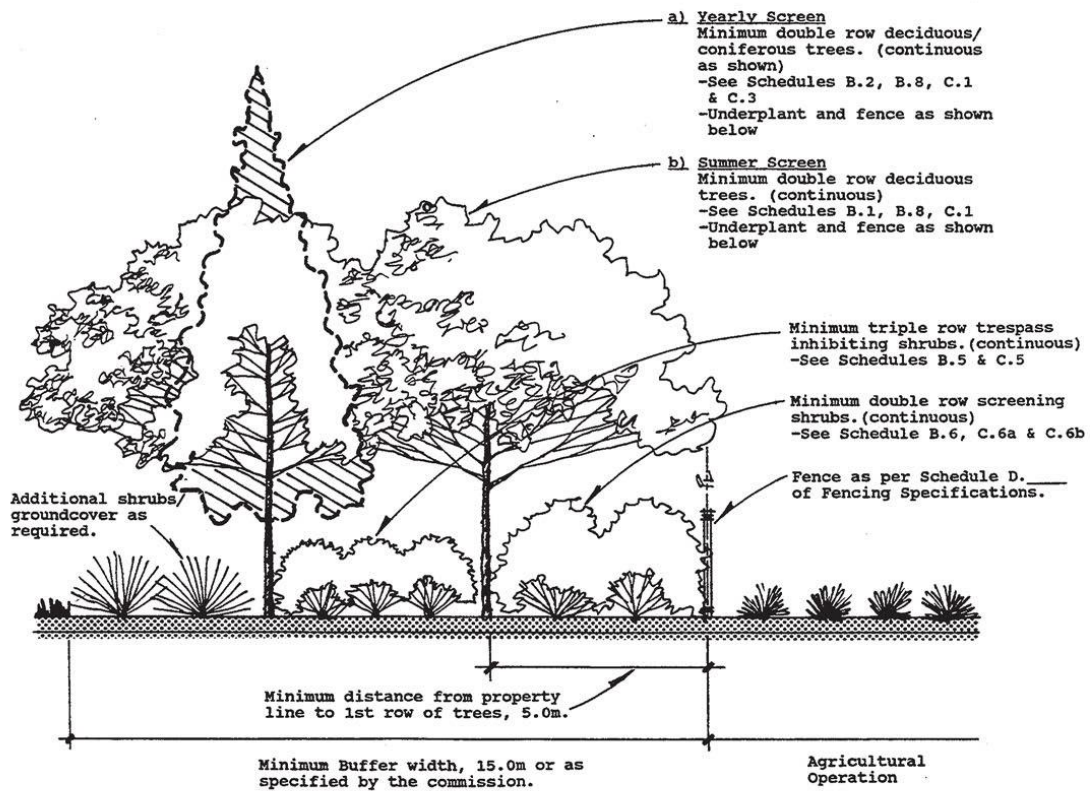
Subject: 4760 Lakeshore Road

3.1 Agricultural Land Commission – 15.0 m Landscape Buffer Specifications (1993)

SCHEDULE A: BUFFER TYPES**A.3: Airborne Particle and Visual Screen**

- a) Yearly Screen
- b) Summer Screen

Buffers agricultural operations from trespass and vandalism while offering a greater physical setback between potential conflicting land uses, visually screening uses from one another and minimizing the exchange of undesirable airborne particulate matter between incompatible land uses. (Note: Coniferous trees should be used in the buffer in situations where visual and particulate screening is required on a year round basis. Solution A.3a)



Not to Scale

A.3

LAKESTORE MULTI FAMILY 4760 LAKESTORE ROAD KELOWNA, B.C.



ARCHITECTURAL:

NEWTOWN ARCHITECTURE & ENGINEERING
Contact: Roman Yanchukov
Roman@newtownservices.net
1464 ST. PAUL STREET KELOWNA, B.C. V1Y 2E6
PH. 250 860 8185

- A0.0 COVER SHEET & DRAWING LIST
- A1.0 SITE PLAN
- A2.2 PARKADE PLAN - OVERALL
- A2.3 LEVEL 1 PLAN - OVERALL
- A2.4 LEVEL 2 PLAN - OVERALL
- A2.5 LEVEL 3 PLAN - OVERALL
- A2.6 ROOF PLAN - OVERALL
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING IMAGES
- A5.1 BUILDING SECTIONS

BUILDING/SITE SUMMARY

PROPERTY #1	
CIVIC ADDRESS:	4760 LAKESTORE ROAD, KELOWNA BC
LEGAL DESCRIPTION:	LOT 1, SECTION 25, TOWNSHIP 28, SOYD PLAN KAP86852, PID 027-712-281
SITE AREA:	74,493.0 SF (6920.63 SM)
PROPOSED NET FLOOR AREA:	59,566 SF (5533.86 SM)
PARKADE AREA:	21,459.99 SF (1993.7 SM)
FLOOR AREA RATIO (FAR):	59,566 / 74,493.0 = 0.8

PRIVATE OPEN SPACE SUMMARY:

BACHELOR (7.5 m ² EACH)	1 UNITS	= 7.5 m ²
1 BEDROOM (15 m ² EACH)	15 UNITS	= 225.0 m ²
>1 BEDROOM (25 m ² EACH)	26 UNITS	= 650.0 m ²
TOTAL REQUIRED:		= 882.5 m²

PRIVATE OPEN SPACE PROPOSED: = 18856.6 SF (1751.84 m²)

PARKING:

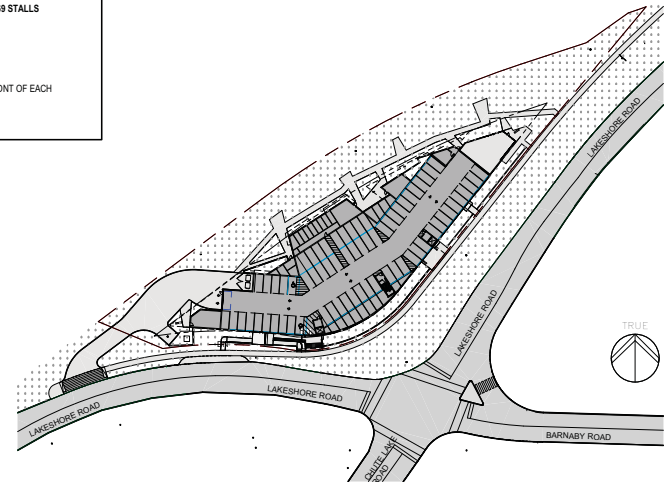
REQUIRED:	
1.0 STALLS PER BACHELOR UNIT:	1 STALLS
1.25 STALLS PER 1 BEDROOM UNIT:	18.75 STALLS
1.5 STALLS PER 2 BEDROOM UNIT:	24 STALLS
2 STALLS PER 3 BEDROOM UNIT:	20 STALLS
TOTAL REQUIRED PARKING:	64 STALLS
PROVIDED:	69 STALLS

BICYCLE PARKING:

APARTMENT REQUIRED	PROVIDED:
CLASS I - 0.5 PER DWELLING UNIT: 21	CLASS I: 55 (WALL-MOUNTED RACK IN FRONT OF EACH PARKING STALL)
CLASS II - 0.1 PER DWELLING UNIT: 5	CLASS II: 5 (BIKE RACK OUTSIDE)

ZONING BYLAW SUMMARY

	REQUIRED	PROPOSED
ZONE:	RM3	RM3
PERMITTED USE:	MULTI FAMILY	MULTI FAMILY
MAXIMUM FLOOR AREA RATIO:	0.8	0.8
MAXIMUM SITE COVERAGE:	50 %	43 %
MAXIMUM SITE COVERAGE INCL. LANDSCAPING:	60 %	53 %
MAXIMUM HEIGHT:	10 m OR 3 STOREYS	17.2 m OR 4 STOREYS
MINIMUM FRONT SETBACK:	1.5 m	4.5 m
MINIMUM REAR SETBACK:	15 m	15.0 m



KEYPLAN

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA. This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



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SEA

Revisions

No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP

project

**LAKESTORE
MULTI-FAMILY**

project address

**4760 LAKESTORE ROAD
KELOWNA BC**

project no.

4025

file

**COVER SHEET &
DRAWING LIST**

designed

As indicated

drawn

As indicated

checked

As indicated

drawing no.

As indicated

A0.0

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Revisions		
No	Date	Description
1	DEC 07, 2016	ISSUED FOR REVIEW
2	FEB 16, 2017	ISSUED FOR DP

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4005

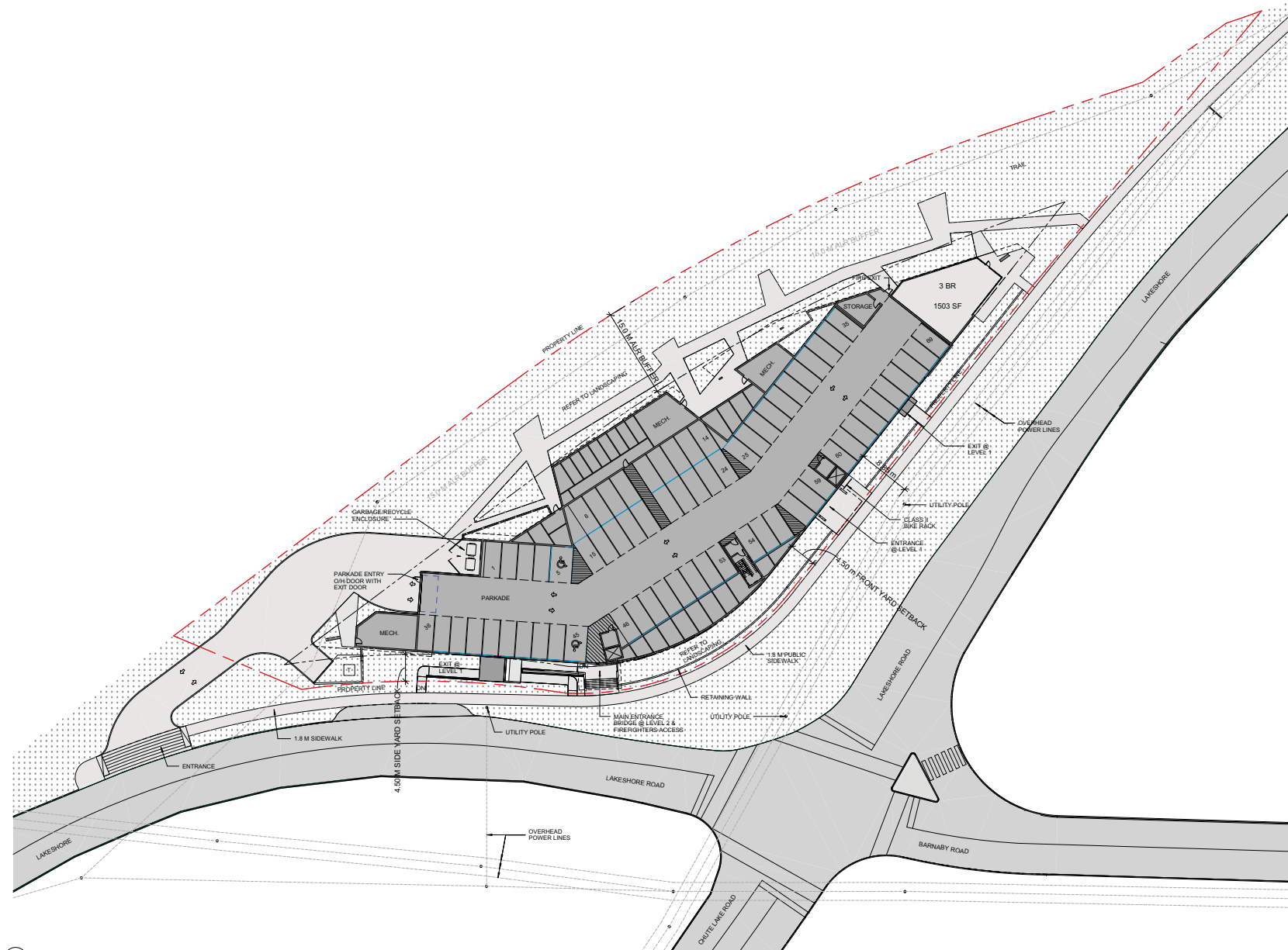
file

drawing title
SITE PLAN

designed	scale
drawn	1:300
checked	JUL
drawing no.	R.Y.

