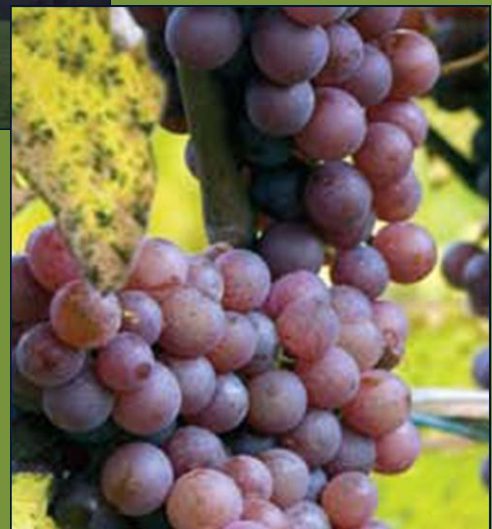


# Agricultural Plan



District of West Kelowna



Prepared by  
Don Cameron Associates

Adopted by Council:  
August 9, 2011

# ACKNOWLEDGEMENTS

The successful completion of this plan was made possible by the contributions of the District staff including:

Mark Roberts, P.Ag., Project Manager  
Andrew Gaylor, Planning Technician  
Shannon Tartaglia, Planning Analyst

Nancy Henderson, Director of Planning  
Rob Mueller, Subdivision Approving Officer  
Tammy Jones, Bylaw Officer

Don Cameron Associates would also like to thank the District of West Kelowna Agricultural Advisory Committee. The Committee provided useful input and support for the process. Committee members include:

Rick De Jong, Chair  
Mike Sanders  
Claude Drought  
Russell Brown

Jennay Oliver  
Dave Mathieson  
Lang Ellison, P.Ag.

Thanks are extended to the District of West Kelowna Council under the leadership of Mayor Doug Findlater. Council provided the necessary financial support for the plan and also gave useful input and suggestions. Thanks are also extended to the Investment Agriculture Foundation and the BC Ministry of Agriculture for their financial contributions to the project.

And, finally, without the input and support of the District agricultural community this plan could not have been completed. Their contributions to the various agricultural tours and local meetings were most helpful. Their availability for interviews and meetings was appreciated by the consultant team.

Don Cameron, M.Sc., P.Ag.  
Cheryl Davie, MBA, P.Ag.  
Rod MacLean, M.Sc. P. Eng.  
Janice Richmond MCIP, P.Ag.

Agriculture and Agri-Food Canada (AAFC) is pleased to participate in this project. AAFC is committed to working with our industry partners and the Investment Agriculture Foundation of BC to increase public awareness of the importance of the agriculture and the agri-food industry to Canada. Opinions expressed in this publication are those of the organization and not necessarily of AAFC.

*Funding provided by:*



# TABLE OF CONTENTS

1	EXECUTIVE SUMMARY.....	4
2	INTRODUCTION.....	6
2.1	PURPOSE OF THE AGRICULTURAL PLAN .....	6
2.2	IMPORTANT PLANNING QUESTIONS .....	6
2.3	STEPS IN DEVELOPING THE PLAN.....	7
3	CONTEXT .....	7
3.1	WEST KELOWNA AGRICULTURE .....	7
3.1.1	Historical Background .....	7
3.1.2	Development of the Plan .....	8
3.1.3	Land.....	9
3.1.4	Climate and Soils.....	10
3.1.5	Water Resource.....	11
3.1.6	Main Enterprises .....	12
3.2	RELATED PLANS AND PROCESSES .....	13
3.2.1	Official Community Plan.....	13
3.2.2	Council Strategic Priorities .....	13
3.2.3	Zoning Bylaw No. 871.....	14
3.2.4	District of West Kelowna Soil Removal Bylaw No. 0109 .....	14
3.2.5	Westbank Centre Plan.....	14
3.2.6	Waterfront Plan.....	14
3.3	NATIONAL, PROVINCIAL AND REGIONAL POLICY CONTEXT .....	15
3.3.1	National Agricultural Policy Framework .....	15
3.3.2	Provincial Agricultural Regulation .....	15
3.3.3	Agricultural Land Commission Act .....	16
3.3.4	Farm Practices Protection Act.....	16
3.3.5	Livestock Act.....	17
3.3.6	Trespass Act .....	17
3.3.7	Land Title Act.....	17
3.3.8	Local Government Act.....	17
3.3.9	Community Charter.....	18
3.3.10	Farm Property Tax Assessment Review .....	19
3.3.11	BC Living Water Smart Plan.....	19
3.3.12	BC Climate Action Plan.....	19
3.3.13	BC Meat Industry Enhancement Strategy .....	20

3.3.14	The Regional District of Central Okanagan .....	20
3.3.15	RDCO Weed Control Bylaw .....	21
3.3.16	RDCO Noxious Insect and Pest Infestation Control Bylaw .....	21
3.3.17	RDCO Animal Control Bylaw.....	21
<b>4</b>	<b>ENHANCEMENT OF AGRICULTURE .....</b>	<b>22</b>
4.1	OVERVIEW .....	22
4.2	GUIDING PRINCIPLES OF THE PLAN .....	22
4.3	VISION AND GOALS .....	22
4.4	STRATEGY ONE – EDUCATION AND PROMOTION.....	25
4.4.1	Recommendation 1: Knowledge of Normal Farm Practices .....	26
4.4.2	Recommendation 2: Farmer/Non-farmer Conflict .....	27
4.4.3	Recommendation 3: Community Gardens and Gardens for Seniors.....	29
4.4.4	Recommendation 4: Agricultural Heritage Sites.....	31
4.4.5	Recommendation 5: Agriculture Week.....	33
4.4.6	Recommendation 6: The Economic Impact of Agriculture .....	34
4.4.7	Recommendation 7: The Agricultural Advisory Committee .....	35
4.5	STRATEGY TWO – DIVERSITY AND EXPANSION .....	37
4.5.1	Recommendation 8: Encouraging Intensive Agriculture .....	38
4.5.2	Recommendation 9: Agriculture and Urban Growth.....	41
4.5.3	Recommendation 10: “Agricultural Learning Centre” .....	43
4.5.4	Recommendation 11: Protection of Agricultural Land .....	45
4.5.5	Recommendation 12: Amenity Bonusing.....	48
4.5.6	Recommendation 13: Economic Development Strategies .....	49
4.5.7	Recommendation 14: Markets for Local Products and Services.....	50
4.5.8	Recommendation 15: A Permanent Farmers’ Market Site .....	51
4.5.9	Recommendation 16: Agritourism and Culinary Tourism.....	52
4.5.10	Recommendation 17: Processing and Value-Added.....	54
4.5.11	Recommendation 18: Labour Availability and Housing Options .....	55
4.5.12	Recommendation 19: Beginning Farmers and Youth .....	57
4.6	STRATEGY THREE – CONSERVATION AND ENVIRONMENTAL SENSITIVITY .....	59
4.6.1	Recommendation 20: Sufficient Water for Agriculture .....	60
4.6.2	Recommendation 21: Water Conservation .....	62
4.6.3	Recommendation 22: Wildfire Protection .....	63
4.6.4	Recommendation 23: Land Use Management and Buffering.....	64
4.6.5	Recommendation 24: Sound Environmental Practices on Area Farms .....	66
<b>5</b>	<b>IMPLEMENTATION CONSIDERATIONS .....</b>	<b>68</b>

- 5.1 ROLE OF THE AGRICULTURAL PLAN..... 68
- 5.2 MONITORING AND REVIEW PROCESS..... 68
- 5.3 ACTION IMPLEMENTATION ..... 68
  - 5.3.1 Education and Promotion ..... 69
  - 5.3.2 Diversity and Expansion ..... 72
  - 5.3.3 Conservation and Environmental Sensitivity ..... 77

# 1 EXECUTIVE SUMMARY

The District of West Kelowna has over 1,400 hectares (about 3,500 acres) of A1-zoned land for agriculture, most of it in the Agricultural Land Reserve. This A1-zoned land represents approximately 11% of the District's land base. When looking only at the portion within the ALR, the percentage is approximately 9%. Furthermore, there are more than 3,000 hectares of land zoned to accommodate some form of agriculture, but is mostly excluded from the ALR. Lying within the zones of RU1 to RU4 and RU6, some of this land has agricultural uses and more could be developed for agriculture if land owners chose to do so.

## OVERVIEW OF EXISTING AGRICULTURE

In the District of West Kelowna, agricultural operations within the ALR land usually involve pasture and forage, tree fruits, vineyards and wineries, nurseries, and to a modest extent, livestock. Approximately 127 hectares (314 acres) of District land is used for grape production, including permanent buildings for wine production and retail sales. The main tree fruits in the District (apples, cherries, pears, and plums) are grown on about the same number of hectares as for pasture and forage (130 hectares).

## ENHANCEMENT OF AGRICULTURE

The purpose of the Agricultural Plan is to define the District's role with respect to agriculture and identify actions to support the viability of farming.

To make longer term investment decisions in agriculture instead of placing their energies and money elsewhere, farmers need assurance that land will be available for the long term and adequate supplies of water will be available for irrigation. The Agricultural Plan identifies the need for the District to continue to protect its existing agricultural land, to encourage agricultural development, where appropriate, on other land zoned to accommodate agriculture, and to provide some assurance to farmers that they will receive sufficient supplies of water.

The District can also create a supportive regulatory environment for the industry and assist farmers with promotion of their products in the local marketplace. In return, the industry must commit to sound environmental practices and water conservation and must play a role in increasing understanding of normal farm practices that may impact the lives of non-farm citizens. The District may assist the farming community by adding information to the District website and take other appropriate actions to support awareness and understanding of farming.

## GUIDING PRINCIPLES

The Agricultural Plan was developed in the context of the following five guiding principles. The Agricultural Plan will:

1. Provide policies that preserve, protect and enhance agriculture

2. Provide a framework and policy direction to ensure agriculture's place in the community is recognized and supported in bylaws and policies
3. Define the District's role with respect to agriculture
4. Identify priority actions to support the viability of farming
5. Ensure a process that is driven by the community.

## VISION AND GOALS

The vision for the enhancement of agriculture in the District of West Kelowna was developed in consultation with the community.

***Recognizing the District's agricultural heritage, the economic value of the industry, and the enhancement to quality of life, the District of West Kelowna will encourage and promote agriculture while fostering diversity, expansion, conservation and sensitivity for the environment.***

Three goals were developed:

1. Expand community knowledge and understanding of agriculture.
2. Pursue diversification and expansion of the agricultural industry.
3. Create a viable and sustainable community by encouraging conservation and environmentally sound practices.

## STRATEGIES AND RECOMMENDATIONS

The final outcome of the development of the vision and goals was the identification of three Strategies and twenty four Recommendations.

## 2 INTRODUCTION

The District of West Kelowna was incorporated on December 6, 2007. Before that, the area was governed by the Regional District of Central Okanagan and was the largest unincorporated area in the province. The District is now governed by a mayor and six councilors and has a population approaching 30,000.

The District land base is approximately 13,000 hectares located on the west side of Okanagan Lake. The communities of the District include Casa Loma, Gellatly Bay, Glenrosa, Lakeview Heights, Mission Hill/Sunnyside, Rose Valley/West Kelowna Estates, Shannon Lake, Smith Creek, and Westbank Centre. The District of West Kelowna surrounds two self-governing reserves of the Westbank First Nation.

With a diverse economy that includes agriculture, manufacturing, tourism, retail, and construction, the labour force in 2006 was approximately 14,500. The largest segments of the labour force work in business services (23%), retail trade (13%) and construction (12%), while agriculture contributes approximately 4% of the workforce in West Kelowna.

The District has over 1,400 hectares of A1-zoned land for agriculture, most of it in the Agricultural Land Reserve. This land is the source of considerable economic activity. In addition, there is much land in the District that is zoned to accommodate some agriculture.

### 2.1 PURPOSE OF THE AGRICULTURAL PLAN

The purpose of the Agricultural Plan is to define the District's role with respect to agriculture and identify appropriate actions to support the viability of farming. The Agricultural Plan complements the community's Official Community plan, considers agriculture in its regional context and attempts to anticipate future changes in the industry. Finally, the plan emphasizes the community's farm area, proposes workable solutions to issues, and identifies opportunities to strengthen farming.