A1.0

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1 SITE PLAN
A4.1 1:300

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SEA



NET FLOOR AREA: 21684.45 SF
GROSS AREA: 25426.72 SF
PRIVATE OPEN SPACE: 5338.51 SF

Revisions		
No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP

project
LAKESHORE MULTI-FAMILY

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4025

file

drawing title
LEVEL 1 PLAN - OVERALL

designed: [] scale: 1/8" = 1'-0"

drawn: []

checked: []

drawing no.

A2.3

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NET FLOOR AREA: 18930.42 SF
 GROSS AREA: 23000.65
 PRIVATE OPEN SPACE: 5969.47 SF

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No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP

project
LAKESHORE MULTI-FAMILY
 project address
4760 LAKESHORE ROAD KELOWNA BC
 project no. 4005
 title
LEVEL 2 PLAN - OVERALL

designed: [signature] scale: 1/8" = 1'-0"
 drawn: [signature]
 checked: [signature] R.T.
 drawing no.

A2.4
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project

**LAKESHORE
MULTI-FAMILY**

project address

**4760 LAKESHORE ROAD
KELOWNA BC**

project no.

4025

file

drawing title

**LEVEL 3 PLAN -
OVERALL**

designed

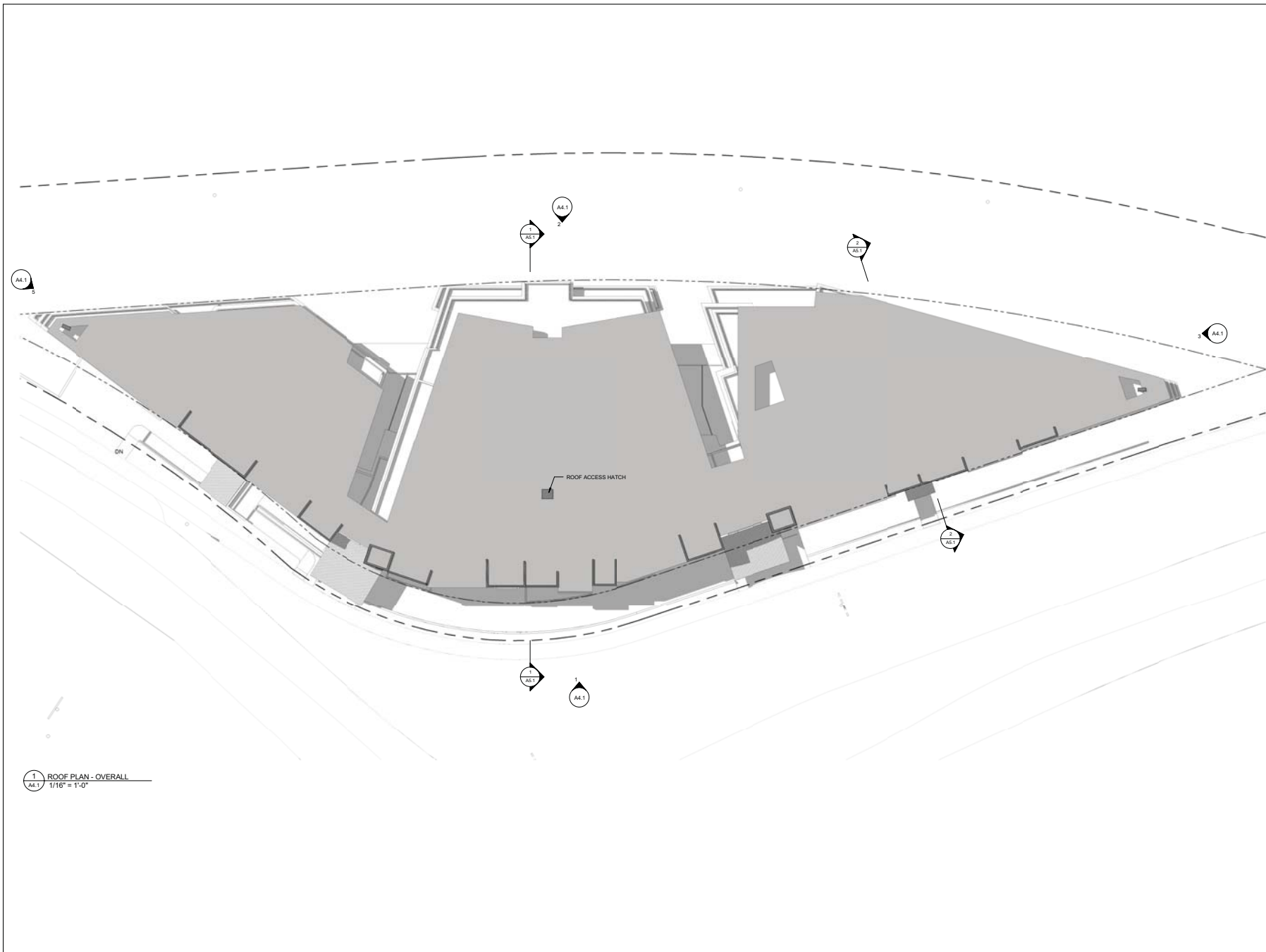
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checked

drawing no.

A2.5

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1 ROOF PLAN - OVERALL
A4.1 1/16" = 1'-0"

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project

**LAKESHORE
MULTI-FAMILY**

project address

**4760 LAKESHORE ROAD
KELOWNA BC**

project no.

4025

file

drawing title

**ROOF PLAN -
OVERALL**

designed

drawn

J.M.J.

checked

R.Y.

drawing no.

A2.6

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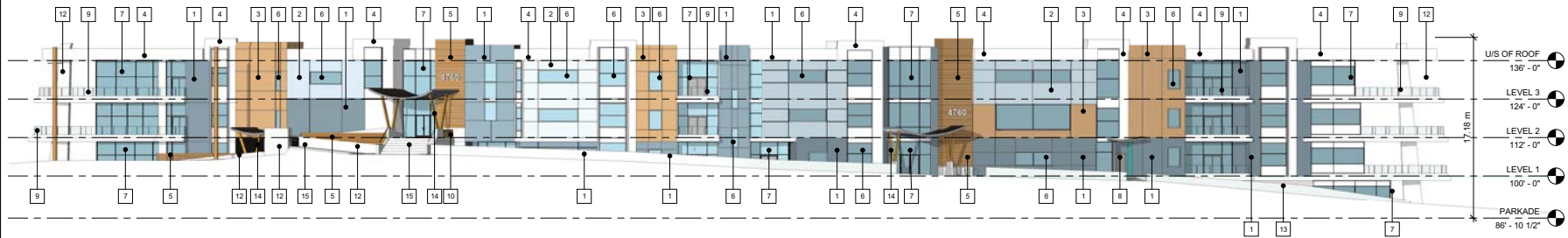
Report all errors and omissions to the Architect.



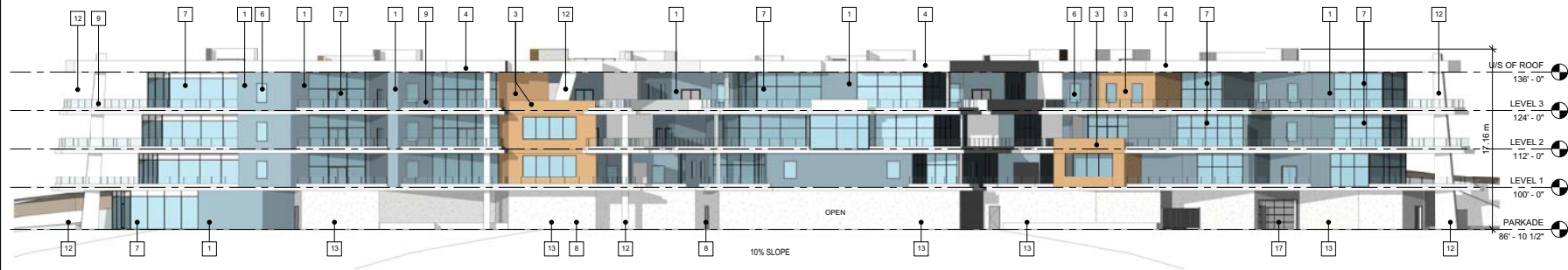
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Revisions		
No	Date	Description
1	FEB 16, 2017	ISSUED FOR DP



1 FRONT ELEVATION
A2.2 1/16" = 1'-0"



2 BACK ELEVATION
A2.2 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT BOARD - DARK BLUE-GREY
- FIBER CEMENT BOARD - LIGHT BLUE-GREY
- FIBER CEMENT BOARD - WOOD GRAIN FINISH
- CEMENT FIBER BOARD - SOLID WHITE
- IMITATED WOOD SLATS/PANELS
- ALUMINUM WINDOWS - STYLE / MANUFACTURER TBD
- ALUMINUM STOREFRONT - GLAZED WALL AND DOORS
- PAINTED METAL DOORS
- GLASS GUARDRAILS
- WOOD GUARDRAILS
- PREFINISHED METAL FLASHINGS
- EXPOSED ARCHITECTURAL CONCRETE
- CONCRETE WALL - PARGED
- FINISHED WOOD
- CONCRETE STAIRS / RAMPS
- WOOD SCREENING
- OVERHEAD INSULATED GARAGE DOOR

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT BOARD - DARK BLUE-GREY
COLOUR: TBD
- FIBER CEMENT BOARD - LIGHT BLUE-GREY
COLOUR: TBD
- FIBER CEMENT BOARD - WOOD GRAIN FINISH
COLOUR: TBD
- FIBER CEMENT BOARD - SOLID WHITE
COLOUR: TBD
- IMITATED WOOD - SLATS
COLOUR: TBD
- EXPOSED ARCHITECTURAL CONCRETE
COLOUR: TBD
- PREFINISHED METAL FLASHING - WHITE
COLOUR: TO MATCH WHITE FIBER CEMENT BOARD
- PREFINISHED METAL FLASHING - MEDIUM GREY
COLOUR: TO MATCH CONCRETE



5 LEFT ELEVATION
A2.2 1/16" = 1'-0"



3 RIGHT ELEVATION
A2.2 1/16" = 1'-0"

project
**LAKESHORE
MULTI-FAMILY**

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

project no. 4025

drawing title
**BUILDING
ELEVATIONS**

designed by [signature] notes: As indicated

drawn by [signature]

checked by [signature] R.T.

drawing no.

A4.1

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project
**LAKESHORE
MULTI-FAMILY**

project address
**4760 LAKESHORE ROAD
KELOWNA BC**

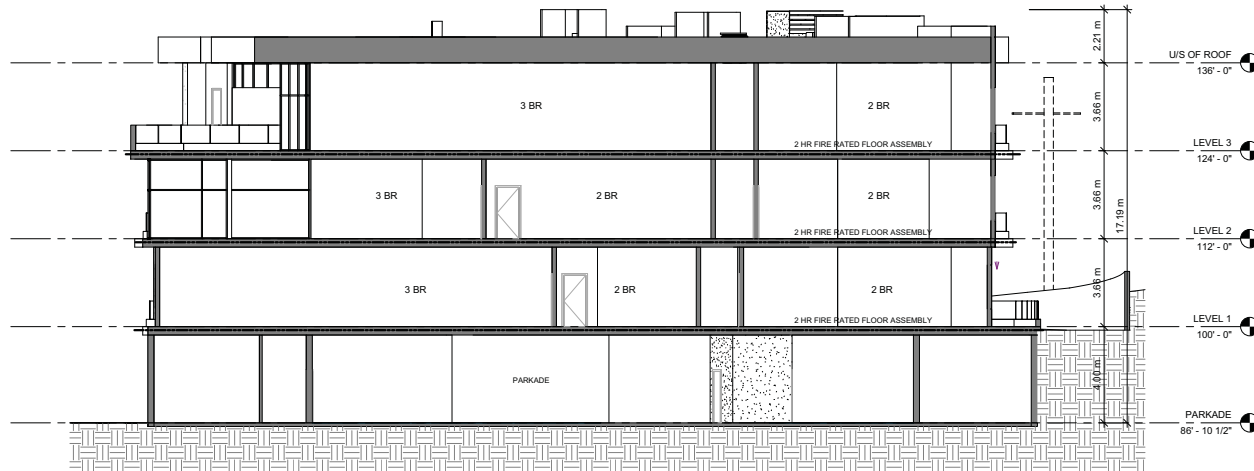
project no. 4025

file
BUILDING IMAGES

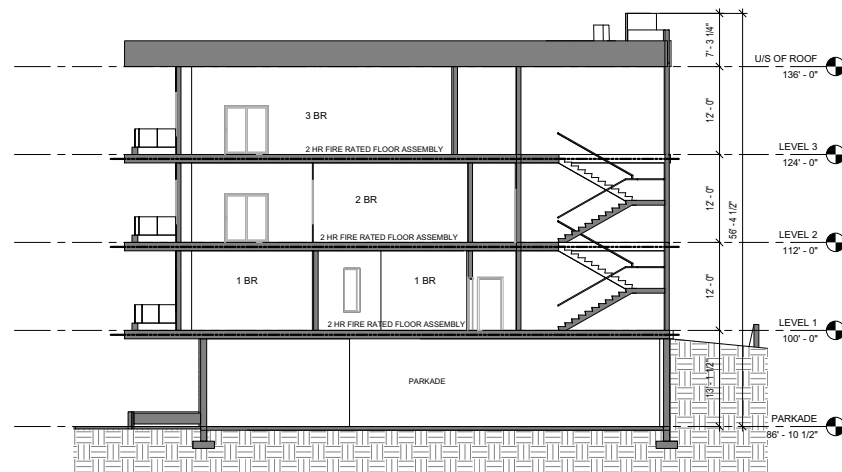
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A4.2

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1 BUILDING SECTION
A2.2 1/8" = 1'-0"



2 BUILDING SECTION 2
A2.2 1/8" = 1'-0"

FIRE SEPARATION LEGEND

1 HR FRR
2 HRS FRR

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project

**LAKESHORE
MULTI-FAMILY**

project address

**4760 LAKESHORE ROAD
KELOWNA BC**

project no.