Some 34 local governments in BC have completed, or are completing, agricultural plans for their farming areas. The BC Agricultural Land Commission and BC Ministry of Agriculture actively support the development of agricultural plans. Funding for these plans has been encouraged by the Investment Agriculture Foundation. The Foundation provided funding in support of this Agricultural Plan.

### 2.2 IMPORTANT PLANNING QUESTIONS

In developing the plan, answers to the following questions were sought:

- Where has the industry been?
- Where is it now?
- Where does the industry want to go?
- How is it going to get there?
- How will the industry know when it has arrived?

## 2.3 STEPS IN DEVELOPING THE PLAN

Extensive consultation has led to the development of this plan, including:

- Meetings with District staff
- Meetings with General Managers of Lakeview and Westbank Irrigation Districts
- Meetings with the Agricultural Advisory Committee
- Meetings with the Project Technical Committee
- Tour of area farms
- Meetings and interviews with members of the farm community
- A visioning workshop with staff and members of the farm community
- A Background Report presented to Council
- Email and telephone interviews and discussions
- Preparation of a draft Agricultural Plan with feedback from Council, the Agricultural Advisory Committee, the BC Ministry of Agriculture and the Agricultural Land Commission and the public through an Open House and survey
- Preparation of the final plan for submission to Council.

## 3 CONTEXT

### 3.1 WEST KELOWNA AGRICULTURE

#### 3.1.1 Historical Background

Agriculture has been an important industry in the District of West Kelowna and was the catalyst for settlement in the area. In 1811, the Okanagan Valley was part of the fur trade route from the Columbia River to Fort St. James but in the decades that followed ranchers settled near Okanagan Lake. The first settlers in what became the District of West Kelowna were the Allison family, in 1870. Their home is still a community heritage feature in the Lakeview Heights/Sunnyside neighbourhood.

In 1892, with the construction of the Shuswap and Okanagan Railway to the Okanagan Valley, commercial fruit farming became a viable business as fruit and other produce could now reach the larger Lower Mainland markets. By 1897 more families arrived and settled near Shannon Lake. Once the obstacles of getting fruit to market were overcome, many cattle ranchers moved into fruit growing.

By 1900, improved irrigation practices coincided with a growing demand for farm products for the Klondike Gold Rush and the Similkameen mines. As orchards expanded, support facilities such as packinghouses, processing plants, and sawmills to build crates for the fruit were developed. The Lakeview and Westbank Irrigation Districts became the water providers to both the growing town and farm communities.

### 3.1.2 Development of the Plan

Development of this Agricultural Plan was approved by Council as a Growth Management Strategic Priority in 2010. Building upon the strengths and opportunities available, the District intends to encourage expansion of the economic base of agriculture.

The historically dominant crop in the District, apples, is considered unlikely to remain profitable without different marketing strategies in place. Direct marketing of apples sold locally, either through local farm market outlets or farmers' markets, may obtain prices as high as \$1.00 per pound instead of the current 10 to 12 cents per pound obtained by selling to local packing houses.<sup>1</sup> But, there are limits to the number of apples that can be sold in this manner. Some direct marketers may be able to access other direct market outlets nearer to larger population centres such as Vancouver.

A higher volume of local apples may also be sold effectively if value-added or other processing facilities are available. Provision of local processing may require some use of non-ALR land as current Agricultural Land Commission regulations prohibit on-farm processing unless one-half of the product processed is actually grown on the subject farm.

Many Okanagan farmers have moved away from apple production. Some have gone into grapes and have capitalized on the expanding Okanagan wine industry. There is a good market for quality grapes, and quality wineries do well in West Kelowna due to the geographical location, quality of wines and wine tourism.

More peaches and prunes may also be grown in the future. And cherries may provide an option for expansion in the District. A recent article suggested that 80% of all cherry varieties planted worldwide come from the Okanagan.<sup>2</sup>

There is a growing potential for other agricultural products grown locally, tied closely to the interest in reducing our carbon footprint and an expanding interest in future food security. Generally speaking, local food production is not the answer to agriculture's economic woes<sup>3</sup>, but others suggest there is considerable market for expanding local production<sup>4</sup>. Local research completed during public consultation indicates that there is demand in West Kelowna for more local food choices, expanding into niche or specialized markets, or those suitable for culinary tourism.

A study by the Martin Prosperity Institute conducted in Ontario advocated a move away from the "industrial food economy" to a locally-based, "creative" food economy focused on specialized and niche products grown for the discriminating "locavores"<sup>5</sup> that are increasing in numbers. Indeed, positive perceptions of Canadian farming and food products seem to be increasing among Canadians. A recent

---

<sup>1</sup> Direct marketing prices based on information from selected BC growers. The packing house price was provided during the summer 2010 farm tour in West Kelowna.

<sup>2</sup> "Okanagan Cherries Cream of the Crop" in *Constanet.net*, Tuesday, October 26, 2010.

<sup>3</sup> Gooch, Martin. *Local Food – The Untold Story*. George Morris Centre, October 22, 2007.

<sup>4</sup> Smith, Alisa and JB MacKinnon. *The 100 Mile Diet: A Year of Local Eating*. Random House Canada, Toronto, 2007 and Kingsolver, Barbara. *Animal, Vegetable, Miracle: A Year of Food Life*. Harper Collins, 2007.

<sup>5</sup> This relatively new term describes someone who primarily eats foods from their local or regional area. By eating locally, most locavores hope to create a greater connection between themselves and their food sources. Locavores are generally very supportive of local farmers.

Ipsos-Reid survey indicated more than half (57 percent) of Canadians have a positive impression of agriculture, a figure that has risen 16 percent since the survey was first conducted in 2006.<sup>6</sup>

### 3.1.3 Land

Although most of the District’s agriculturally-zoned land is in the Agricultural Land Reserve, approximately 230 hectares of A1-zoned land in the District is not within the ALR.

Most of the land outside of the ALR that is zoned to accommodate some agriculture is contained within the Rural Zones RU1 to RU4 and RU6.

The permitted uses in both the RU1 and RU2 zones accommodate intensive agriculture but the RU1 parcel must be 30 hectares or greater, while the RU2 parcel must be four hectares or greater. While the RU3 and RU4 zones do accommodate agriculture, intensive agriculture is not permitted. Intensive agriculture is defined in the District’s Zoning Bylaw No. 871.

A review of the RU-zoned land identified 2,266 hectares of RU1-zoned land but much of it is steeply sloped and treed. Some 450 hectares west of Rose Valley/West Kelowna neighbourhood are relatively level, treed, and in a natural state but water for agriculture must come from private wells. If adequate water can be provided, this land, according to the land analysis, may be well suited for agriculture.

**Figure 1: Land in the Agricultural Land Reserve**



In addition, 269 hectares of RU2-zoned land in Glenrosa are relatively flat and clear and currently used for pasture and forage. There is no community water system available but discussions have been undertaken and a survey of the residents, the Upper Glenrosa Water Supply survey, was completed in December, 2010 and a further meeting was held in the community in March, 2011 to discuss the findings. Costs of expanding water service to these properties from the Westbank Water Service Area are extensive and residents, according to the survey, were mostly reluctant to undertake the cost on their own. Options such as a Bulk Water Dispensing System are being considered. The provision of

<sup>6</sup> A study commissioned by the Ontario Farm Animal Council and reported in a news release from the OFAC, December 14, 2010.

adequate water, coupled with appropriate soil testing to evaluate the production considered, could make this land suitable for agriculture.

### 3.1.4 Climate and Soils

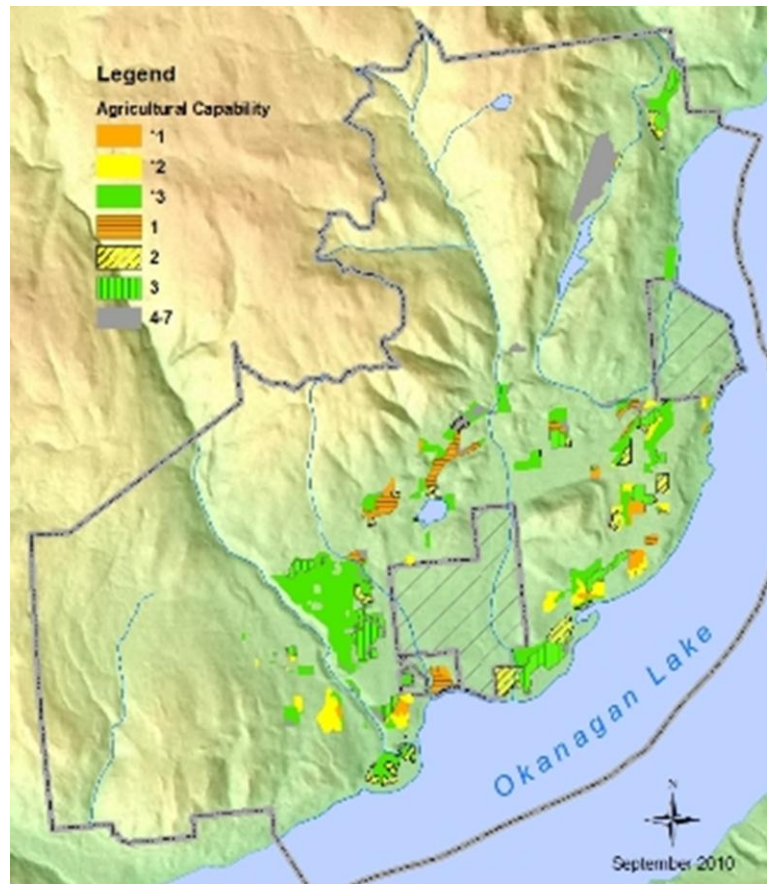
Agricultural capability is a function of soil characteristics and climate. Climate provides the heat units and water, while soil provides the growing medium and some of the nutrients. Most of the agricultural land in the ALR has water provided through irrigation systems. The land is virtually improved for agricultural capability to either Class 1, 2, or 3 with a small amount considered to be in Classes 4 to 7.<sup>7</sup> The major limitation to agriculture within the District of West Kelowna is available water. Having water available means the agricultural capability of land in the District has been substantially improved.

The Okanagan Valley is located in the rain shadow of the Coast Mountains and receives the moist Pacific air masses forced up and over the Coast and Cascade Mountains. The Valley's highest precipitation is in December/January. In Kelowna, the mean annual precipitation is 315 mm with .89 metres (3 feet) of snow. There is not enough natural moisture from rainfall to sustain the crops being grown so irrigation is necessary.

The temperature ranges from a January mean of -3.5 C to July's 20.3 C. The frost-free period varies widely throughout the Okanagan Valley and can fluctuate dramatically from year to year. The Okanagan Valley's climate is favourable for orcharding with mild winters and relatively high snowfall, mild springs, and long, hot summers.

Research suggests the Valley's climate may be changing as increased daily minimum and maximum temperatures have been noted. Spring and summer rainfall has apparently increased.

**Figure 2: Agricultural Capability Improved**



<sup>7</sup> Land capability mapping available (with soils mapped at 1:20,000 scale) creates map polygons which may contain up to three different land capability ratings. The dominant capability is shown for each map polygon but there may be significant amounts of land within the polygon containing soils of lower or higher classification.

Snowmelt also seems to be occurring earlier than previously observed and frost-free days have increased by 3.1 days/decade during the 20th century. With a lower snow-pack and warmer summers, drought conditions are always a possibility. Climate changes over time may eventually have an impact on the types of crops being grown in the District.

Within the Agricultural Land Reserve there are approximately 30 different soil classes. District soils were formed from glacial or water processes and soils tend to be fine to coarse-textured with varying degrees of stoniness. Most are well drained. The most common soil is Gammil, representing almost ¼ of all the soil in the District's ALR. Gammil soils have developed in gravelly areas with soil overlays in varying depths. Gammil soils drain well but have lower water storage capacity than other soils and are generally lower in nutrient holding capacity. All the district soils require management including, but not limited to, the addition of organic matter and erosion control. With proper management most District soils provide for a productive agricultural industry.

### 3.1.5 Water Resource

Water, its availability and cost in the District, is an issue for all residents. According to the Okanagan Water Supply and Demand Project, water use in the Okanagan exceeds both BC and Canadian averages, providing room for water conservation strategies. However, the District of West Kelowna, based on data provided by the Westbank Irrigation District, indicate lower uses by agriculture than in other areas of the Okanagan. In the Westbank Irrigation District, about 20% of the annual demand is for agriculture.<sup>8</sup> By contrast, in the Okanagan in total, 55% of the water is used for agriculture.<sup>9</sup> In the South East Okanagan Irrigation District, 85% of the water used is for agricultural irrigation.<sup>10</sup>

Although most of the water used in the Okanagan Basin comes from surface sources such as lakes and streams, about 20% comes from groundwater. Groundwater is currently unlicensed and knowledge about groundwater sources, aquifer health, and the volume of groundwater being used is considered to be incomplete.

Water is an essential requirement for agriculture, and the industry is most vulnerable to persistent drought. Without supplemental water, natural precipitation will provide an average of only about 300 mm of moisture in a given year. Producing crops such as tree fruits or hay may require 600 to 750 mm of moisture during the growing season. Although the agricultural industry in the Okanagan is a large user of water agricultural users are relatively efficient when compared with other large users such as golf courses, parks, and domestic landscaping.

As pockets of residential growth expanded in the District, three water systems (West Kelowna Estates, Sunnyside and Pritchard) were created, and were originally operated as private systems. These water systems draw their water directly from Lake Okanagan. As water management regulations became more onerous and costly, they were taken over by the Regional District of Central Okanagan. Upon incorporation, management of these residential water systems was transferred to the District of West Kelowna.

---

<sup>8</sup> Westbank Irrigation District, Irrigation Scheduling Program 2007-2009, Page 1.

<sup>9</sup> Okanagan Basin Water Board et al. *Key Findings. Okanagan Water Supply and Demand Project, Phase 2*, March 26, 2010, Page 2.

<sup>10</sup> South East Kelowna Irrigation District, Agricultural Water Conservation Program Review, 2005.

The Westbank and Lakeview Irrigation Districts (now referred to as the Westbank Water Service Area and the Lakeview Heights Water Service Area) draw water from a collection of upland watersheds. These service areas supply the majority of residential, commercial and agricultural water for irrigation. On December 31, 2010, the District also assumed responsibility for these two water utilities.

The Westbank Irrigation District was established in 1922 and derives its supply of domestic and irrigation water from the Powers Creek Watershed. The water system includes six upland storage reservoirs: Lambly, Jackpine, Horseshoe, Paynter, Dobbin, and Tadpole Lakes. Some water is also diverted to the storage reservoirs from the Lambly Creek and Nicola River watersheds. The Westbank Water Service Area serves approximately 385 hectares of farmland and 5,400 service connections and a population of about 13,000 people.

All users within the Westbank Water Service Area are supplied with treated water from the Powers Creek Water Treatment Plant. Since 2007, this \$18.8 million facility, paid for by the users, has been delivering safe, clean water that meets or exceeds all federal and provincial water safety and quality objectives. The In-Filter Dissolved Air Flotation process, coupled with ultraviolet and chlorine disinfection, produces safe water all year round. The former Westbank Irrigation District, in cooperation with the BC Ministry of Agriculture, established water irrigation levels for farming (24 inches during the irrigation season) and these levels have been supported (and complied with) by the agricultural community.

A capital works plan originally prepared by the former Westbank Irrigation District identified an option to supply agricultural land with untreated water. Alternatives for cost savings that may be equally attractive are increased efforts in conservation and other water-saving strategies such as drip irrigation.

The Lakeview Irrigation District was established in 1951. Its supply of domestic and irrigation water comes from the Lambly Creek watershed. The supply system consists of a diversion weir on Lambly Creek and a diversion pipeline leading to the reservoir behind the Rose Valley Dam. Additional storage is provided at Esperson Lake and Big Horn Dam. The distribution system feeds directly from the reservoir. Water treatment consists of aeration in the reservoir area immediately upstream of the distribution system intake and chlorination at the outlet from Rose Valley Dam.

The Lakeview Heights Water Service Area covers about 930 hectares, 226 of which are irrigated, and has an estimated 4,900 service connections servicing 11,000 users.

### **3.1.6 Main Enterprises**

The District of West Kelowna Community Profile, produced by Invest Kelowna, reports that the total agriculture and food processing labour force in 2006 was approximately 485. BC Stats estimated that the after-tax employment income associated with the agriculture and food processing sector was \$18.4 million or 3% of all personal income earned in West Kelowna in 2006. More recent data highlights eleven companies in 2010 with business licenses in West Kelowna that are involved in food and beverage processing including four wineries, five bakeries and speciality food manufacturers, and two on-premises breweries catering to local residents. The business licenses also identified five operators

involved in horse boarding and riding. The largest employers in the agriculture sector locally include Byland Garden Centre and Mission Hills Winery<sup>11</sup>.

Agricultural operations within the ALR land are generally pasture and forage, tree fruits, vineyards and wineries, nurseries, and to a modest extent, livestock. The major tree fruits in the District (apples, cherries, pears, and plums) are grown on about the same number of hectares as for pasture and forage (130 hectares). Further growing of vegetables and other ground crops, berries, and a variety of soft fruits are also grown locally.

The District is home to one of BC's largest nurseries. District nurseries produce trees and ornamental shrubs on 29 parcels totalling approximately 100 hectares (247 acres). In addition, there are commercial greenhouses on at least four parcels. According to the 2006 Census of Agriculture, there were five greenhouse operations in Central Okanagan J (from which the District of West Kelowna was formed) with 2,360 m<sup>2</sup> (25,405 ft<sup>2</sup>) under glass.

## 3.2 RELATED PLANS AND PROCESSES

### 3.2.1 Official Community Plan

The District of West Kelowna Official Community Plan identifies as one of its guiding principles, "protect and enhance agriculture."

The Agricultural Precinct, Agricultural Land Use Designation, and Food Security sections address several priorities within the District of West Kelowna's Official Community Plan. In addition to supporting the protection of agriculturally productive land and its associated aesthetic values, and defining qualities of local identity, the OCP policies focus on increasing the economic viability of local agriculture by strengthening agricultural practices, supporting local food systems, and expanding local markets and agritourism. The OCP also mandates the development of additional tools for the preservation and enhancement of local agriculture, such as

- Support for an agricultural plan and edge design practices
- Agricultural education and outreach
- Recognizing agricultural precincts
- Reinforcing a culture of agriculture through festivals, community gardens and other initiatives that support local agriculture.

### 3.2.2 Council Strategic Priorities

As part of Strategic Priority 1: Economic Development, the District has identified the Agricultural Plan as a number 2 priority for 2011. Objectives that relate to agriculture contained within this priority include:

- Enhance agriculture
- Enhance tourism
- Provide a diverse tax base and supportive climate for business and industry
- Ensure that taxation levels foster continued development in the community.

---

<sup>11</sup> Central Okanagan Economic Development Commission, *District of West Kelowna 2010 Community Profile*, July 2010.

### **3.2.3 Zoning Bylaw No. 871**

The District of West Kelowna Zoning Bylaw No. 871 includes sections relevant to agriculture. Buffering requirements for non-agricultural zones adjacent to the Agricultural Land Reserve are positive for agriculture as the buffering is required on the non-agricultural side. The zoning bylaw may impact on-farm processing as the definition of agriculture does not include product preparation or processing. Currently, the zoning bylaw does not address the size and siting of a farm house, which some other BC jurisdictions are now addressing through a "home plate" bylaw.

### **3.2.4 District of West Kelowna Soil Removal Bylaw No. 0109**

This local Bylaw (currently in Draft stage) provides the District of West Kelowna with the authority to appropriately regulate the removal and deposit of soils within the District to the benefit of the community, including the collection of appropriate permit fees to cover the costs of the administration process, and require security deposits to help cover costs to repair any damage to municipal roads, or other related infrastructure. The Soil Removal and Deposit Bylaw contains regulation pertaining to:

- Storm-water management
- Erosion Control
- Dust Control
- Noise Control
- Wildlife and Tree Protection
- Vehicle and Public Safety on municipal roads
- Property Reclamation Planning
- Approval from other Agencies (as required).

### **3.2.5 Westbank Centre Plan**

The areas surrounding the Westbank Centre study area contains a significant amount of agriculturally viable land, the urban/agricultural interface is both a challenge and an opportunity. The ALR and other agricultural lands in the area are viewed as an opportunity, not a constraint, and exclusion applications are not to be considered as part of the Westbank Centre Plan.

Agriculture forms part of Westbank's unique character and heritage, and can help create economic development opportunities. The Westbank Centre Revitalization Plan will identify agricultural opportunities that will enhance the vitality and sense of place of Westbank. This may include aesthetic, visual, and heritage considerations, agritourism opportunities, and farmers' markets as selling features and tourist attractions.

### **3.2.6 Waterfront Plan**

The District of West Kelowna waterfront area contains a significant amount of agriculturally viable land, much of which is protected by the Agricultural Land Reserve. The areas of urban/agricultural interface are both a challenge and an opportunity to be addressed through this plan. Agricultural opportunities that would enhance the vitality of the waterfront will be celebrated, as agriculture is a valued amenity to this community, and agri-business and preservation of agricultural heritage will be valued components.

### 3.3 NATIONAL, PROVINCIAL AND REGIONAL POLICY CONTEXT

The District of West Kelowna Agricultural Plan is expected to be consistent with the legislation currently in place. The following summary of relevant legislation provides parameters for the Agricultural Plan.

#### 3.3.1 National Agricultural Policy Framework

*Growing Forward*, the most recent national agricultural policy agreement, lays the groundwork for coordinated federal-provincial-territorial action over five years (2008 to 2012) to help the agricultural sector become more prosperous, competitive, and innovative.

The *Growing Forward* agreement includes this vision for the future of agriculture in Canada:

*Our common vision is for a profitable and innovative agriculture, agri-food and agri-based products industry that seizes opportunities in responding to market demands and contributes to the health and well-being of Canadians.*

Talks are underway for the next agreement to take effect in 2013. Expected areas of emphasis are:

- Investments in innovation
- Environmental sustainability
- Creating new markets to improve profitability for farmers
- Traceability – being able to track or recall products quickly and easily during crisis
- Food safety
- Market access
- Focus on young and new farmers.

#### 3.3.2 Provincial Agricultural Regulation

In 2008, the then BC Ministry of Agriculture and Lands released *Growing a Healthy Future for B.C. Families*, a new Agriculture Plan for the province. The Agriculture Plan contains 23 strategies within five overarching themes. The five themes are:

1. Producing local food in a changing world
2. Meeting environmental and climate challenges
3. Building innovative and profitable family farm businesses
4. Building First Nations agricultural capacity
5. Bridging the urban/agriculture divide.

On a more local level, the BC Ministry of Agriculture has an office in Kelowna where it provides a range of programs and services to area farmers. BCMA staff provides expertise in agricultural renewal, strengthening farming, various land planning initiatives, and production insurance. Ministry staff are advocates for agriculture and for individual farmers. BCMA staff liaises with other provincial and federal government staff on health and quarantine issues, slaughter waste regulation, and meat inspection. Staff monitor application of the various pieces of provincial legislation that impact on farming such as

the *Farm Practices Protection Act* and other acts affecting farming in BC. They also support farmers with various funding assistance programs.

The Sustainable Agriculture Management Branch (formerly the Resource Management Branch), within the Ministry of Agriculture, identifies and promotes agriculture and food production systems that are environmentally sustainable by incorporating the best management practices to protect air, soil and water quality. The Branch also monitors environmental indicators to anticipate and respond to future threats to the environment from current agriculture practices and threats to agriculture from environmental and climate changes. The Sustainable Agriculture Management Branch is divided into four key program areas, including strengthening farming, resource management, environmental programs and initiatives, and waste management/emergency preparedness.

Further programs offered to the Agri-business sector by the Ministry of Agriculture include those of risk management programming, production insurance, crop insurance, entomology and pathology.

### 3.3.3 Agricultural Land Commission Act

In 1973, the provincial government approved the *Agricultural Land Commission Act* that established a special land use zone, the Agricultural Land Reserve, to protect land with agricultural potential in the province. The ALR encompasses approximately five percent of the province and about nine percent of the land base of the District of West Kelowna.