4025

file

drawing title

BUILDING SECTIONS

designed

drawn

checked

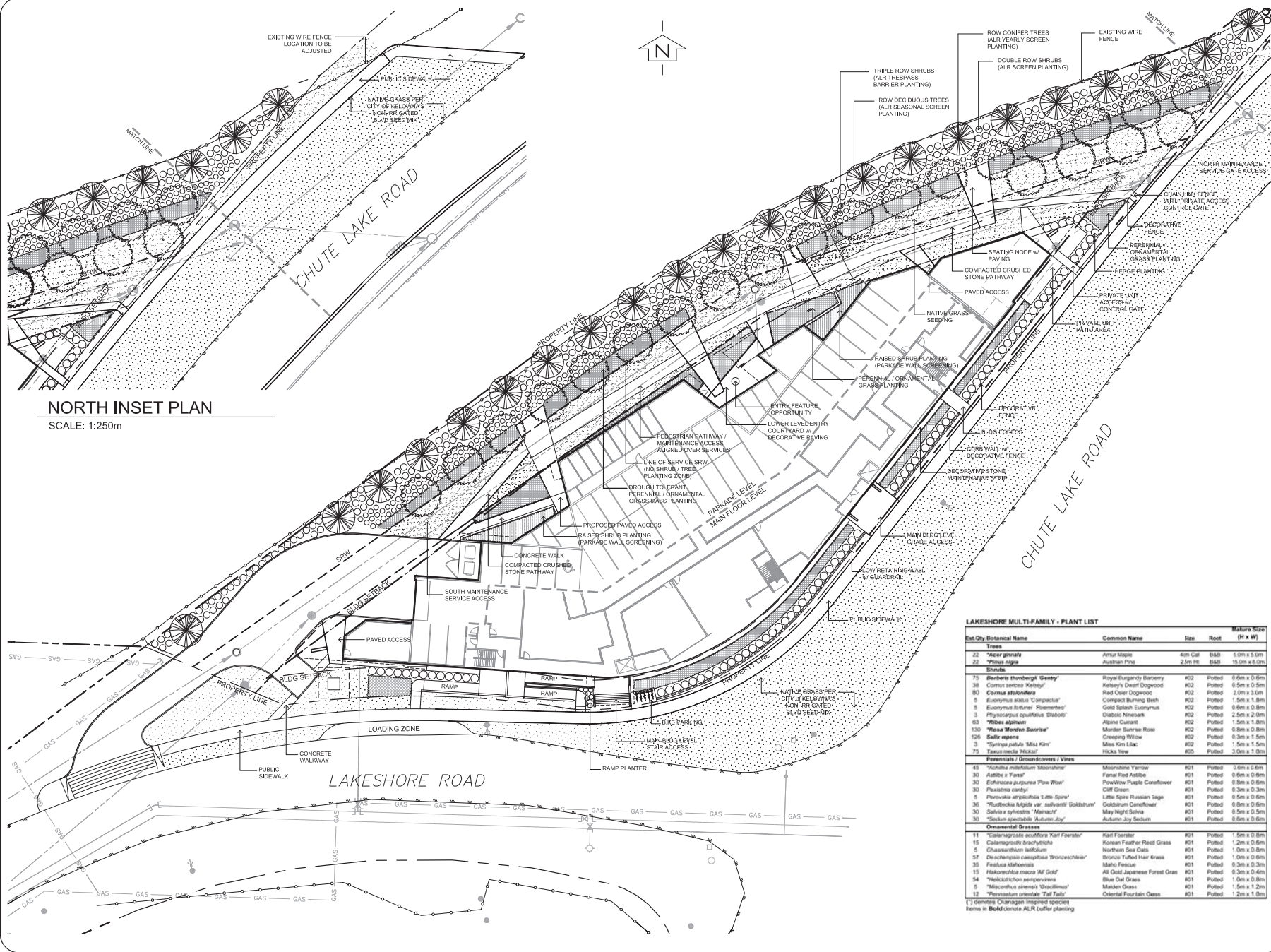
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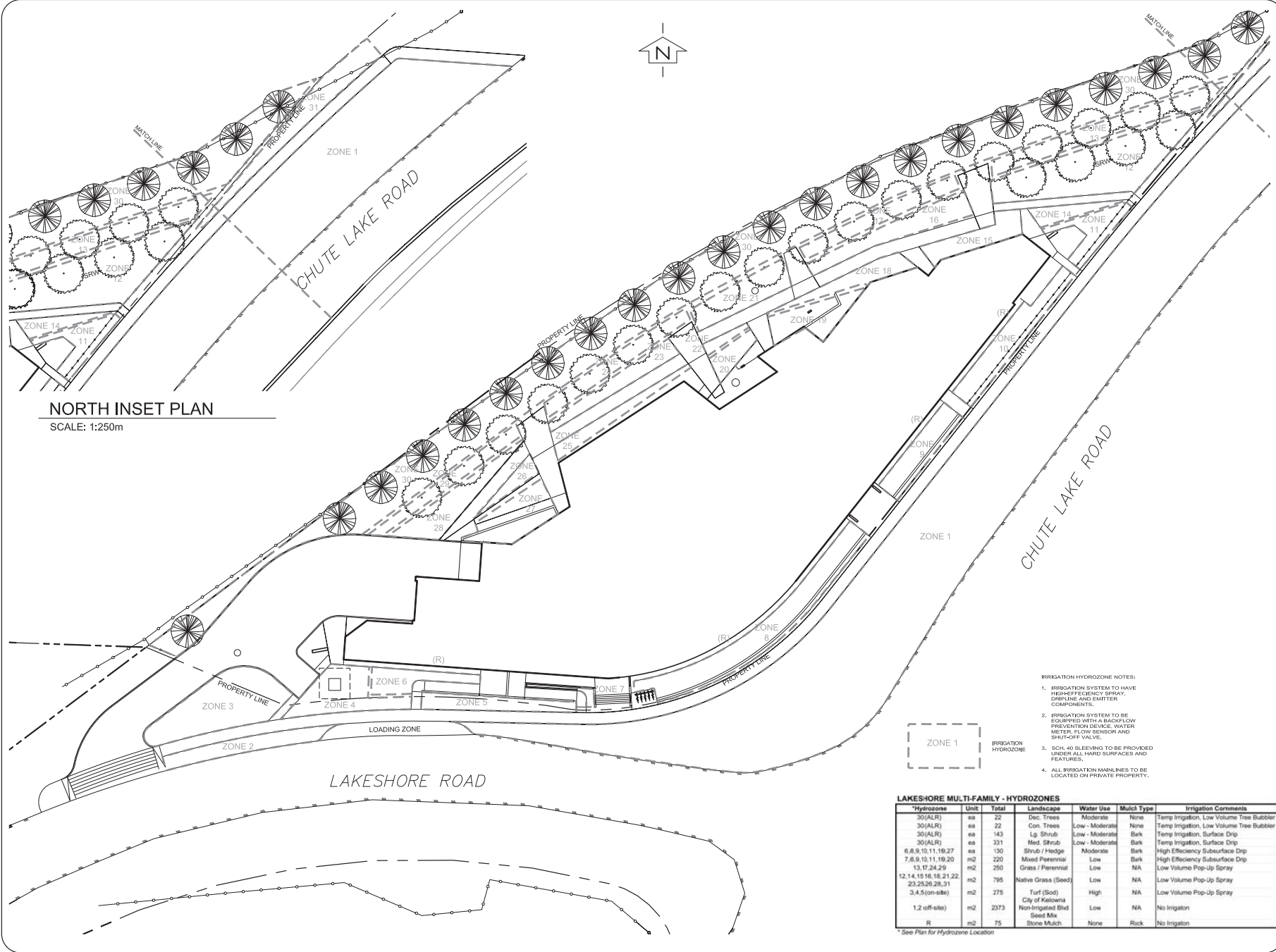
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A5.1





1	17/02/18	ISSUED FOR OP
2	17/02/18	FOR CLIENT REVIEW
N/L	Y/M/D	DESCRIPTION
REVISIONS / ISSUED		

1	17/02/18	ISSUED FOR OP
2	17/02/18	FOR CLIENT REVIEW
N/L	Y/M/D	DESCRIPTION
REVISIONS / ISSUED		

COMMITTEE REPORT



Date: March 9, 2017

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (TB)

Application: Z17-0011 DVP17-0027 **Owner:** Wayne Keith Henney
Denise Alana Henney

Address: 2446 Harvard Road **Applicant:** Wayne Keith Henney

Subject: Application to rezone the subject property from A1 to A1c with variances

1.0 Purpose

The applicant is proposing to rezone the subject property from A1 – Agriculture, to A1c – Agriculture with Carriage House to convert an existing accessory building to a Carriage House. They have requested three variances for maximum overall footprint, maximum height relative to the primary dwelling, and maximum distance from the primary dwelling.

2.0 Proposal

2.1 Background

The subject property is 3.43 acres and is currently zoned A1 – Agriculture. The property is not located within the Agricultural Land Reserve (ALR), but is adjacent to ALR Lands on the north east property line. The existing accessory building was constructed in 2001 and met the Zoning Bylaw requirements at that time for an accessory building. To convert the accessory building to a carriage house triggers three variances based on the different zoning requirements for an accessory building versus a carriage house.

The property is not currently actively farmed and does not have Farm Status through BC Assessment.

2.2 Proposal

The subject property is located outside of the Permanent Growth Boundary, and the Official Community Plan (OCP) Future Land Use is Resource Protection Area.

The applicants are proposing to rezone to A1c – Agriculture with Carriage House to convert the existing accessory building to a carriage house for family use. The habitable area of the carriage house would be on the upper floor while the lower floor would remain as a garage plus workshop area. The accessory building is already connected to power, water, and septic field. Access would be from the existing driveway and the carriage house would meet the parking and private outdoor space requirements.