The *Agricultural Land Commission Act* is implemented through regulations and activities of the Agricultural Land Commission (ALC): an independent provincial agency. There are uniformed ALC enforcement officers in place in BC. The *Agricultural Land Commission Act* takes precedence over, but does not replace other legislation and bylaws that may apply to the land. Local and regional governments, as well as other provincial agencies, are expected to plan in accordance with the provincial policy of preserving agricultural land and ensure that bylaws are consistent with the *Agricultural Land Commission Act*.

Agriculture is expected to be the priority use within the ALR. Farming is encouraged and non-agricultural uses are controlled. There are specific requirements for soil removal and placement of fill for example. The regulations also define procedures for submitting applications for inclusion and removal of land from the ALR and they identify filing requirements and the respective roles of local governments and the Agricultural Land Commission. Land in the ALR is subject to provincial regulation whether private or Crown.

In addition to the *Agricultural Land Commission Act*, the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, identifies farm activities and other non-farm uses permitted in the ALR, notification requirements for soil removal and placement of fill, procedures for submitting applications and identifies filing requirements.

### 3.3.4 Farm Practices Protection Act

The *Farm Practices Protection Act* applies to farmers who operate in the Agricultural Land Reserve or in other areas where farming is permitted by local zoning bylaws. When farmers operate using “normal

farm practices,” the Act provides protection against nuisance actions, court injunctions, or specific nuisance bylaws affecting farms.

The *Farm Practices Protection Act* established the Farm Industry Review Board, made up of members from the farm community, as the tribunal that considers complaints from persons aggrieved by odour, noise, dust, or other disturbances resulting from farm operations, and encourages settlement of the complaints.

### **3.3.5 Livestock Act**

The *Livestock Act* permits establishment of livestock districts where, with minor exceptions, livestock may run at large within the boundaries of the District, and permits the establishment of pound districts to allow keepers, peace officers and others to capture of animals at large within a specified area. The Act also allows for the sale of unclaimed impounded animals and the reimbursement of the keeper. Finally the Act permits the establishment of Bull Control areas, which under the direction of a Bull Control Committee determine the number, breed, breeding, quality and age of bulls allowed to run at large within the area.

### **3.3.6 Trespass Act**

The *Trespass Act* provides for penalties for persons trespassing on enclosed land. The Act defines "enclosed land" and "lawful fence" and places the onus on the owner of the land to ensure fencing is in place and legible and visible signs are posted to prohibit trespassing on the owner's land.

### **3.3.7 Land Title Act**

The *Land Title Act* gives the approving officer of the District the power to assess potential impacts of proposed subdivisions on farmland. Before subdivision approval is given, the approving officer may require adequate buffering of farmland from the subdivision, or the removal of unnecessary roads directed to the Agricultural Land Reserve, to ensure no unreasonable interference with farm operations.

Recent amendments to the *Land Title Act* encourage the long-term leasing of agricultural lands by farmers who are now able to separate the home site from the rest of the land to be leased for farming.

### **3.3.8 Local Government Act**

The *Local Government Act* provides the legislative framework for local governments so it may represent the interests of its constituents. Under the Act, certain provisions address agriculture, such as those covering community planning, zoning, nuisance regulations, the removal and deposit of soil, weed and pest control, and water use and drainage.

Particular sections of the Act address planning for agriculture. Under Section 878 of the Act, there may be policy statements in a community's Official Community Plan that respect the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use. In addition, the Act requires the OCP of a municipality, when land impacted is in the Agricultural Land Reserve, to be referred to the Agricultural Land Commission for comment prior to adoption. Land use bylaws adopted by a local government are expected to recognize specific planning standards for

agricultural operations. *The Local Government Act* does provide for the creation of “farm bylaws” in a municipality that may provide planning standards for agricultural operations. However, when a farm bylaw is created it must not prohibit or restrict farm use of land in farming areas, consistent with the *Farm Practices Protection Act*.

### 3.3.9 Community Charter

The *Community Charter*, adopted in 2004, gives fundamental powers to municipalities that replace provisions in the *Local Government Act* and will require consequential amendments to the *Local Government Act*. The Charter was created to address municipal concerns about:

- Their legislative authority to fulfill areas of responsibility
- The adequacy of resources to manage those responsibilities
- Existing requirements for provincial approval.

The stated purposes of the Charter are to provide municipalities and their councils with:

- A legal framework for the powers, duties and functions that is necessary to fulfill their purposes
- The authority and discretion to address existing and future community needs
- The flexibility to determine the public interest of their communities and to respond to the different needs and changing circumstances of their communities.

The three principles promoted in the legislation are:

1. Broader powers for local government, including title to roads and local parks
2. Stronger and clearer recognition of the relative jurisdictions of the Province and municipalities, including commitment from the province not to download new programs on local governments
3. “Improved public participation” includes provisions for individuals to file “counter petitions” regarding local government decisions and, with the support of 5% of the electors, to force the issue to referendum.

From a regulatory perspective, a council may establish a standard, code or rule by adopting a provincial, national or international body or standards association. Clearer authority is given to council under the Charter, which may, by bylaw, regulate, prohibit and impose requirements regarding:

- The health, safety or protection of persons or property
- The protection and enhancement of the well-being of its community in relation to the matters referred to in section 64 [nuisances, disturbances and other objectionable situations]
- Public health
- Protection of the natural environment
- Animals
- Buildings and other structures, and
- The removal of soil and the deposit of soil or material.

Under the Charter, municipalities may be able to introduce restrictions on farming activities if such operations can be shown to affect public health and well-being of the local community.

### 3.3.10 Farm Property Tax Assessment Review

In July 2009, the provincial government released a comprehensive review of British Columbia's farm status assessment policy. The purpose of the review, conducted by the Farm Assessment Review Panel, was to ensure the property assessment system was fair, equitable and supports farming in BC with clear, simple and straightforward regulations and policies. Key recommendations in the review include:

- Lower the income thresholds for farm tax status on small farms
- Use income tax return information for farm income reporting to income
- Remove split classification on actively farmed property in the ALR
- Provide ability to avoid split classification on farm properties not in the ALR if farming income thresholds are met
- Adjust the length of start-up period, relative to commodity produced, so as to provide farm status in the period when farm practices are being undertaken to bring the farm into production
- Allow retired farmers to retain farm status on their residences where the farm continues to be farmed, until sale or change of use
- Exempt a greater portion of the value of farm improvements from municipal taxation.
- Select responses to the Review findings have suggested that farm tax assessment status may not be that significant a factor in encouraging designated farmland to be actively farmed, especially in areas where property demand for residential purposes is high.

### 3.3.11 BC Living Water Smart Plan

This provincial initiative establishes goals for water sustainability, including adapting to climate change and impact reduction on the environment. Rationing irrigation water to ranchers in the Interior in 2009 highlighted the need for agriculture to increase water stewardship and to plan for conservation and drought. A major priority issue in the Plan is securing water supply for ALR lands, possibly introducing water reserves, increasing water licensing (including groundwater), and adoption of improved water use efficiency measures. Uptake of Best Management Practices incentives under the federal-provincial Environmental Farm Plan is helping to defray the costs of improving water use on farms.

In March 2010, the Ministry of Agriculture released its “Agriculture and BC Water Plan” document. The strategy is set to assist BC municipalities and regional districts in developing sustainable water strategies that plan for climate change, environmental protection, and agricultural irrigation needs.

### 3.3.12 BC Climate Action Plan

In 2008, the provincial government initiated its Climate Action Plan with the goal of reducing greenhouse gas emissions by 33% by 2020 and by 80% by 2050. Included in the strategy is a focus on seven sectors creating significant environmental impacts, one of which identifies agriculture. The objective for the agricultural sector is to “...work with the agricultural industry on strategies that may include digesters to capture methane from manure, improved fertilizer application, community biogas digestion/electricity generation projects, research on biomass fuel, green city farms and encouraging local purchase of agricultural products.”

There also appears to be intent to create sustainable market, environmental and regulatory conditions where agriculture can be promoted and enhanced. For example, two recent fact sheets explore the impact of climate change on agriculture and the potential for farm operators to sell offset projects on farmland that will result in emission reductions and carbon sequestration.

### **3.3.13 BC Meat Industry Enhancement Strategy**

The BC Meat Industry Enhancement Strategy was formed in 2004 with the goal to enhance the licensed meat processing capacity in British Columbia. It was developed in conjunction with Ministry of Agriculture, Food and Fisheries and the BC Food Processors Association. The goal of the Strategy is to be all encompassing in addressing multiple meat industry needs into one strategy.

The BC Meat Inspection Regulation came into force in September, 2007, after a three year transition period. The Regulation requires all meat for sale for human food in BC to come from a licensed slaughter facility and all licensed facilities must meet new requirements for handling waste and meat inspection. These requirements are significantly more stringent and more costly in terms of upgrades and new builds, with the result that some areas have lost access to slaughter services. A transition program, developed to assist meat processors to meet the new standards, expired in 2009.

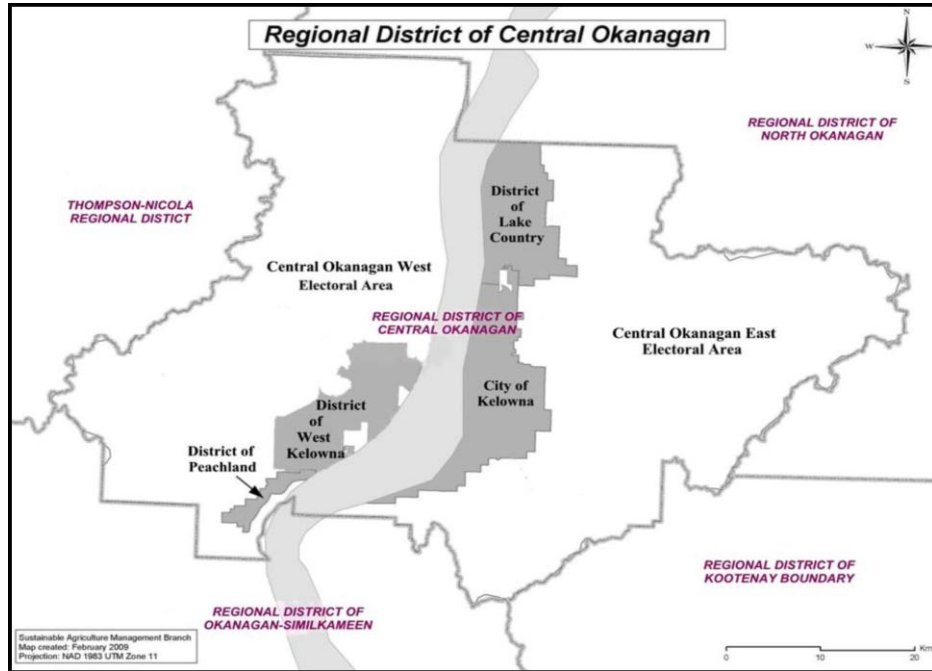
Two license categories have been proposed to assist small scale slaughter operations. A Class D Retail Sales license would allow on-farm slaughter of a larger number of animals (1-25 animal units) for direct sale to consumers, and retail sales to secondary food establishments (e.g., restaurants and meat shops) within the boundaries of the regional district where the meat was produced. A Class E Direct Sales license would allow on-farm slaughter of a small number of animals annually (1-10 animal units) for direct sales to local consumers in rural communities that cannot support a fully licensed facility. As part of the application process, Class D and E operators will be required to submit a food safety plan for approval, and complete food safety training.

### **3.3.14 The Regional District of Central Okanagan**

Created in 1967, the Regional District of Central Okanagan is the third largest Regional District in the province. As shown in Figure 3, it is made up of two unincorporated Electoral Areas and the four member municipalities of Kelowna, West Kelowna, Peachland, and Lake Country. The Regional District provides services such as recreation, park facilities, sewer, and garbage collection to the 10,000 homes and businesses located within the Electoral Areas. The Regional District is also responsible for a wide range of regional services such as 911 and recycling.

An agricultural plan was developed by the Regional District of Central Okanagan in 2005. It included the District of West Kelowna which was incorporated in 2007. The purpose of the 2005 plan was to enhance the viability of the agricultural sector, however subsequent to incorporation, and the multitude of planning exercises that are underway it is recognized that an Agricultural Plan specific to the District is a necessary planning tool that must reflect the goals and objectives of agriculture in the community.

**Figure 3. The Regional District of Central Okanagan**



Source: District of West Kelowna

### 3.3.15 RDCO Weed Control Bylaw

In partnership with the Provincial Weed Control Act and the Provincial Weed Control Regulation the RDCO Weed Control Bylaw requires that property owners prevent the growth of noxious weeds and tall grasses and provide for the cutting or destruction of noxious weeds and tall grasses.

### 3.3.16 RDCO Noxious Insect and Pest Infestation Control Bylaw

This Bylaw sets out the regulation for requiring the prevention and control of noxious or destructive insects and pests. It is worth noting that the Western Pine Beetle is not on the Noxious Insect list.

### 3.3.17 RDCO Animal Control Bylaw

The Bylaw sets out the regulations for keeping of pets, farmed fur-bearing animals, farmed game, game birds, birds, poultry, livestock, aviaries for tropical birds, and dog kennels. Dogs are regulated separately under the Dog Control Bylaw.

## 4 ENHANCEMENT OF AGRICULTURE

### 4.1 OVERVIEW

The purpose of the Agricultural Plan is to define the District's role with respect to agriculture and identify priority actions to support the viability of farming.

About 11% of the land base in the District of West Kelowna is A1-zoned land, most in the Agricultural Land Reserve. An additional 3,000 hectares of land are rurally zoned to accommodate some agriculture, so there is opportunity for additional economic development in the sector. An active agricultural industry can contribute to citizen food security and is an important economic contributor to the District.

When assessing the risks of doing business in agriculture instead of placing their energies and money elsewhere, farmers often review if there is land for expansion and an adequate supply of water available, primarily for irrigation. The Agricultural Plan identifies the need for the District to protect its existing agricultural land, to encourage agricultural development on other land zoned to accommodate agriculture, and to consider some commitment to farmers that they will receive sufficient supplies of water as required.

The District can also assist the industry by creating a supportive regulatory environment and encouraging the Business Development Officer and Agriculture Support Officer to further assist farmers with promotion of their products in the local marketplace, and implement other actions to support awareness and understanding of farming.

### 4.2 GUIDING PRINCIPLES OF THE PLAN

The Agricultural Plan was developed in the context of the following five guiding principles. The guiding principles were based on the original terms of reference prepared for the project. Guiding principles for the Agricultural Plan are to:

1. Provide policies that preserve, protect and enhance agriculture
2. Provide a framework and policy direction to ensure agriculture's place in the community is recognized and supported in bylaws and policies
3. Define the District's role with respect to agriculture
4. Identify priority actions to support the viability of farming
5. Ensure a process that is driven by the community.

### 4.3 VISION AND GOALS

The vision for the enhancement of agriculture in the District of West Kelowna was developed initially in a visioning workshop involving members of the farm community and District staff. The vision was further refined in consultation with the Agricultural Advisory Committee and the community.

***Recognizing the District's agricultural heritage, the economic value of the industry, and the enhancement to quality of life, the District of West Kelowna will encourage and promote agriculture while fostering diversity, expansion, conservation and sensitivity for the environment.***

Three goals were developed:

1. Expand community knowledge and understanding of agriculture
2. Pursue diversification and expansion of the agricultural industry
3. Create a viable and sustainable community by encouraging conservation and environmentally sound practices.

The final outcome of the development of a vision and goals was the identification of three strategies and 24 recommendations.



## **4.4 STRATEGY ONE – EDUCATION AND PROMOTION**

---

A general knowledge of where food comes from, an understanding of the District’s rich agricultural heritage, and acknowledgement of the constraints faced by the average farmer can help promote a culture that values food. The purpose of this strategy is to expand community knowledge and understanding of agriculture and strengthen the positive public identity of the agricultural industry.

#### 4.4.1 Recommendation 1: Knowledge of Normal Farm Practices

---

Those who are not farming may be unaware of the pressures on farmers trying to make a living on their land. Members of the non-farm community may question some farm practices which are perceived to negatively impact their residential lifestyle.

##### **Rationale**

“Normal farm practices”<sup>12</sup> are protected under the *Farm Practices Protection Act* but they may occasionally interfere with the life styles of the non-farm community. Examples of such interferences include the spraying of crops and noise and dust resulting from operating farm equipment and trucks.

The District website may be a useful communication tool to inform citizens about farm practices occurring on farms in the District. Using other appropriate websites and other forms of media within the District can extend the range of people aware of normal farm practices occurring on District farms.

Recent land purchasers who buy land adjacent to active farm operations may be advised of farm practices that may cause noise, odour, or other unexpected inconveniences using a covenant registered on residential and commercial properties using Section 219 of the *Land Title Act*.

##### **Objective**

To inform the citizens of West Kelowna about normal farm practices on area farm operations and reduce urban/agricultural conflicts.

##### **Policy**

1. The District of West Kelowna encourages knowledge of “normal farm practices” for District citizens.

##### **Actions**

- ✓ The District work with the Agricultural Advisory Committee to prepare appropriate information pieces that highlight normal farm practice in the District.
- ✓ The District supports use of their website by creating a sub-area for agriculture under the “our community” button and provides information about normal farm practices and other farming activities occurring, or likely to occur, in the District.
- ✓ The District works with the Agriculture Support Officer to approve the linkage of this website information to other appropriate websites in the District such as the one operated by the Westbank and District Chamber of Commerce.

---

<sup>12</sup> A "normal farm practice" is defined as an activity "that is conducted by a farm business in a manner consistent with proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances and includes a practice that makes use of innovative technology."

#### 4.4.2 Recommendation 2: Farmer/Non-farmer Conflict

---

Occasionally there may be conflict between farmers and neighbours or members of the general public who may be concerned with farm practices occurring on area farms. As identified in Recommendation 1 above, if a farm practice is considered to be consistent with “normal farm practices”, the farmer may continue the practice and is protected in doing so under the terms of the *Provincial Farm Practices Protection Act*.

##### **Rationale**

Despite the protection of the *Farm Practices Protection Act*, farmers do not want to be in conflict with their neighbours. Many farmers seek to establish good relationships with their neighbours by informing them when crop spraying may occur or ensuring minimum heavy equipment traffic during dusty periods.

Moving farm equipment safely from farm to farm is the responsibility of the farmer. Even though farm equipment may not be licensed (it must be appropriately insured and must have appropriate lighting, braking and steering to meet safety standards), farmers are allowed to move this equipment to other farms. Appropriate signage in farming areas may help farmers to move equipment safely.

It is important for the District of West Kelowna to foster community goodwill and encourage positive relationships among all citizens. Strained relationships between farmers and non-farmers may undermine community building efforts. Those living adjacent to active farms should seek appropriate information from farmers and should address their concerns directly to the farmers. Residential property owners can ensure they avoid unlawful trespass on neighbouring farms.

The District has adopted the “Good Neighbour” Bylaw No. 0071, 2009. The purpose of the bylaw is to protect the quality of life for District citizens and promote civic responsibility and encourage positive interactions among neighbours.

##### **Objective**

To reduce conflict situations that may occur between farmers and the non-farming public.

##### **Policies**

1. The District of West Kelowna encourages positive relationships among all West Kelowna residents.
2. The District of West Kelowna supports farmers who are undertaking farm practices consistent with BC Ministry of Agriculture approved best management practices and supported by the Farm Industry Review Board under the *Farm Practices Protection Act* and who have made reasonable efforts to ensure their neighbors’ concerns, that may be related to those practices, have been addressed.

## Actions

- ✓ The District, in cooperation with the BC Ministry of Agriculture and the farm community, considers developing a “good neighbour” agricultural policy to encourage farmers, non-farming neighbours, and the general public to deal with issues of conflict in the spirit of being good neighbours.

Farmers will be encouraged to:

- Get to know their neighbours and share information about their farm practices
- Support neighbourhood practices that enhance quality of life
- Protect the area environment with sensitive farm practices
- Reduce dust and odour where reasonable to do so
- Consider visual screening or hedging where practical and where it does not interfere with farming operations
- Be mindful of faster moving traffic when travelling District roads with large farm equipment and tractors
- Make efforts to limit mud and other debris on District roadways
- Maintain clean and tidy farm sites.

Neighbours will be encouraged to:

- Understand and appreciate “normal farm practices” and best management practices
  - Prevent the development and spread of established and new invasive alien plants, plant pests and diseases harmful to local food and horticultural crop production
  - Support farmers’ needs to operate their farms in a profitable manner
  - Appreciate the contributions of area farms to local food supplies and food security
  - Eliminate unauthorized trespass
  - Report observed incidences of vandalism and theft
  - Share the roads with farm equipment and other vehicles accessing area farms.
- ✓ The District considers developing a development permit area for the protection of farming under Section 919.1 of the *Local Government Act*. This may establish objectives for the form and character of adjacent residential development and may also protect farming.
  - ✓ The District considers placing appropriate signage in farming areas to warn drivers about slower moving farm equipment and to indicate that drivers should yield to farm vehicles.

### 4.4.3 Recommendation 3: Community Gardens and Gardens for Seniors

---

The District would like to encourage more community gardens and gardens for seniors and other ways to stimulate small scale food production and knowledge of agriculture.

#### **Rationale**

Community gardens contribute to local fresh food production and they offer an opportunity for urban residents to learn more about agriculture.

Community gardens are becoming more popular as they create healthier and more sustainable communities. The long-term success of community gardens requires commitment from both the local government and from community organizations. Public consultation through various Master Planning initiatives has demonstrated support for increasing community garden sites in the District. Currently the District has two Community Garden locations, each of which is operated by Community Garden Societies, with a third location expected to be completed in 2011.

The Parks and Recreation Master Plan recommends at least one community garden in each neighbourhood. Although many community gardens provide recreation, they also contribute to local fresh food production and offer urban residents an opportunity to learn more about agriculture or experience the pleasure of growing their own food.

Small plot intensive farming (SPIN farming) is being practiced in other jurisdictions and is recognized as a way to utilize smaller parcels and contribute to community food production. Roof top gardens may be another way to produce food and provide environmental benefits while doing so.

#### **Objective**

To encourage small scale food production and knowledge of agriculture among the citizens of West Kelowna.

#### **Policies**

1. The District of West Kelowna encourages community gardens in appropriate locations in the District.
2. The District of West Kelowna encourages the development of community gardens in all commercial and residential zones and in public places (parks, rights-of-way, utility corridors and other appropriate areas).
3. The District of West Kelowna promotes tidy and attractive community gardens in highly visible, public or semi-private spaces and ensures they are highly accessible.
4. The District of West Kelowna encourages the inclusion of community gardening plots in all multi-unit residential projects as a means to increase food growing opportunities and to provide knowledge of agriculture among the citizens of the District.

5. The District of West Kelowna requires the commitment of a local Community Garden Society or strata for each garden area to ensure it is managed and maintained and to support funding required for development and maintenance and involves existing Community Garden Societies in the planning, development, funding and management of gardens in the District.
6. The District of West Kelowna recognizes the importance of community gardens being within walking distance from higher density residential land uses or places where people do not have private garden space. The District may consider:
  - Compatible uses such as nearby public recreation, educational institutions, and commercial uses
  - Transportation to the site facilitated by trails, public transportation, and vehicle transportation.

**Action**

- ✓ The District continues to provide courses on garden planning/small scale food production that could be used to encourage community gardeners.

#### 4.4.4 Recommendation 4: Agricultural Heritage Sites

---

The District of West Kelowna has an agricultural heritage that can help provide community continuity and identity.

##### **Rationale**

Enhancing tourism is a District strategic priority to which the use of heritage sites in the District may contribute. Heritage recognition and conservation is about the management of a community's past for future generations and the process of deciding how to manage that inheritance.

West Kelowna's rich agricultural heritage within the District provides a tangible link to the community's past and may provide local tourism opportunities.

Heritage conservation projects may increase property values and economic activity in surrounding areas.<sup>13</sup> Many municipalities in B.C. also offer financial incentives to property owners that own heritage buildings such as housing grants to facilitate restoration activities, or tax exemptions.

The *Local Government Act* enables a municipality to undertake different types of heritage conservation initiatives, ranging from heritage recognition which entails the placement of a plaque on the property, to the development of a Community Heritage Register, which enables a local government to monitor changes to heritage buildings through its permitted process.