2.3 Variances Requested

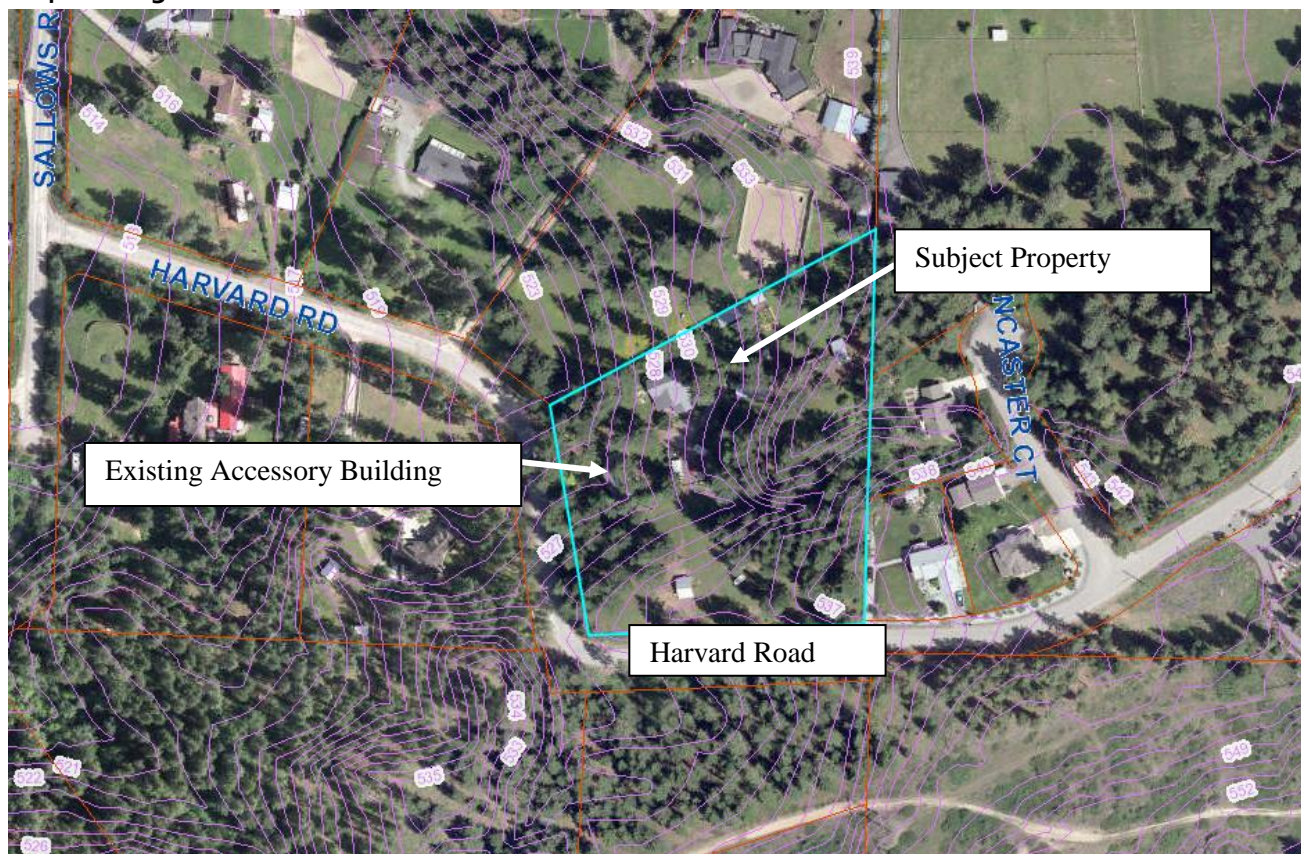
The conversion of the accessory building to a carriage house does require approval of three variances. The first variance is due to the location of the accessory building being more than 10m away from the primary dwelling (10.0m required, 21.5m existing). This provision in the Zoning Bylaw was created to encourage carriage houses on agricultural land to be located close to the existing dwelling, using a residential homeplating footprint so as to have minimal impact on viable agricultural land.

The second variance is to vary the maximum height relative to the primary dwelling at peak. The Zoning Bylaw states that the carriage house must be less than the primary dwelling at mid-point and at peak. The main dwelling has an overall height at peak of 6.9m and the existing accessory dwelling as an overall height at peak of 7.43m.

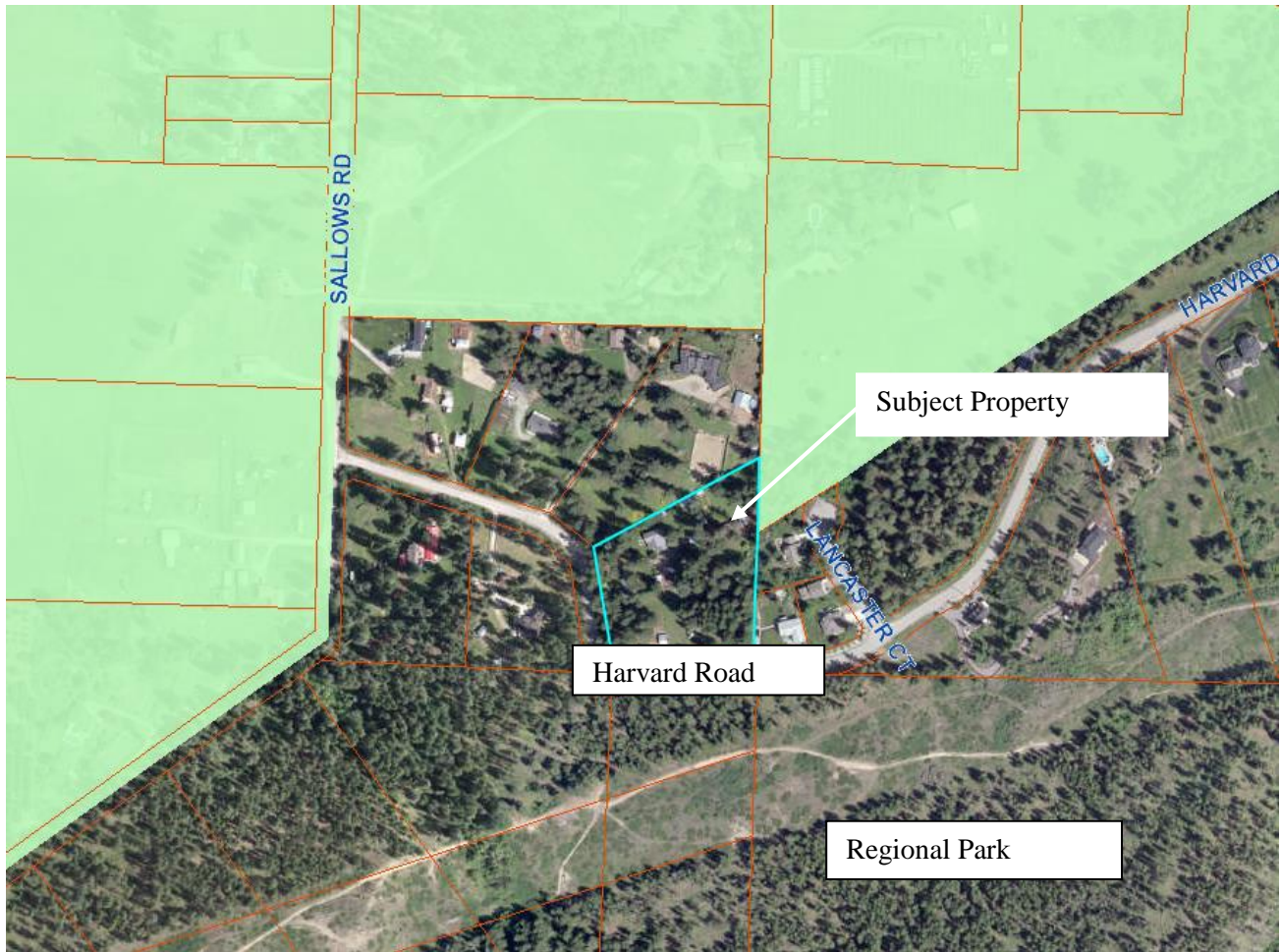
The third variance is to vary the maximum footprint of a carriage house from 90m² (required) to 118.9m² (existing). The habitable floor area of the carriage house *does* meet the requirements as only the upper floor will be used as habitable space.

2.4 Site Context

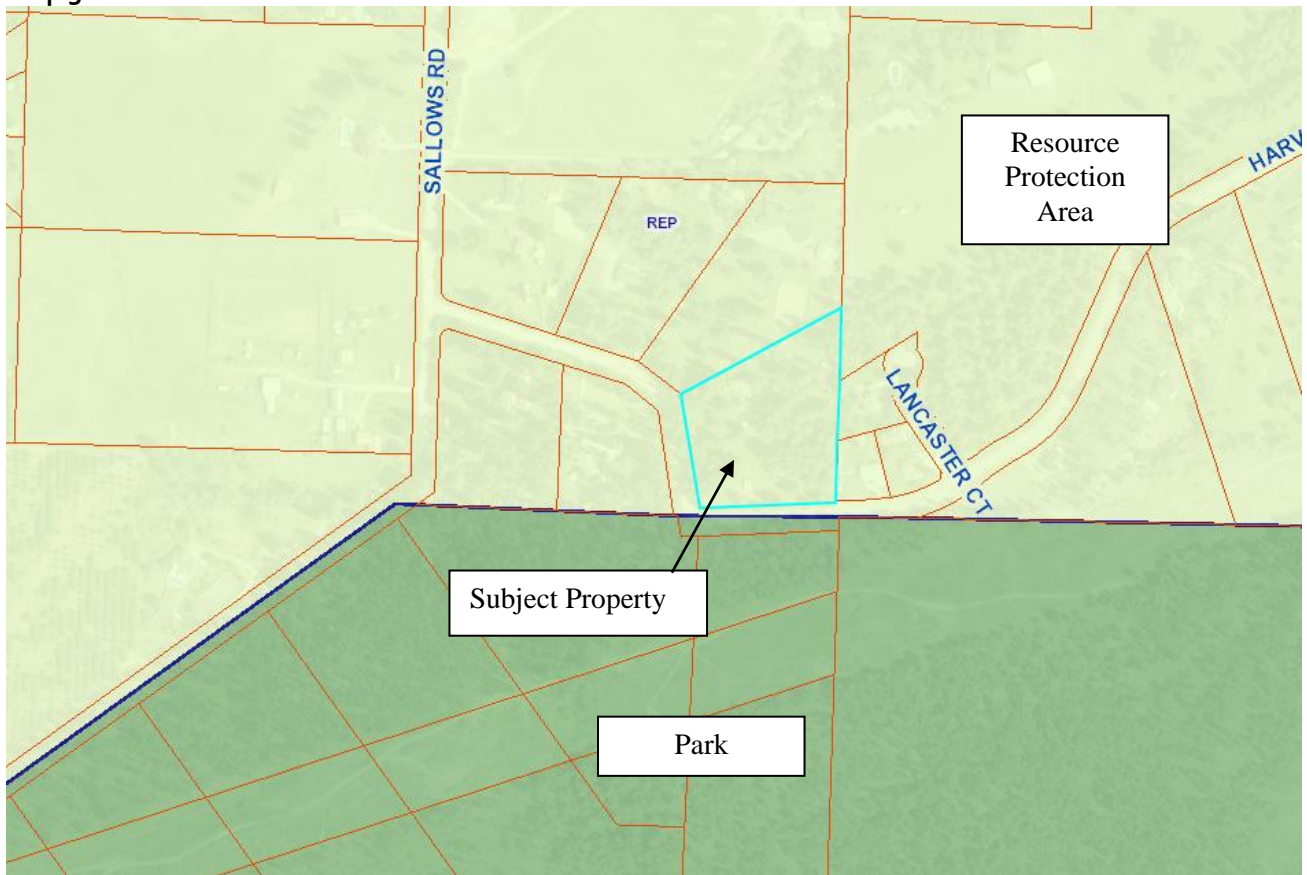
Map 1 - Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.5 Neighbourhood Context

The subject property lies within the Southeast Kelowna Sector. It is located east of Sallows Road and north of Myra-Bellevue Park. The property is not located within the Permanent Growth Boundary and is adjacent ALR Land.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 – Agriculture	No	Rural Residential
South	A1 - Agriculture	No	Park
East	A1 – Agriculture RR ₃ – Rural Residential 3	Yes / No	Agriculture / Rural Residential
West	RR ₁ – Rural Residential 1	No	Rural Residential

3.0 **Community Planning**

The following relevant policies are in the City's Agriculture Plan and the OCP:

3.1 Kelowna Official Community Plan (OCP)

OCP Chapter 1: Introduction

Goals for a Sustainable Future

Contain Urban Growth. Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

OCP Chapter 4: Future Land Use

Permanent Growth Boundary (PGB)

Lands within the permanent growth boundary may be considered for urban uses within the 20-year planning horizon ending 2030. Lands designated as Future Urban Reserve within the permanent growth boundary may be considered for urban uses beyond 2030. Lands outside the permanent growth boundary will not be supported for urban uses. Non-ALR land outside the Permanent Growth Boundary will not be supported for any further parcelization.

Objective 5.3 Focus development to designated growth areas

Policy .2 Compact Urban Form. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

Objective 5.33 Protect and enhance local agriculture

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 .8 Housing in Agricultural Areas. Discourage residential development (both expansions and new developments) in areas isolated within agricultural environments (both ALR and non-ALR).

OCP Chapter 15: Farm Protection DP Guidelines

Objectives

- Protect farm land and farm operations;
- Minimize the impact of urban encroachment and land use conflicts on agricultural land;
- Minimize conflicts created by activities designated as farm use by ALC regulation and non-farm uses within agricultural areas.

Guidelines

- On properties located adjacent to agricultural lands, design buildings to reduce impact from activities associated with farm operations.
- On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites).
- Design any subdivision or urban development of land to reduce densities and the intensity of uses gradually towards the boundary of agricultural lands.

3.2 Agriculture Plan (1998)

Transportation Policies

New Growth Areas. Discourage the establishment of new growth areas within or beyond agricultural areas that create additional traffic pressure on the local rural road network.

Urban-Rural/Agricultural Boundary Policies

Farmland Preservation. Direct urban uses to land within the urban portion of the defined urban – rural / agricultural boundary, in the interest of reducing development and speculative pressure, toward the preservation of agricultural lands and discourage further extension of existing urban areas into agricultural lands.

Isolated Development. In general, not support extensions to existing development or new development isolated within agricultural areas, regardless of ALR status.

4.0 **Agricultural Advisory Committee**

The Community Planning department is seeking comment and recommendation from the Agricultural Advisory Committee on the following:

- Support or non-support for the proposed rezoning from A1 – Agriculture to A1c – Agriculture with Carriage House for the purposes of converting an existing accessory building to a Carriage House;
- Support or non-support for each of the three variances:
 - Distance from primary dwelling;
 - Height relative to peak of primary dwelling;
 - Maximum footprint of 118.9m² (existing) compared to 90m² (required).

Report prepared by: Trisa Brandt, Planner I

Reviewed by: Todd Cashin, Community Planning Department Manager

Attachments:

Attachment "A": Applicant's Application Package

Attachment "B": Photos



City of
Kelowna
COMMUNITY PLANNING

[illegible]

JOB TITLE	PROPOSED COACHHOUSE AT 2446 HARVARD ROAD <i>w. Henney</i> <i>250-7644797</i>	DRAWING TITLE	EXISTING SITE PHOTOS, COLLUP BOARD
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Initial	DATE	DRAWN BY	JOB No.	SCALE	DRAWING No.
AO	DEC. 12, 2016	AO	WCS-0-16	N.T.S.	AO

PARKING AREA AT TOP OF DRIVEWAY

FRONT OF HOUSE (PRINCIPLE BUILDING)



DRIVEWAY FROM FRONT GATE

SITE VIEWS

1. **USE WOULD BE LOW IMPACT AND MINIMAL ADDITIONAL TRAFFIC:** Suite intended for single family member living in suite two to three weeks out of every six to eight weeks during time off work or as either a guest or caretaker suite for future assistance in property maintenance. Not intended for a rental suite.
2. **HISTORY OF PREVIOUS STRUCTURES AFFECTS B.C. ASSESSMENT CLASSIFICATION:** Property is classified as Actual Use OGO, two acres or more, Single Family Dwelling, Duplex. This classification may be based on two previous structures. A small cabin removed in 2001, and a mobile home just below the accessory building location circa 1960 -70s were both connected to current second septic system now in use for a toilet and sink in the garage.
3. **CURRENT BUILDING BUILT TO ZONING BYLAW:** Under Zoning Bylaw 8000, the building was built below the maximum height for an accessory building and at the time of construction there wasn't a regulation specifying maximum footprint or distance from the principal building.
4. **BUILDING IS CURRENTLY SERVICED AND READY FOR DEVELOPMENT:** The building is serviced with power fed underground to a sub-panel from the main house as are telephone and cable. A second service could be added if necessary. The building is plumbed with water and has a septic tank and field.
5. **NEIGHBOURING PROPERTIES ZONING AND USE:** Property is in a small pocket of A1, R1 and R23 zoned properties not in the A1R. There are three A1 zoned properties within approximately 100 m. and 101' zoned properties within 1.6 km. The Myra-Bellevue Provincial Park across the street has frequent visitors. Other neighbours include the Boteaga Boutique Hotel and Nagging Doubt Winery on Sallows Rd. The hotel occasionally attracts large volumes of traffic and the winery will also increase traffic as it develops. The attached South Perimeter Road extension map shows our location and future road improvements to help with increased traffic from the thousand new housing units planned for the South Slopes. Bedford to Benlouis is our main route to town. The accessory building is located within an "inner yard" area with the house of approximately .3 ha. The remaining portion of the property, 1.1 ha., is used as horse and small animal pasture and contains a small barn and three horse shelters. It is moderately treed with 75' to 100' (22 to 30 m) fir trees as shown on the attached 2015 aerial view. Due to elevation changes and a large gully through the middle of the property, it is not suitable for most other agricultural uses.
6. **SUMMERS:** There will be minimal impact on the area. One additional vehicle part-time, parked in the garage, no increases in building footprint, and no visual changes to the property. Simply finishing the existing storage area to make it habitable is all that is required.

DESIGN RATIONALE

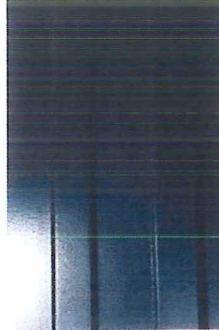
WEST ELEVATION



EAST ELEVATION

ELEVATIONS

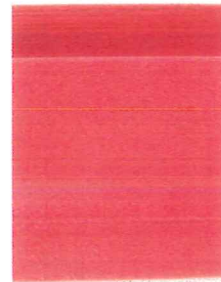
- WHITE (DOORS, WINDOWS, GUTTERS) CHARCOAL (METAL ROOFING)



CHARCOAL (METAL ROOFING)



CANYON CLAY (VINYL SIDING)



RED BRICK (FACIA. TRIM. CASING)

COLOUR BOARD

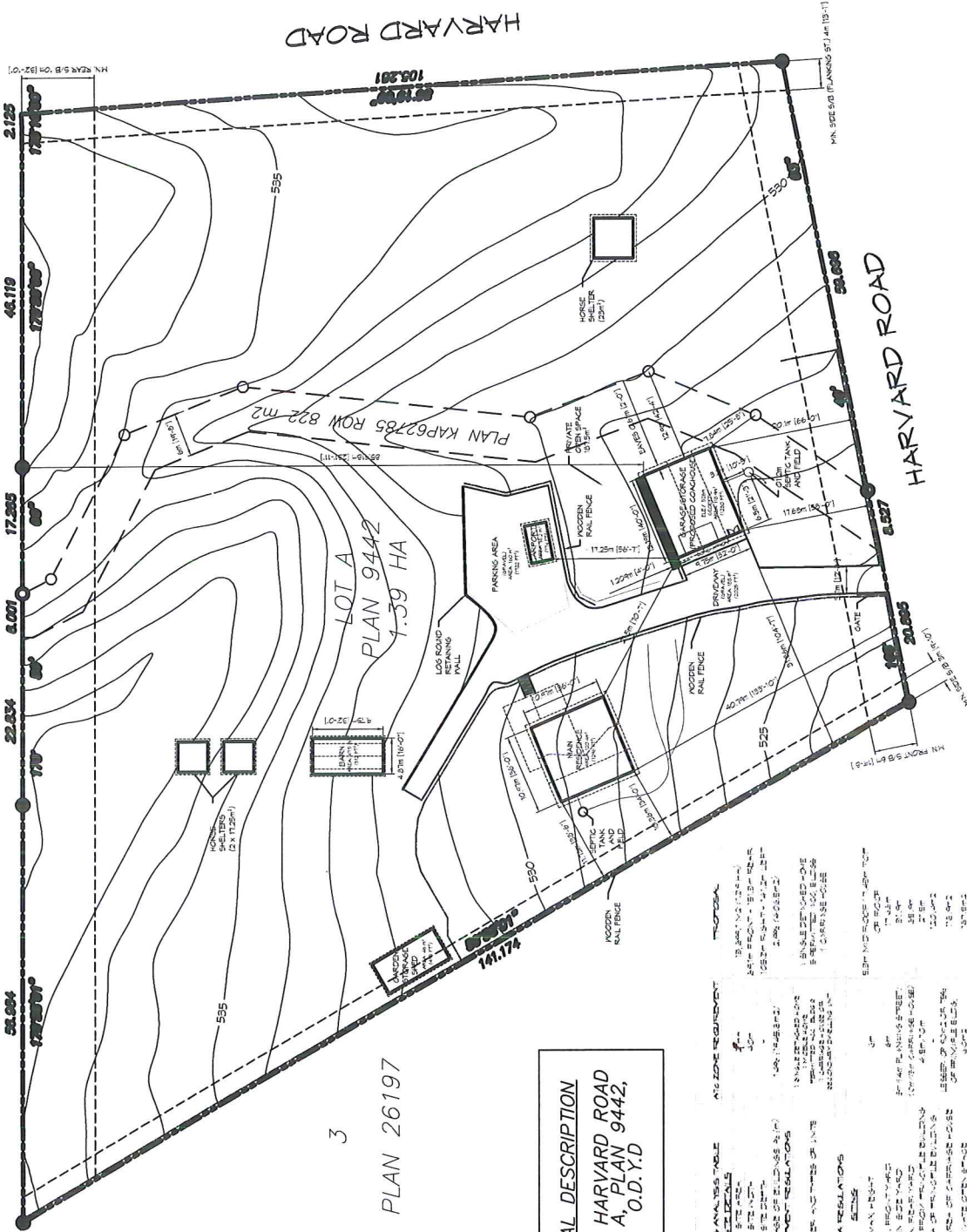
[illegible]

DEVELOPMENT
PERMIT 2446
HARVARD ROAD
KELOWNA

SITE PLAN AND SITE COVERAGE

DRAWING No.

A



LEGAL DESCRIPTION
2446 HARVARD ROAD
LOT A, PLAN 9442,
O.D.Y.D

[illegible]

[illegible]