The first settlers in the District of West Kelowna were farmers. The Gellatly Nut Farm, part of Central Okanagan's Regional Park system, and the Allison Farm House (currently Quails Gate Winery retail store) are both agricultural heritage sites. The Gellatly Nut Farm hosts many activities during the year, including the Farm Harvest Festival. The District's Official Community Plan contains heritage and archaeological policies in Section 3.8.2, to complement the Policies and Actions in this Agricultural Plan.

##### **Objective**

To recognize agricultural heritage in the District and to encourage tourism from agricultural heritage features.

##### **Policies**

1. The District of West Kelowna encourages public awareness, understanding and appreciation of West Kelowna's agricultural history through promotional and educational materials such as interpretive signage and brochures.
2. The District of West Kelowna considers the establishment of a Community Heritage Register to identify agricultural heritage assets and incorporate them into the District's development approval process in alignment with the development of a heritage strategy.

---

<sup>13</sup> Presentation by the Heritage Branch of the Ministry of Tourism, Sport and the Arts, 2008.

3. The District of West Kelowna supports its agricultural heritage as an integral part of community building and will recognize and promote agricultural heritage features and historically significant farm properties wherever possible and reasonable.
4. The District of West Kelowna encourages the continued growth and development of the Westbank Museum.

**Actions**

- ✓ The District considers providing heritage plaques at the Gellatly Nut Farm and the Allison Farm House, and other identified locations throughout the community.
- ✓ The District considers as part of a future signage strategy the design and installation of Agricultural Heritage signage.
- ✓ Elicit feedback from the community and prepare a heritage inventory to identify other dwellings and agricultural buildings associated with the District of West Kelowna's early farm pioneers.
- ✓ The District includes its agricultural heritage in the ongoing tourism strategy.

#### 4.4.5 Recommendation 5: Agriculture Week

---

The District may recognize the importance of agriculture by encouraging a community-wide Agriculture Week.

##### **Rationale**

An Agriculture Week will focus attention on the agricultural industry and contribute to a community with “knowledge and understanding of agriculture.” An Agriculture Week may also attract tourists to the community.

##### **Objective**

To further create a community with knowledge and understanding of agriculture and to promote tourism in the District.

##### **Policy**

1. The District of West Kelowna promotes the recognition of its agricultural industry through an annual Agriculture Week.

##### **Actions**

- ✓ The District partners with other organizations and the Agricultural Advisory Committee to celebrate an Agriculture Week in the District of West Kelowna at an appropriate time in the year to maximize awareness of agriculture in the District.
- ✓ The District considers incorporating Agriculture Week as part of its strategy for increasing tourism in the District.
- ✓ The District encourages the agricultural industry to hold “open houses” on area farms and other activities to increase public awareness and understanding of agriculture. Other events that could become part of Agriculture Week are:
  - Farm tours
  - A farm and/or music festival
  - Selected awards such as “best wine”, “best new farm product” or “most innovative young farmer”
  - A Farmers’ Market or street market.

#### 4.4.6 Recommendation 6: The Economic Impact of Agriculture

---

Less than two percent of the Canadian population lives on farms and, using the BC Ministry of Agriculture’s estimate of an average three persons per farm, the West Kelowna farm population is less than one percent of the total. Although farmers are few in the general population, they operate approximately 11% of the total District land base.

##### **Rationale**

Because agricultural land is often under pressure for other uses, it is important for people to understand the economic value of having a local agricultural industry.

Studies completed in Pitt Meadows and Abbotsford shed some light on the financial contribution of farming to a local community.<sup>14</sup> The studies found that business was the major generator of tax revenue and residential was the biggest user of those funds. Agriculture was second to business in terms of net tax to the municipality and was ahead of the industrial sector in terms of net tax contribution.

##### **Objective**

To increase the knowledge of citizens with respect to the financial contribution of agriculture to the economy of the District and to provide further support and development for the local agricultural industry.

##### **Policy**

1. The District of West Kelowna recognizes the economic development assets of the region consistent with the economic development strategic priority of the District.

##### **Actions**

- ✓ The District undertakes a study to determine the economic impact of agriculture based on other similar economic impact studies conducted in the province.
- ✓ The District, in cooperation with the Agricultural Advisory Committee and the BC Ministry of Agriculture, considers developing a study of the impact of farm taxation on the District economy.

---

<sup>14</sup> BC Ministry of Agriculture and Lands, Resource Management Branch. *Direct Financial Contribution of Farming Areas to Local Governments in British Columbia: A Pilot Project in Pitt Meadows and Abbotsford*, October, 2005.

#### 4.4.7 Recommendation 7: The Agricultural Advisory Committee

---

Established in 2009, the seven-member Agricultural Advisory Committee provides technical advice to staff and Council regarding agriculture. Meetings are governed by the District’s Procedure Bylaw.

##### **Rationale**

District operating policies and procedures, often involving engineering or business development, can have an impact on agricultural operations and a greater understanding of agriculture may benefit all Departments. The AAC’s mandate includes advising Council on “matters relating to agriculture and agri-business” and acting “as a liaison between Council and the agri-business community.” Regular reporting on the state of agriculture will contribute to education and promotion of agriculture in the District.

##### **Objective**

To provide current information and technical advice about agriculture to Council, staff, and the public.

##### **Policy**

1. The District continues to support the AAC who provide advice on land use and economic development as related to agriculture and agri-business and to liaise between Council and the agri-business community.

##### **Actions**

- ✓ The Terms of Reference and the role of the AAC be reviewed and amended where required upon completion of this plan to incorporate the suggested new roles for the AAC outlined in this plan.
- ✓ The AAC receive some annual capital budget to support selected reasonable projects for agriculture such as the annual report below.
- ✓ The District requests the AAC to provide an annual report to Council concerning the state of agriculture in the District of West Kelowna. The report may include:
  - Changes in the number of farms and amount of land being farmed
  - Activities and practices of existing farm businesses
  - Changes noted in marketing agricultural products
  - Observations related to diversification or processing on area farms
  - Extent of agritourism or culinary tourism
  - Number of applications for land adjustments or land removal from the ALR
  - Observations on beginning or new farmers in the District
  - Training and education opportunities for area farmers
  - Media coverage of area farms
  - Number and type of public complaints about farm practices
  - Changes in use of RU land for agriculture.
- ✓ The AAC, when developing its meeting agendas, encourages input from all District departments.



## **4.5 STRATEGY TWO – DIVERSITY AND EXPANSION**

---

A resilient and profitable agricultural sector will contribute to the economic success of the District of West Kelowna. The purpose of this strategy is to encourage diversification and expansion of the agricultural industry. The strategy will identify what the District can do to assist and encourage farmers to manage profitable farm operations, either through expansion or diversification.

### 4.5.1 Recommendation 8: Encouraging More Intensive Forms of Agriculture

---

To support economic development, increase local fresh food production, and contribute to area tourism, the District would like to encourage intensive agricultural production on appropriate agriculturally-zoned land.

Encouraging more intensive forms of agriculture generally refers to agricultural production where farmers work full-time and there are high inputs of capital, labour, and technology to produce agricultural products or services in a commercially viable manner. Intensive agricultural use is specifically defined by the District in its Zoning Bylaw to include “the confinement of poultry, livestock or fur-bearing animals where more than 10 agricultural units are located within a confined livestock area, building or structure and the growing of mushrooms, where composting is part of the operation”<sup>15</sup>, however the intent here is to encourage increased agricultural production of all forms on West Kelowna farms.

#### Rationale

The District has considerable agricultural land within its boundaries, most of it contained within the Agricultural Land Reserve. Water is an essential input for agriculture and the need for a consistent and reliable water source was the impetus for the early development of water irrigation districts. The District has five water service areas and two of these, Westbank and Lakeview Heights, provide water through irrigation in sufficient renewable quantities to support additional agricultural development, provided periods of sustained drought do not occur. Sunnyside and Pritchard water service areas provide irrigation water but rely on Okanagan Lake to do so. There are concerns about the capacity of Okanagan Lake to support more irrigation for agricultural use. According to the Okanagan Water Supply and Demand Project, should drought conditions occur (three years of reduced water consecutively), it will become more difficult to maintain current Okanagan Lake levels.

About 75% of the District’s land zoned A1 is located in the two water service areas of Westbank and Lakeview Heights, as are significant amounts of land zoned RU1, 2, 3, 4, or 6, all zones accommodating some form of agriculture.

The RU zones 1 and 2 will currently accommodate intensive agriculture. For various reasons, including unacceptable soil structure or topography, agricultural production may not be feasible on much of the land zoned to accommodate agriculture. Alternatively, some parcels that do not lie within the Agricultural Land Reserve may be suitable for agriculture but not generally considered for that use. The District may wish to develop strategies to encourage agriculture on suitable lands not currently zoned for agriculture.

Currently, the District has, within Zoning Bylaw No. 871, a definition for intensive agriculture containing some agricultural uses that could be unpopular with adjacent residents if not planned properly, such as mushroom composting or intensive livestock uses. Although these uses are unlikely to occur, the provincial *Farm Practices Protection Act* would protect farmers wishing to undertake such businesses.

When Farm Bylaws are introduced they could limit, or restrict, the development of farm businesses that may lead to complaints from other residents in the District. Section 917 of the *Local Government Act*

---

<sup>15</sup> Regional District of Central Okanagan, Zoning Bylaw No. 871, Section 15.

allows municipalities to develop farm bylaws to regulate farm operations but may limit innovative farm practices.

Farm bylaws, however, are often difficult for local governments to introduce as they are controversial and reaching consensus is normally time-consuming and expensive. Also, when a farm bylaw is introduced it can only be adopted with the prior approval of the Minister of Agriculture. If a Farm Bylaw is adopted, all future municipal land use bylaws that may impact agriculture must also be approved by the Minister of Agriculture, adding complexity and time to the bylaw adoption process.

In the District, some land that is zoned RU is also located in the Agricultural Land Reserve. In Westbank, for example, there are 95 hectares (234 acres) of RU2-zoned land and about 8 hectares (20 acres) are included in the Agricultural Land Reserve. Transitioning the remaining 87 hectares into the ALR could benefit landowners by assisting with provincial protection and implementation of agriculturally-related bylaws and acts, reducing controversy around farm practices and providing longer term land security for farmers.

The District recognizes the importance of appropriate development cost charges for additional buildings erected on agricultural land as part of intensive agriculture and economic development. More local sales of agricultural products or services may create more pressure on local service infrastructure. It is reasonable that a building erected on agricultural land for the purpose of retailing agricultural products from the farm should have appropriate development cost charges applied to it as the intent of the building is to retail farm products. For example, attracting retail or commercial sales are expected to cause more traffic on area roads, and other District services may be impacted. Similarly, a farmer who erects another barn or storage shed on agricultural land may also be contributing to increased use of road infrastructure or other District services, often through the increased use of heavy farm equipment or larger trucks coming to the farm.

Alternatively, and depending upon the circumstances related to the building and its use, there may be situations where construction on a farm site will not reasonably contribute to increased use of District infrastructure. Such may also be the case for other industrial buildings. The District does not wish to discourage development by imposing unreasonable development cost charges on buildings that do not impact on District infrastructure.

### **Objective**

To encourage additional intensive agricultural production in areas of the District where sufficient renewable water supplies are available and where land is included in the Agricultural Land Reserve.

### **Policies**

1. The District of West Kelowna supports intensive agricultural development within the Agricultural Land Reserve and on land meeting the following requirements:
  - Any land zoned to accommodate intensive agriculture,
  - Land where there is a reliable and renewable water source provided by Westbank or Lakeview Heights water service areas
  - The land in question is either currently included in, or added to, the Agricultural Land Reserve.

2. The District of West Kelowna supports adequate water for agricultural irrigation (24" water allocation within the irrigation season) for farms located in the Agricultural Land Reserve and on land appropriately zoned for intensive agriculture within the water service areas of Westbank and Lakeview Heights.
3. The District of West Kelowna, in consultation with the Agricultural Land Commission, may consider an ALR exclusion application when a related ALR inclusion application is also submitted and are consistent with the Agricultural Land Reserve Act. Application consideration of land taken out in cases where agricultural use is inappropriate, and/or land placed into the Agricultural Land Reserve, should result in no net loss of agricultural land and/or agricultural capability in the ALR within the District.