JOB TITLE

PROPOSED
COACHOUSE AT
2446 HARVARD
ROAD

DRAWING TITLE

UPPER FLOOR,
GARAGE &
FOUNDATION
PLANS AND BLDG.
SECTION

DATE DEC. 1/2016

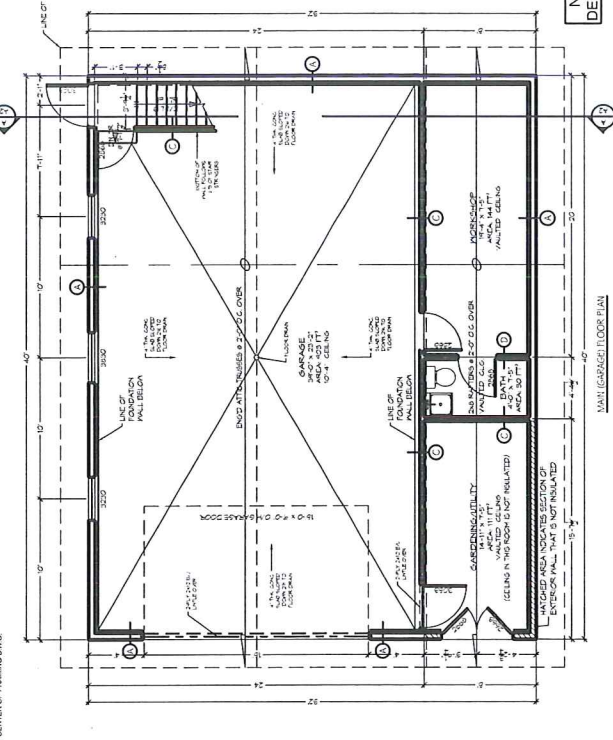
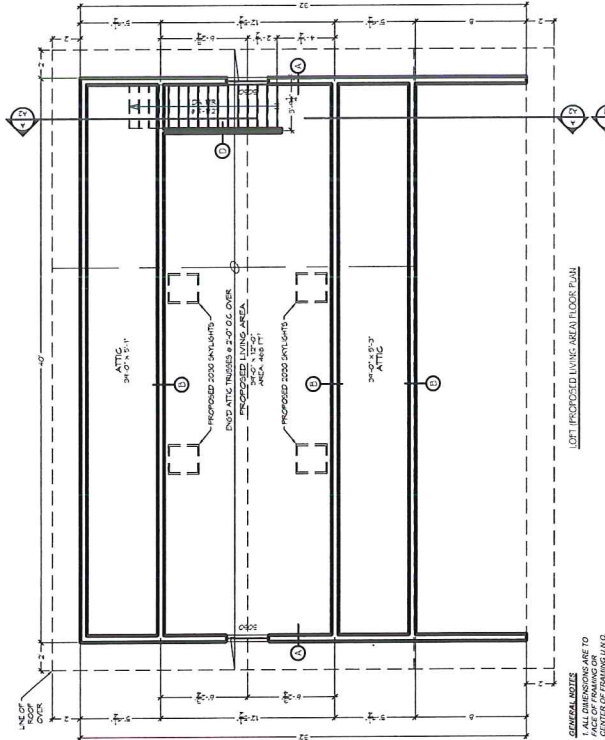
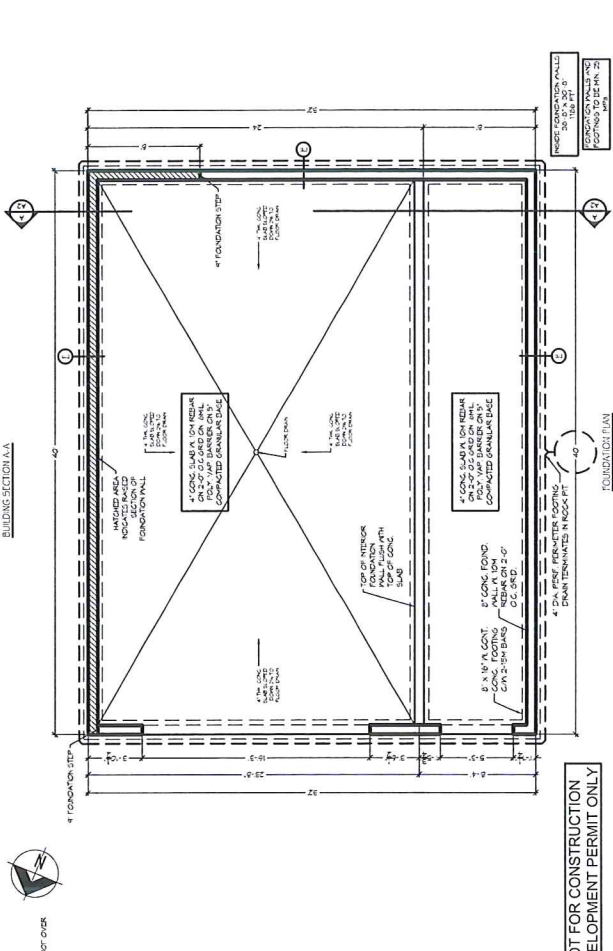
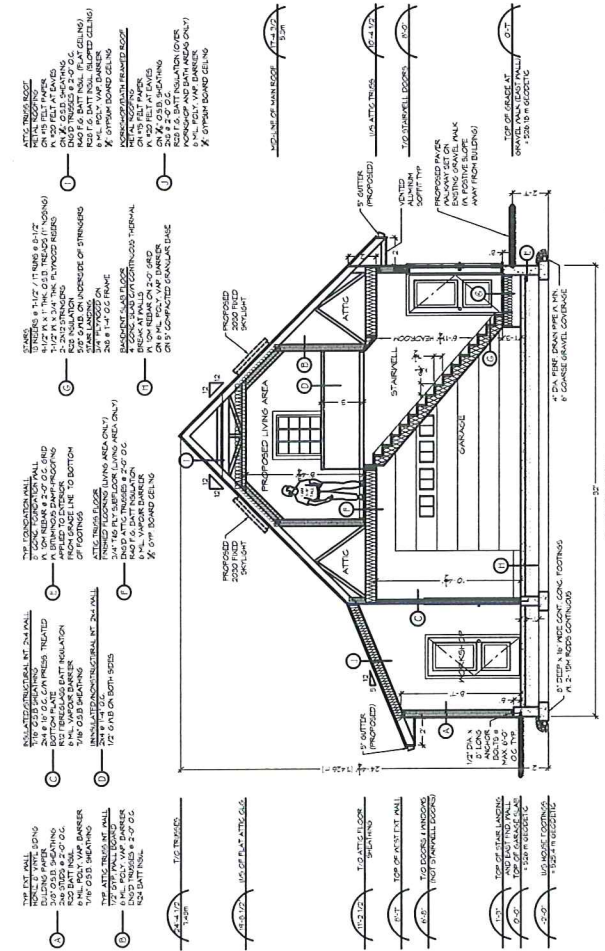
DEC. 1/2
DRAWN BY
D.P.

JOB No.
WCS 10-16

SCALE
1/4" = 1'-0"

DRAWING No.

A2



NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY

[illegible][illegible]

PROPOSED
COACHOUSE AT
2446 HARVARD
ROAD

DRAWING TITLE

BUILDING
ELEVATIONS

DATE _____

DEC. 1/2016

DRAWN BY

D.P.

JOB No.

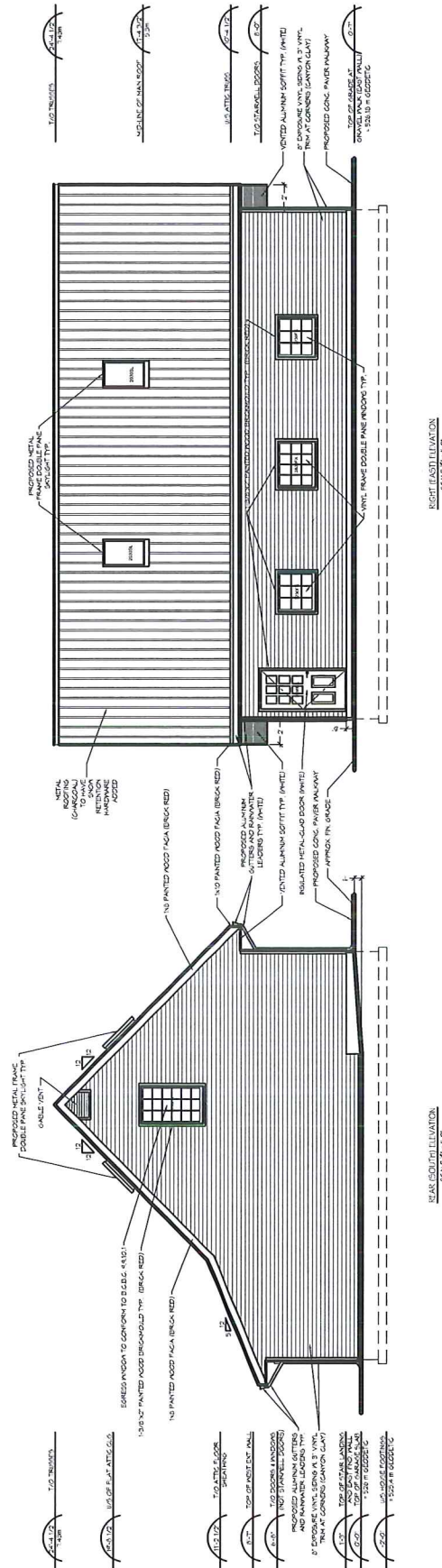
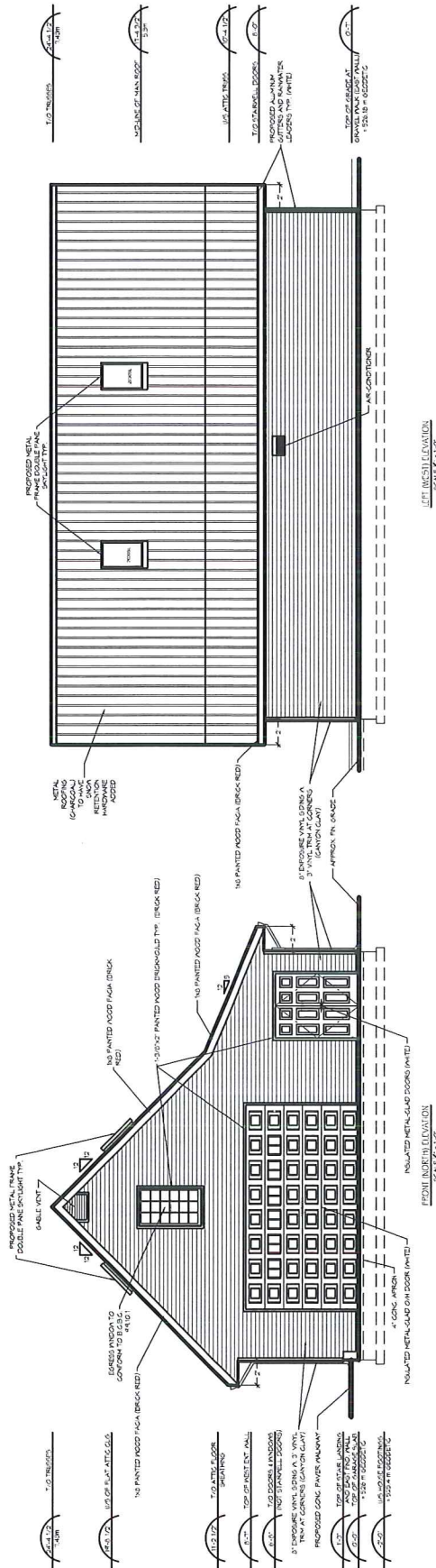
WCS 10-16

SCALE

$$1/4'' = 1'-0''$$

A3

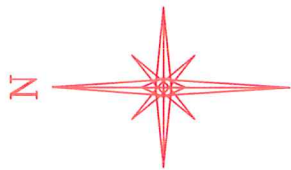
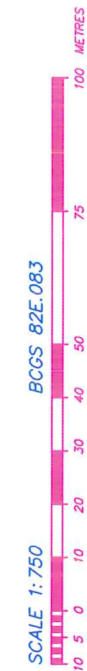
NOT FOR CONSTRUCTION
DEVELOPMENT PERMIT ONLY



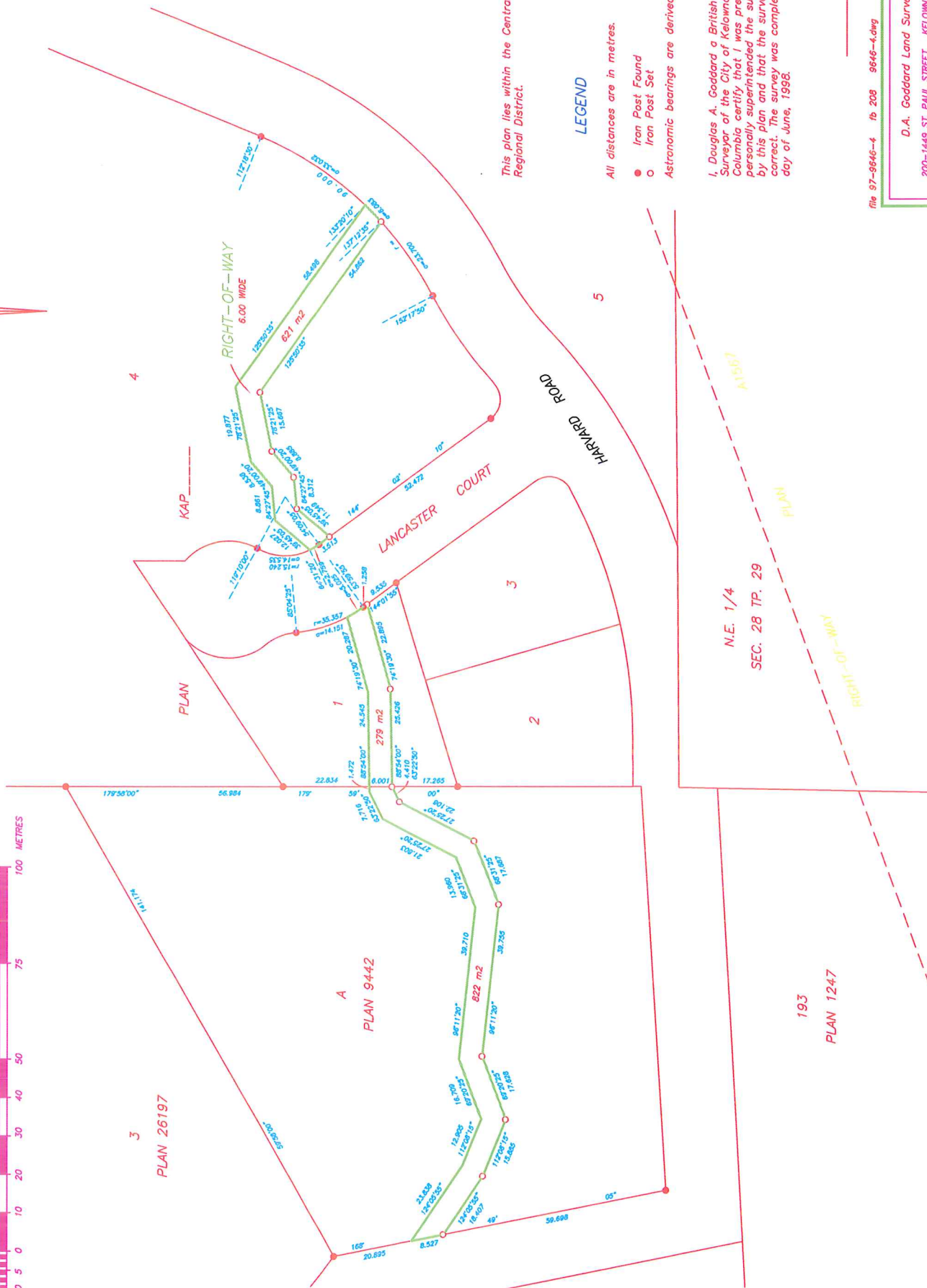
PLAN OF STATUTORY RIGHT-OF-WAY FOR THE
CITY OF KELOWNA IN LOTS 1 & 4 PLAN KAP_____
SEC. 33 TP. 29 and in LOT A PLAN 9442
SEC. 33 TP. 29 all in O.D.Y.D.

PLAN No. KAP62785

Deposited in the Land Title Office at Kamloops, B.C.
this day of , 19 .



Registrar



This plan lies within the Central Okanagan Regional District.

LEGEND

All distances are in metres.

- Iron Post Found
- Iron Post Set

Astronomic bearings are derived from plan KAP_____

I, Douglas A. Goddard a British Columbia Land Surveyor of the City of Kelowna in British Columbia certify that I was present at and personally supervised the survey and plan are by this plan and that the survey and plan are correct. The survey was completed on the 12th day of June, 1988.

193

PLAN 1247

N.E. 1/4

SEC. 28 TP. 29

RIGHT-OF-WAY

B.C.L.S.

file 97-9646-4 fb 208 9646-4.dwg

D.A. Goddard Land Surveying Inc.
200-1449 ST. PAUL STREET KELOWNA PHONE 763-3733



COMMITTEE REPORT



Date: March 13, 2017

RIM No. 1210-22

To: Agricultural Advisory Committee (AAC)

From: Community Planning and Strategic Investments (TG)

Application: Agriculture Plan Update **Applicant:** City of Kelowna

Subject: Agriculture Plan Update Draft Policy and Action Recommendations

1.0 Purpose

To gather feedback from the Agriculture Advisory Committee (AAC) on the draft policy and action recommendations for City of Kelowna Agriculture Plan Update.

2.0 Proposal

2.1 Background

The Agriculture Plan Update, currently underway, will provide direction for the 55 per cent of the land base zoned for agriculture in the City of Kelowna and will allow the following goals to be integrated into a current and responsive policy document:

1. Develop clear policies that serve to protect and promote agriculture while preserving the character of Kelowna;
2. Identify opportunities to strengthen farming and to develop agriculture as an economic driver;
3. Increase the amount of, and access to, locally grown and produced food; and
4. Build resilience in the community against the rising costs of food and risks from changing conditions.

Initiated in the spring, 2016, the Agriculture Plan Update has adhered to the following timeline:

Feb. – May, 2016	Background research
May – June, 2016	Issue identification
July – Oct., 2016	Draft policies and actions
Oct. – Dec., 2016	Refine policies and actions
Jan. – May, 2017	Draft and present plan ¹

Over the last year, several community engagement events have taken place to build this document with community input, stakeholder perspective and industry involvement. This has resulted in the development

¹ This plan is being funded in part by the Real Estate Foundation of BC and the Investment Agriculture Fund. The grant timelines require that the Plan be completed and all final reports sent to the granting agencies prior to July 31, 2017.

of a vision statement, identifying key priority areas, and developing a list of recommended actions to include in the Agriculture Plan Update. The final vision for the Agriculture Plan Update is:

Kelowna is a resilient, diverse and innovative agricultural community that celebrates farming and values farmland as integral to our healthy food system, economy and culture.²

2.2 Draft Policy and Action

This past fall, a draft action and policy list was compiled for the Agriculture Plan Update based on best practices research. Staff and the consultant then engaged a variety of groups for input on the draft actions and policies:

AAC	October 13, 2016
City Council	November 14, 2016
YLW	November 22, 2016
South East Kelowna Irrigation District	November 22, 2016
Okanagan Basin Water Board and Climate Action Initiative	November 22, 2016
Farmer Conversation with Small and Medium Scale Producers	November 22, 2016
Agriculture Industry Group	November 23, 2016
Stakeholder Session	November 23, 2016
Agri-tourism Stakeholder Session	November 23, 2016
AAC	December 8, 2016

Based on this feedback, further research and refinement by the consultant, and staff vetting, a recommended draft list of ‘recommended policies and actions’ has been compiled for each of 4 theme areas*:

- 1. Strengthening local policies and regulations to protect agriculture;
- 2. Stewarding natural resources and the environment for food production;
- 3. Improving awareness of local agriculture and access to local food; and
- 4. Fostering and sustaining farm businesses and farmland.

**Please note: the seven themes that were presented to the AAC this past fall have been combined into these four themes.*

These four themes align with the four pillars of sustainability: environmental, social, economic, and cultural as outlined in the City’s 2030 Official Community Plan.

Appendix A: Agriculture Plan Update – Final Key Areas and Recommended Actions DRAFT identifies draft recommended policies and actions for each of the theme areas. These policies have been developed in conjunction with public engagement and with best practices research including the creation of four white papers on specific topics. This has resulted in the recommendation of 54 policies and actions in which the City can take a lead role, and a further 10 actions have been identified where the City can provide support.

² A survey, completed by over 550 people, showed that over 73 per cent of respondents either agreed or strongly agreed with the vision (it should be noted that an additional 18 per cent of respondents were neutral).

2.3 Next Steps

The following next steps and associated timeline are anticipated leading up to the completion of the Agriculture Plan Update:

Draft Agriculture Plan Update	March 2017
Council workshop	April 2017
Engagement	late April 2017
Revise Plan based on feedback	May 2017
AAC Meeting	May 2017
Plan presented to Council	May 2017

Staff will inform the AAC with a completed draft Agriculture Plan Update prior to presenting the final Plan to Council in May.

Upon endorsement of the final Agriculture Plan update, it is anticipated that this Plan will be an important document that guides development approvals, informs the upcoming 2040 OCP update, equips various City departments with short, mid and long term work planning items to realize the vision.

Report prepared by:

Tracy Guidi, Sustainability Coordinator

Reviewed by:



Todd Cashin, Community Planning Department Manager

Attachments:

Appendix A: Agriculture Plan Update – Final Key Areas and Recommended Actions DRAFT

Appendix A:

Agriculture Plan Update Final Key Areas and Recommended Actions DRAFT

Introduction

Over the last year, several engagement events have taken place to craft a vision statement, identify key priority areas, and develop a list of recommended actions to include in the Agriculture Plan Update. Based on this process, four themes and associated actions have been developed. Priority actions are those that the City is able to take a leadership role in from a jurisdictional perspective.

The final vision statement for the *Agriculture Plan Update* is:

Kelowna is a resilient, diverse, and innovative agricultural community that celebrates farming and values farmland and food producers as integral to our healthy food system, economy, and culture.

The following four key themes are identified:

1. Strengthening local policies and regulations to protect agriculture.
2. Stewarding natural resources and the environment for food production.
3. Improving awareness of local agriculture and access to local food.
4. Fostering and sustaining farm businesses and farmland.

These four themes align with the four pillars of sustainability: environmental, social, economic, and cultural as outlined in the City's Official Community Plan. The following pages identify 54 recommended actions that the City can take a lead role in, followed by an additional list of 10 actions that the City can support. Many of these recommendations are based on research conducted throughout the Agriculture Plan Update into best practices for local policies and regulations for the food system. This research is presented in a series of white papers, which are referenced in the relevant actions and are included in the Appendices.

Timeframe and priority levels are also identified for each of the actions in the tables. They can be interpreted as follows:

Timeframe

Short:	To be completed within 1-2 years.
Medium:	To be completed within 2-5 years.
Long:	To be completed within 5-10 years.
Ongoing:	Will require continued efforts over the short-long term timeframe.

Priority

High:	Requires urgent action for progress to be made and/or for other actions to succeed.
Medium:	Not critical for actions to move forward, but necessary and important.
Low:	Less important but still necessary for improvements in the local agriculture system.

Theme 1: Strengthening local policies and regulations to protect agriculture.

Kelowna residents are very supportive of the agriculture. In a spring 2017 survey, 96% of respondents indicated that policies preserving farmland were important or very important to them.

Issues that arose during consultation included:

- Farmland protection opportunities, such as vegetative buffers along the urban-rural boundary, were identified throughout the stakeholder engagement process.
- Challenges with regard to land use planning, where islands of residential areas have been created in farmland that now require connecting roads and other infrastructure
- Concerns over the non-farm use of ALR. One common concern, was the purchase of farmland with no intention of farming, followed by construction of extremely large homes.

Land use regulation by local governments is established under the Community Charter and the Local Government Act. In the following sub-sections, a series of recommendations are made to update policy in the Official Community Plan, OCP Farm Development Permit Guidelines, Zoning Bylaw and several other policies and regulations. Collectively, these policy recommendations express a commitment to the preservation and strengthening of farmland, including the protection of lands capable of agricultural productivity, encouraging a diverse and profitable agricultural sector and supporting a sustainable and resilient local food system. Further, these initiatives will help to limit non-agricultural development, minimize conflicts between producers and non-producers, and proactively use and manage farmland for agriculture.

This theme has 35 actions that fall within four sub-themes:

- 1.1 Official Community Plan updates (6 actions)
- 1.2 Farm Protection Development Permit Guidelines updates (6 actions)
- 1.3 Zoning Bylaw updates (12 actions)
- 1.4 Actions regarding other policies and regulations (11 actions)

1.1 Official Community Plan Updates

ID	Actions	Timeframe	Priority
1.1a	Restrict the expansion of residential development, and resulting potential edge conflicts, into farm areas by prohibiting additional density (e.g. carriage houses) outside the Permanent Growth Boundary.	Short	High
1.1b	Prohibit municipal sewer extension into agricultural areas.	Short	High
1.1c	Restrict and/or prohibit non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture.	Short	High
1.1d	Protect and support the continued designation of Natural Resource Protection Lands for agricultural purposes regardless of soil types and capabilities given potential for non-soil based agriculture, and the importance of reducing edge effects through farmland.	Short	Medium

ID	Actions	Timeframe	Priority
1.1e	Discourage uses of urban land adjacent to the Permanent Growth Boundary by vulnerable populations (e.g. hospitals, senior care facilities, daycares, after school programs).	Short	Medium
1.1f	Adopt a new OCP Land Use Designation: <i>Transition to Agriculture</i> for parcels within and outside the Permanent Growth Boundary that are within 300 m of the farm land boundary.	Medium	High

1.2 Farm Protection Development Permit Guideline Updates

ID	Actions	Timeframe	Priority
1.2a	Adopt Residential Footprint policies as per the <i>Non-Farm Use White Paper</i> (see Appendix) in accordance with provincial standards including residential footprint size, building setbacks, and total floor area of dwelling units. This includes establishing a maximum specific floor area for the Residential Footprint of 2,000 m ² (0.2ha or 0.5 acres) within the ALR / A1 zone.	Short	High
1.2b	Include underground services within the Residential Footprint as required for the structures within it.	Short	High
1.2c	Require that only structures used exclusively for farm use may be located outside the Residential Footprint.	Short	High
1.2d	On agricultural lands, where appropriate, locate farm retail sales, wineries, cideries, breweries, distilleries, and any other structures and services related to the public that are defined as farm uses under the <i>ALC Act</i> near the road entrance, in order to reduce the footprint and extent of services through the property.	Short	High
1.2e	Ensure that the location of the Residential Footprint maximizes agricultural potential (e.g. soil, topography, etc.) and limits negative impacts of the farm, whether or not the parcel is currently farmed.	Short	Medium
1.2f	Update OCP Chapter 15 Farm Protection DP guideline 1.7 to require statutory covenants on non-agricultural land through the development process to notify landowners that "normal farm practices" occur in close proximity as described in the <i>Edge Planning White Paper</i> (see Appendix).	Short	Medium