### **Actions**

- ✓ The District and the BC Assessment Authority identify selected parcels of land zoned A1, and contained within the water service areas of Westbank and Lakeview Heights, where agricultural use may be particularly appropriate and the District considers municipal tax options or other strategies to encourage commercially viable agriculture on those parcels.
- ✓ The District reviews land parcels zoned RU1 or 2, and contained within the water service areas of Lakeview Heights and Westbank, to identify those suited for intensive agricultural production and located in areas where agricultural production will not impact urban areas, a commitment to agriculture for at least 5 years is made by the land owner with willingness to move the land into the ALR and the agricultural use is consistent with the District's economic development strategy and considers municipal tax options and other strategies to encourage agriculture on those parcels.
- ✓ The District reviews land parcels within the water service areas of Westbank and Lakeview Heights and ensures, to the extent possible, that all land owners are aware of the advantages of having their agricultural land in the Agricultural Land Reserve if it is not already in the ALR.
- ✓ The District reviews its current Development Cost Charges Bylaw to address the impact of additional farm buildings or other industrial buildings on District infrastructure and establishes appropriate development cost charge rates.

## 4.5.2 Recommendation 9: Agriculture and Urban Growth

---

Where reasonable, agricultural land uses may be integrated with urban growth through the application of the principles of agricultural urbanism,<sup>16</sup> specifically on lands adjacent to and within urban areas. In selected cases, this approach may support efforts related to agritourism and culinary tourism. In its 2011 Strategic Priorities, Council identified the importance of fostering, "small, pedestrian-oriented commercial neighbourhood centres", and agriculture may be a contributor to this end.

### Rationale

The District has considerable land zoned to accommodate agriculture. The RU zones 1, 2, 3, 4 and 6 will all accommodate agriculture but only zones RU1 and 2 will accommodate intensive agriculture. There are approximately 3,000 hectares of RU1- and RU2- zoned land in the District.

Much of the land zoned to accommodate agriculture in the RU3, 4, and 6 zones (approximately 394 hectares) is located in the water service areas of Lakeview Heights and Westbank. Not all of the land zoned for agriculture can be easily used due to challenging topography.

There is land designed to accommodate agriculture in other areas of the District contained within the water service areas of Pritchard, Sunnyside and West Kelowna Estates/Rose Valley. The West Kelowna Estates/Rose Valley area has 450 hectares (1,112 acres) of RU1-zoned land, of which 64 hectares (158 acres) are included in the Agricultural Land Reserve. This area is relatively level, treed, and in a natural state ranging in elevation from about 600 to 640 meters. According to the Canada Land Inventory, the soil classification in that area is Class 3 and 6.

In Glenrosa, there are about 43 hectares (106 acres) of RU6-zoned land located north and south of Glenrosa Road. According to the Canada Land Inventory, the improved soil classification is Class 4. An additional 10 hectares (25 acres) immediately west of Turnbull Road have Class 4 and 5 soils and are also relatively flat.

The District may review its zoning bylaw, particularly RU1 and 2 zones, where intensive agriculture is permitted. If the District wishes to integrate agricultural operations with urban development, the presence of intensive agricultural operations, particularly livestock operations, or mushroom composting, may add unusual stress to the community. The District may also consider supporting Community Shared or Supported Agriculture programs where these approaches can encourage agricultural development.<sup>17</sup>

---

<sup>16</sup> Agricultural urbanism is a term designed to describe the integration of farming into an urban setting. Differing from urban agriculture that may just refer to growing food in an urban setting, agricultural urbanism often means clustering buildings and integrating agricultural operations with other aspects of the neighbourhood.

<sup>17</sup> Community Shared Agriculture (Community Supported Agriculture in the US) or CSA farms grow product locally for a local market. The consumers may own shares in the farm or may contribute financially in some way to share the risk of food production. There are more than 12,000 CSA operations in the U.S. and in 2010, two of the six regional finalists in Canada's Outstanding Young Farmer Program were CSA farmers. See *Canadian Farm Manager*, December 2010.

## **Objective**

To integrate agriculture and residential development which can assist in developing pedestrian-oriented communities and support additional agricultural endeavours.

## **Policies**

1. The District of West Kelowna supports secondary and tertiary activities that contribute to farming income (farmers markets, agritourism, secondary processing and others)
2. The District of West Kelowna continues to encourage community food access opportunities, new techniques for assimilating agriculture into the urban experience, the wholesaling and retailing of horticultural plants and related gardening items, and agritourism and on-farm product sales.
3. Working in consultation with land owners and the Ministry of Agriculture, the District of West Kelowna continues to encourage agricultural production on lands zoned to accommodate agriculture outside urban centres, while promoting Agricultural Urbanism philosophies only on lands zoned to accommodate agriculture adjacent to or within urban centres.

## **Actions**

- ✓ As proposed in the Westbank Centre Plan, the District develops plans for relevant land in the water service areas of Westbank and Lakeview Heights with the intent of encouraging agricultural development consistent with the principles of agricultural urbanism and creating pedestrian-oriented communities and additional access to locally grown food.
- ✓ The District, in collaboration with the Agricultural Land Commission and Ministry of Agriculture, considers amending Zoning Bylaw No. 871 "Rural" designations to consider how intensive agriculture may be carried out in RU1 and RU2 zoned areas adjacent to urban centres when located in the ALR.

### 4.5.3 Recommendation 10: “Agricultural Learning Centre”

---

The District of West Kelowna is strategically located, has productive farmland, and has areas available which are appropriate for educational services to farmers, planners, elected officials, and others interested in agriculture.

#### Rationale

A sustainable food system is enhanced by facilities for education for the farm community, public figures, and consumers of agricultural products.

A site within Westbank Centre has been identified for an Interior Health Authority facility. The land is within the Agricultural Land Reserve, has been reviewed by the Agricultural Land Commission and approval for a Health Centre has been given provided the balance of the property is used for agriculture. This parcel, or others like it, throughout West Kelowna and other municipal jurisdictions in the RDCO, could be used to support the agricultural community by providing an Agricultural Learning Centre that includes a demonstration farm and seed trials. Short courses geared to specific issues faced by the farm community could be offered such as:

- Innovative cropping strategies
- Mitigation and adaptation to climate change
- Integrated pest management
- Researching and marketing new crops.

Working closely with local educational institutions such as School District #23, Okanagan College and UBC Okanagan, local governments and the farming community could lead to effective agricultural training and mentoring programs for beginning farmers. Awareness training for municipal personnel could support additional agricultural development on smaller area parcels.

#### Objective

To create an Agricultural Learning Centre that will contribute to agriculture in the Region.

#### Policies

1. The District of West Kelowna encourages efforts within the community to create opportunities for new farmers.
2. The District of West Kelowna encourages the development of training and learning opportunities that may assist local farmers and encourage new farming businesses in the District.

#### Actions

- ✓ The District, in cooperation with the Interior Health Authority, educational institutions, the Agricultural Land Commission, and regional local governments, encourages the development of an Agricultural Learning Centre.

- ✓ The District encourages the balance of this site or an appropriate alternative site is used to provide land for beginning farmers to explore innovative crop options, for field demonstrations showcasing new technology and seed trials, among other educational purposes.
- ✓ The District encourages partnerships with appropriate organizations such as School District #23, UBC Okanagan and Okanagan College to develop the necessary curriculum for courses and other training options at the Centre.

#### 4.5.4 Recommendation 11: Protection of Agricultural Land

---

Encouraging agricultural production on agricultural land, the District wishes to protect agricultural land in the Agricultural Land Reserve or zoned A1.

##### **Rationale**

When agricultural land is protected from other uses, farmers may gain the additional security needed to make longer term financial investments that are consistent with food production.

Agricultural land is often attractive for non-agricultural uses. When agricultural land is under pressure for other uses, the values placed on the land, often resulting from speculation, may make it unattractive for agricultural uses. Land values over \$100,000 per acre, at this time, are considered to be higher than justified by conventional agriculture.<sup>18</sup> Many of the actively used agricultural parcels in the District are less than 4 hectares (10 acres). Smaller parcels are often viewed as suitable for hobby-farms or other quasi-agricultural uses and may be difficult, but not impossible, to sustain large scale agriculture in the long term. Despite the District's efforts to support land zoned for agriculture being used for agriculture, applications for removal of land from the Agricultural Land Reserve or zoned A1, and requests for boundary adjustments, will continue.

The District is concerned with the impact of large home plates and associated large homes being built on agricultural land, affecting present and future agricultural production. Overly large dwellings on farm land can impact the farm unit by removing an excessive area of the farm from agricultural production and may impact normal farm practices on adjacent parcels.

The BC Ministry of Agriculture released a draft report identifying bylaw standards for residences in the Agricultural Land Reserve.<sup>19</sup> A review of selected District parcels found that the size of the farm home plate and the dwelling footprint in some cases exceeded the Ministry's suggested standards.

##### **Objective**

To protect agricultural land in the District of West Kelowna for agricultural purposes.

##### **Policies**

1. The District of West Kelowna supports the protection of agricultural land in the District by ensuring an agricultural impact assessment is completed by a qualified professional whenever applications such as, but not limited to, the removal of land from the Agricultural Land Reserve or land zoned A1, or boundary adjustments, are received.

---

<sup>18</sup> Condon, Patrick M and Kent Mullinix. *Agriculture on the Edge*. Discussion paper revised February 25, 2009, page 5.

<sup>19</sup> BC Ministry of Agriculture. *Bylaw Standard for Residential Use in the Agriculture Land Reserve*, January 2011.

2. The District of West Kelowna supports the protection of agricultural land in the District by ensuring that removal of land from the Agricultural Land Reserve or land zoned A1, or boundary adjustments result in no net loss of agricultural land within the District and the same agricultural value of land is maintained in accordance with the provisions of the *Agricultural Land Commission Act*.
3. The District of West Kelowna encourages the valuation of agricultural land based on farm capability and value for agricultural use.
4. The District of West Kelowna supports consultation with the Ministry of Agriculture and the Agricultural Land Commission to ensure relevant District bylaws are consistent with standards of the BC Ministry of Agriculture and Agricultural Land Commission Act and regulations.
5. The District of West Kelowna supports limiting of the amount of land used by residences and buildings on agricultural land to ensure a maximum amount of the land is available for agricultural production.

### **Actions**

- ✓ The District continues to confirm commitment to the protection and enhancement of land within the Agricultural Land Reserve and land zoned A1 for agricultural purposes.
- ✓ The District encourages BC Assessment (through resolution to the Union of BC Municipalities) to value farm land based on agricultural capability, agricultural use and future land use designations, rather than values obtained when agricultural land is excluded from agricultural use.
- ✓ The District considers identifying possible agricultural zoning regulations for a farm home plate and dwelling size bylaw consistent with BC Ministry of Agriculture practices and consistent with the actions of other municipalities addressing this issue.
- ✓ The District should require an agricultural impact assessment prepared by a qualified professional at the applicant's cost for all applications for removal of land from the ALR, for any use not part of agriculture, or any applications for boundary adjustments, and addresses the following:
  - Type of application whether for removal or boundary adjustment or use identified on agricultural land that appears to be inconsistent with agriculture
  - Size of the parcel in question
  - Location of the parcel
  - Impact on the ALR boundary
  - Conformity to ALC Section 6 (a), (b), (c) concerning how the application would preserve agricultural land, encourage farming on agricultural land and enable farm use
  - Conformity with previous Agricultural Land Commission decisions that are supportive of agriculture
  - Conformity with the Official Community Plan
  - Conformity with the Agricultural Plan
  - Conformity with municipal bylaws including zoning
  - Topographical or natural features implicated

- Agricultural capability of the parcel including soil and water (specific soil testing of the parcel may be required)
- Present land use
- Adjacent land use
- Other off site areas where the proposed use could be located
- Potential suitability for non soil-based agriculture
- Compatibility with agricultural uses nearby
- Assessment of whether the application will result in additional pressure for further applications or increase the expectation for further applications
- Water runoff affecting drainage patterns
- Air quality and noise implications
- Traffic volume and safety considerations
- Buffers, or other physical barriers, from agricultural operations
- Impact on wildlife and wildlife habitat
- Overall impact on agriculture
- Compensation and mitigation considerations where relevant.