1.3 Zoning Bylaw Updates

ID	Actions	Timeframe	Priority
1.3a	Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update.	Short	High
1.3b	Adopt a maximum home (principal dwelling) total floor area within the A1 zone, and other zones that may also be in the ALR, that shall be no greater than: <ul style="list-style-type: none"> - 465 m² (5,005 sq ft) on lots greater than 8 ha - 300 m² (3,552 sq ft) on lots less than 8 ha 	Short	High
1.3c	Require that mobile homes on farmland be occupied by the owner's immediate family, be located on a non-permanent foundation without basement excavation, and be removed from the property within 90 days when no longer occupied. The site must be restored to a condition suitable for agricultural use following removal of the manufactured home.	Short	High
1.3d	Remove "carriage house" as a permitted use within the A1 zoning.	Short	High
1.3e	Increase the minimum lot size in the ALR from 2.0 ha to 4.0 ha in order to create a consistent minimum lot size of 4.0 ha for all of the A1 zone.	Short	High
1.3f	Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in <i>Edge Planning White Paper</i> (see Appendix).	Short	High
1.3g	Limit parking on agricultural lands to permeable surfacing, with the exception of the Residential Footprint.	Short	Medium
1.3h	Create a clear definition in the Zoning Bylaw for local food retail opportunities outside of the ALR as described in the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Medium	Medium
1.3i	Revise the definition of "urban agriculture" to include the sale of farm products as a seasonal retail operation that is temporary in nature.	Medium	Medium
1.3j	Designate specific sites and/or zones as suitable for "local produce stands" as per the <i>Increasing Local Food Access White Paper</i> (see Appendix). This may include farm gates of urban farms, existing public spaces and parks, commercially-zoned areas, transportation hubs, institutional lands, and/or parking lots.	Medium	Medium
1.3k	Provide regulation for commercial assembly events on farmland except where permitted by provincial regulation.	Medium	Low
1.3l	Further define the allowable structures where retail sales of food are permitted.	Medium	Low

1.4 Actions Regarding Other Policies and Regulations

ID	Actions	Timeframe	Priority
1.4a	Continue to enforce permitted uses using the City's <i>Agricultural Enforcement & Compliance Strategy</i> . Expand the current strategy and partner with ALC enforcement and compliance officers to maximize resource efficiencies. This may include meeting with the ALC to share data and information on enforcement efforts. Consider dedicating bylaw staff to issues outside the Permanent Growth Boundary.	Ongoing	High
1.4b	Establish procedures for zoning compliance review for business license applications on agricultural properties.	Ongoing	High
1.4c	Update the <i>Development Applications Procedures Bylaw</i> to allow for the Community Planning Manager to request an Agricultural Impact Assessment by a Professional Agrologist that quantifies the impacts of any proposed development that may affect agricultural activity, such as non-farm use on farmland, rezoning, temporary use permits, and subdivision on lands adjacent to farmland.	Short	High
1.4d	Continue to work with other local government planners to discuss common agricultural and food security goals level (e.g. Farm Bylaws; temporary farm worker housing).	Ongoing	Medium
1.4e	Explore opportunities to better match tax rates with land production activities (e.g. tax rates higher for under-utilized land instead of lower farm rates).	Medium	Medium
1.4f	Update the <i>Noxious Insect Control Bylaw</i> and <i>Noxious Weeds & Grass Control Bylaw</i> to include current noxious species and diseases. Work with the Invasive Species Council of BC and the Regional District of Central Okanagan on this action.	Medium	Medium
1.4g	Revise the City's <i>Urban Tree Guide</i> to limit the use of fruit trees for aesthetic purposes which can spread pests and diseases into farming areas if not properly maintained.	Medium	Medium
1.4h	Update the <i>Soil Deposit and Removal Bylaw</i> to include reference to composting.	Medium	Medium
1.4i	Update the <i>Business License Bylaw</i> to include the new definition of local food sales (as per related actions in 1.3). A license should be required for these retail operations whether the stand is on public or private property.	Medium	Medium
1.4j	Require a business licence for commercial assembly events including conditions such as time parameters and parking requirements.	Medium	Medium
1.4k	Investigate opportunities to minimize impacts to agriculture during expansion of YLW as outlined in the 2045 Airport Masterplan.	Long	Medium

Theme 2: Stewarding natural resources and the environment for food production.

The Central Okanagan, is one of the best growing regions in Canada. With its warm summer climate and fertile soil, it can support a wide variety of crops. Climate and soil were listed as the top strength of farming and food production in Kelowna by survey respondents. However, there are still some environmental challenges facing farmers in the region. Stakeholders and survey respondents commented on the importance of the natural ecology of the land and environmentally sound farming practices to help replenish the soil, recharge water sources and provide habitat for natural pollinators, while using water conservation methods and efficient waste management. Climate change was listed as both an opportunity and a threat by 58% of survey respondents and was a key issue of focus at meetings with stakeholders. It will have effects on nearly all the other issues in this theme, including invasive species and water management.

The 9 actions in this theme involve integrating the agricultural sector's needs into future and/or existing environmental initiatives.

ID	Actions	Timeframe	Priority
2a	Maintain water pricing that is supportive of sustaining agriculture in the community.	Short	High
2b	Include agriculture in municipal climate change strategies and plans.	Ongoing	Medium
2c	Implement the actions of the 2015 Central Okanagan Clean Air Strategy to reduce smoke from burning (e.g. expand agriculture wood waste chipping program, review, update and harmonize burning policies).	Ongoing	Medium
2d	Create consistent water restriction/drought level messaging within affected areas or watersheds to ensure highest compliance by users.	Medium	Medium
2e	Ensure that drought management and response plans are clear and consistent across existing and future water systems.	Medium	Medium
2f	Continue to work with the Regional District of Central Okanagan to enforce the <i>Noxious Insect Control Bylaw</i> and <i>Noxious Weeds & Grass Control Bylaw</i> . Consider communicating information to residents seasonally through a press release.	Medium	Medium
2g	Integrate agricultural water systems in order to create redundancy, resiliency, and water security for agricultural users through the 2017 Integrated Water Supply Plan.	Long	Medium
2h	Develop emergency plans (i.e. wildfire, drought) that are inclusive of agriculture.	Long	Medium
2i	Investigate creative approaches to providing existing neighbourhoods on the urban side of the Permanent Growth Boundary with vegetative buffers. Examples may include incentives to increase the number of trees planted in the community.	Long	Low

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Theme 3: Improving awareness of local agriculture and access to local food.

Support for local agriculture is strong in Kelowna. Almost all of the survey respondents (97%) indicated that they “always” or “sometimes” buy locally grown items when they have that option. While Kelowna residents have indicated strong levels of interest in purchasing local foods, 46% of survey respondents noted that limited access to local products is a challenge. This points to an opportunity to develop alternative local retail opportunities.

Over half (55%) of survey respondents indicated that they were not knowledgeable about the *Right to Farm Act* and normal farm practices. Further, education of community members in regards to agriculture and educational needs for farmers were key concerns raised by stakeholders at community meetings. Farmers themselves indicated they would like opportunities to enhance professional development, yet lack the time. Over half (52%) of the survey respondents noted that a lack of education about the local food system was a challenge for the agricultural sector.

A total of 83% of farmers responding to the survey indicated they were not involved in agri-tourism, which points to an opportunity to expand this aspect of the industry.

The 9 actions in this theme involve increasing the visibility of, and access to, local food products.

ID	Actions	Timeframe	Priority
3a	Expand programs such as Farm to Flight at YLW to highlight local food and beverage products.	Ongoing	Medium
3b	Use existing communications channels (e.g. website, social media, printed signs) to raise the level of understanding about agriculture policies and activities. Options for consideration are outlined in the <i>Farm Community Identity White Paper</i> (see Appendix).	Short	Medium
3c	Investigate and communicate opportunities for pop up markets to sell local produce as described in the <i>Increasing Local Food Access White Paper</i> (see Appendix).	Short	Medium
3d	Develop a Healthy Food Strategy for Kelowna. As part of the strategy, investigate options to update the Zoning Bylaw to allow for the keeping of bees and chickens by sub-urban and urban residents. Explore opportunities for establishing requirements and incentives for shared gardens in new multi-unit developments.	Medium	High
3e	Undertake an Agricultural Signage Program to raise awareness and appreciation for agricultural areas within the City. The signs should be placed along roads used by farm vehicles, along recreational trails, and in agricultural edge planning areas.	Medium	Medium
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 agricultural land. The impacts of farmland speculation on the local agriculture sector should be highlighted.	Medium	Medium
3g	Establish regular farm tours for staff and elected officials. The	Medium	Low

ID	Actions	Timeframe	Priority
	City, in partnership with the farming community, could create opportunities to tour agricultural properties and learn about the role agriculture plays within the city.		
3h	Identify opportunities to increase YLW's air cargo service, which could potentially provide the opportunity to ship local agricultural products to additional markets.	Long	Medium
3i	Develop a "Good Neighbours" pamphlet that provides landowners with information about normal farm practices.	Long	Low

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Theme 4: Fostering and sustaining farm businesses and farmland.

Whether a producer is just starting out or coming from a long family history of farming, how to obtain land is challenging. Farmers may decide to switch crop varieties, upgrade equipment, or modernize practices. These activities all entail investment costs. The cost of farmland in most regions of BC is prohibitive: not only for new farmers but also for those who are taking over longstanding family farm businesses. The top challenges to farming and food production in Kelowna, indicated by survey results, were: difficulties accessing land for farming due to speculation, high costs, and capital inputs (73%); competing non-farm uses for farmland (urban - rural edge issues) (70%); and lack of succession planning (age of farmers, no new young farmers) (56%). During stakeholder meetings, there was interest raised by both farmers and non-governmental groups in having the City pursue the option of establishing a farmland trust. This is one area that the City can take a lead role in this theme. Many of the other actions brought forward during the stakeholder sessions that fall within this theme would require that the City play a supporting role, and those are outlined in section 5.

The action in this theme relates to the City's role in ensuring that farmland is farmed to its fullest capacity over the long term.

ID	Action	Timeframe	Priority
4a	<p>Investigate and support opportunities for alternative ownership models for farmland for the purpose of increasing production levels on farmland.</p> <p>The alternative models may include:</p> <ul style="list-style-type: none">• Allotments (large garden leases);• Incubator farms for new farmers;• A Local or Regional Farmland trust;• Institutional partnerships to increase food production; and/or• Co-operative farming models.	Long	Medium

5.0 Actions where the City of Kelowna plays a SUPPORTIVE role

There are 10 actions that the City would like to assist with, but does not have the jurisdiction or capacity to play a lead role in implementing.

ID	Actions	Timeframe	Priority
5a	Support OK Sterile Insect Release program and advocate for similar initiatives for other pests.	Ongoing	High
5b	Support the agricultural economic development goals of the Central Okanagan Economic Development Commission (COEDC).	Ongoing	Medium
5c	Re-evaluate organic waste diversion opportunities and investigate changes to encourage improved waste diversion (including yard waste collection) as per the 2017 Solid Waste Management Plan.	Ongoing	Medium
5d	Support community groups on initiatives to determine infrastructure required for a permanent, year-round farmers market location.	Short	High
5e	Support opportunities for addressing deer and other wildlife impacts on crop yields.	Short	Medium
5f	Support an inventory of food storage, distribution, and processing capacity for small and medium-scale producers.	Medium	Medium
5g	Support initiatives for land linking and mentorship programs for farmers.	Medium	Medium
5h	Work with Agriculture and Agri-Food Canada Summerland Research Station and BC Ministry of Environment to determine opportunities for soil maps to be digitized and made available online.	Medium	Low
5i	Support agriculture-related tourism through Enterprise Kelowna.	Medium	Low
5j	Support the province in re-establishing agricultural liaison services.	Long	Low