### 4.5.5 Recommendation 12: Amenity Bonusing

---

The District is seeking ways to encourage local agricultural production in the District consistent with its Economic Development Strategy.

#### **Rationale**

Section 904 of the *Local Government Act* allows municipalities to develop strategies that will allow a higher residential density than would otherwise be permitted. As a condition of zoning for higher density, an amenity may be provided by the developer.

Agricultural amenities such as land and development of community gardens may be considered as part of the density bonusing provisions provided that the amenity is rational and proportional to the particular development. Options may also include a “cash in lieu” approach, opening the possibility for the District to purchase or lease land away from the development in question, or other options to benefit agriculture, such as support for a farmers’ market.

Consideration of any amenity bonusing should have positive impacts on surrounding agriculture, and simply transferring funds towards agriculture will not mitigate agricultural impacts from urban development.

Provisions for selected amenities are generally included in the Official Community Plan and will be included during the development of a Community Amenity Contribution policy.

Amenities are generally urban in nature but examples on Saltspring Island have provided for an agricultural amenity involving community-owned farmland or land for community agricultural processing or storage facilities.

#### **Objective**

To consider agricultural amenities where development is proposed.

#### **Policy**

1. The District of West Kelowna considers amenity bonusing for the agricultural industry whenever development is adjacent to agricultural land.

#### **Action**

- ✓ When developing a Community Amenity Contribution policy, the District considers all options available for amenity bonusing for agriculture when considering rezoning applications and through the use of Section 904 of the *Local Government Act* and prepares a priority list to include such projects as:
  - Contributions towards the establishment of a farmers’ market
  - Contributions towards the development of an Agricultural Learning Centre or
  - Landscaping and buffering of road ends that abut agricultural land.

### 4.5.6 Recommendation 13: Economic Development Strategies

---

The District of West Kelowna adopted an Economic Development Strategy in 2010 and has recently employed a Business Development Officer to implement the Strategy. The main goals of the Strategy are to improve the local business climate, increase local job opportunities, and expand the business tax base.

#### Rationale

Agriculture is important to the economy in the District of West Kelowna. There are ways the agricultural sector can contribute to the main goals of the Economic Development Strategy.

Tourism, one of nine recommended economic development strategies, has been identified in the Agricultural Plan as an area with potential for growth in agriculture. Existing wineries, for example, already provide a tourism draw to the area. With the interest in culinary tourism,<sup>20</sup> there may be other contributions to economic development from the agricultural sector.

The development of a food hub or cluster including wholesale, storage, processing, distribution, or marketing of locally or regionally produced food products is an example of clustering agricultural economic activities. These initiatives require marketing strategies that identify the District of West Kelowna as a site for cluster development.

#### Objective

To ensure the agricultural industry remains an important component of economic development in the District.

#### Policy

1. The District of West Kelowna encourages efforts of farm operators and others to increase the economic activity of the agricultural industry in the District.

#### Actions

- ✓ The District ensures the agricultural industry is appropriately represented on the Economic Development Commission and other bodies that may contribute to implementation of the Economic Development Strategy.
- ✓ The District works closely with neighbouring municipalities, the Agriculture Support Officer and the Regional District of Central Okanagan to increase the contribution of agriculture to economic development.
- ✓ The District, facilitate the development of a regional initiative by working with the Agricultural Support Officer, the Ministry of Agriculture and the AAC to develop a market analysis and expansion opportunity report.

---

<sup>20</sup> Culinary tourism is defined by the International Culinary Tourism Association as “the pursuit of unique and memorable culinary experiences of all kinds.”

#### 4.5.7 Recommendation 14: Markets for Local Products and Services

---

The District would like to encourage additional markets for local food products consistent with its Economic Development Strategy.

##### **Rationale**

Local farms cannot survive economically solely by providing for the food needs of District public personnel. However, a District policy to use local agricultural products, wherever possible, would benefit local farmers. Other jurisdictions, notably Greater Toronto, have supported local agriculture by mandating the use of local agricultural products in public buildings, where appropriate.

Some municipalities, such as the City of Richmond and the Corporation of Delta, support Sunday farmers' markets. "Pocket" farmers' markets (markets that are often more temporary and smaller than many established farmers' markets and where the farmer may not participate but provides product for sale) may be used to support local agriculture and help promote local agricultural products.

##### **Objective**

To support and encourage local agricultural production by providing local farmers' markets and other approaches within the jurisdiction of the District.

##### **Policy**

1. The District of West Kelowna encourages innovative farming and local marketing techniques which help improve the economic viability of food production in the community.

##### **Actions**

- ✓ The District develops a policy of using local food products in all municipal buildings and other public buildings in the District.<sup>21</sup>
- ✓ The District, in consultation with the local farm community, considers the merits of regular summer farmers' markets, where appropriate.
- ✓ Where reasonable, the District collaborates with others to provide suggestions and strategies for local agricultural producers to continue to compete effectively with other non-local food providers.

---

<sup>21</sup> This policy is further supported by Provincial Health Services Authority's *A Seat at the Table: Resource Guide for Local Governments to Promote Food Secure Communities*, June, 2008.

#### 4.5.8 Recommendation 15: A Permanent Farmers' Market Site

---

Provision of a permanent farmers' market site is identified as a need in the Westbank Centre Revitalization Plan.

##### **Rationale**

There are more than 100 farmers' markets in BC. A farmers' market may provide a reliable market outlet for some farmers and may encourage beginning farmers.

A permanent farmers' market site can encourage year-round availability of local agricultural products, particularly those provided through local processing facilities. Farmers' markets often attract consumers to the community creating economic activity for local farmers as well as for other local businesses.

Median incomes of households in West Kelowna are higher than for BC<sup>22</sup> and those who purchase local food products tend to consider price the least important factor drawing them to farmers' markets.<sup>23</sup>

A permanent location for a farmers' market may be more convenient for local consumers and provide greater economic security for local farmers.

##### **Objective**

To support the creation of a permanent farmers' market in the District, and to provide farmers with another market source for their products and services.

##### **Policy**

1. The District of West Kelowna encourages the development of a permanent farmers' market site.

##### **Action**

- ✓ The District works with the local agricultural community to encourage the establishment of a permanent farmers' market site in the District.

---

<sup>22</sup> Central Okanagan Economic Development Commission. *District of West Kelowna 2009 Demographic Profile*, page 15.

<sup>23</sup> Agriculture and Agri-Food Canada. *The National Farmers' Market Impact Study*, 2008.

### 4.5.9 Recommendation 16: Agritourism and Culinary Tourism

---

Agritourism and culinary tourism can assist the agricultural sector with further diversity and expansion.

#### Rationale

Agritourism is the practice of attracting visitors to a working farm or a farming area for commercial purposes. Successful examples include farm tours for families and school children or on-farm bed and breakfast facilities. Culinary tourism is the pursuit of unique culinary experiences. Examples include having restaurant facilities at local wineries and introducing specialty products such as wine-fed beef from West Kelowna or specialty goat cheese from Kelowna.

Other jurisdictions are finding ways to increase interest in local agricultural products. They may bring consumers to the area with festivals such as “Everything Apples” in Washington State.<sup>24</sup> Ontario<sup>25</sup> is working to create a renaissance in agriculture through specialty products, for example, heritage livestock like highland cattle, heritage poultry, herbs, and certain varieties of garlic and mushrooms.

Increasing the amount of agritourism and culinary tourism in the District is consistent with the 2010 Economic Development Strategy. Culinary tourism can be a year-round business opportunity that can cater to local residents as well as visitors. Local processed foods and processed or unprocessed wild foods are of interest to many tourists. Such products may be marketed for sale from the farm or from farmer’s markets.

#### Objective

To support the expansion of the agricultural industry in areas related to agritourism and culinary tourism.

#### Policies

1. The District of West Kelowna encourage activities that contribute to farming income such as agritourism and culinary tourism.
2. The District of West Kelowna encourage the efforts of neighbouring municipalities and the Regional District to foster agritourism and culinary tourism in the area.
3. The District considers applications by farmers to erect directional signage to agritourism and culinary tourism sites as per Hwy Regulations and relevant District Bylaws.

#### Actions

- ✓ The District explores amending its regulations to permit additional agritourism accommodation in A1 zones while being consistent with the regulations of the Agricultural Land Commission.

---

<sup>24</sup> Juillerat, Lee. “Everything Apples” in *Northwest Travel*, July/August 2010.

<sup>25</sup> Donald, Betsey. *From Kraft to Craft: Innovation and Creativity in Ontario’s Food Economy*. Martin Prosperity Institute, February 2009.

- ✓ The District encourages the Agriculture Support Officer for the Regional District of Central Okanagan to create a list of area farms interested in agritourism and culinary tourism and encourages the development of appropriate business and marketing strategies for implementation.
- ✓ In cooperation with other regional municipalities and the Agriculture Support Officer, and in conjunction with efforts to implement the Economic Development Strategy, the District consider sponsoring a conference or workshop on agritourism and culinary tourism opportunities in the District.

#### 4.5.10 Recommendation 17: Processing and Value-Added

---

Encouraging more processing and value-added products from West Kelowna farms is consistent with having a permanent farmers' market site, encouraging culinary tourism, and increasing the economic contribution of agriculture to the District.

##### **Rationale**

Food processing facilities and creating value-added products will provide additional markets for local farmers. They can also increase the amount of economic activity generated by the agricultural sector.

Some processing is occurring on local farms in the District. On-farm food processing is permissible without application to the Agricultural Land Commission where 50% of the product to be processed is grown on the farm. As the farm processing business evolves to accommodate production from other farms, larger processing may be more appropriately located in an industrial zoned area.

The Light Industrial (I-1) zone permits manufacturing, meat and produce processing, packing and canning, micro brewery, retail sales accessory to manufacturing, processing, warehousing and restaurants. Facilities could include storage and warehousing, commercial kitchens, and larger scale processing activities of local products.

##### **Objective**

To increase economic development of the agricultural industry by encouraging local food processing and value-added products.

##### **Policies**

1. The District of West Kelowna continues to encourage appropriate food processing on area farms whenever the development is consistent with the Agricultural Land Commission Act and Regulations.
2. The District of West Kelowna encourages farmers considering larger scale food processing or value-added operations to locate on light industrial land.

##### **Action**

- ✓ As part of the Economic Development Strategy, the District encourages all food processing and value-added food related businesses that are subject to the Agricultural Land Commission regulations to locate in the District in the I1 zone.

#### 4.5.11 Recommendation 18: Labour Availability and Housing Options

---

Agricultural labour needs may be seasonal with peak demand occurring during the spring, summer, or fall. Finding adequate seasonal labour is a problem for farmers, as is finding sufficient seasonal housing and arranging transportation to farms for seasonal workers from off-site housing in the community.

##### **Rationale**

Peak seasonal demands may force farmers to use seasonal workers from other provinces, such as Quebec, and other countries, such as Mexico. If farmers provide on-farm housing, it must conform to the requirements of the Agricultural Land Commission. Providing additional housing on area farms for seasonal workers reduces the amount of land available for production and may lead to more permanent housing on agricultural land when the seasonal housing is no longer needed by farmers. Off-farm housing usually entails additional costs including transportation of workers to and from the farm.

The Town of Oliver recently introduced a temporary bus program to accommodate seasonal workers getting to farm locations from a central residence facility.

Many farmers are adapting to the difficulties of obtaining seasonal labour by finding non-labour alternatives such as fruit picking machines. It is anticipated that most seasonal labour needs will eventually be reduced, or eliminated, as farmers continue to seek other innovative and/or cost-effective options. Further, the agricultural industry is interested in creating full time career positions beyond the seasonal labour level. For the foreseeable future, however, the challenges of seasonal labour will remain.

The hourly cost to farmers using seasonal workers from other countries, when all factors are considered such as transportation and housing may result in an hourly wage that could be attractive to local workers available for seasonal work, such as students or young parents seeking part-time work. Local educational institutions might assist with seasonal worker needs if adequate education programs with on-farm training components were in place. More involvement of local educators with agricultural leaders could help address the issue of seasonal labour shortages.

##### **Objective**

To assist the local farm community with labour options and to address housing issues for seasonal labour in the District.

##### **Policies**

1. The District of West Kelowna encourages temporary, non-permanent housing for seasonal workers that conforms to the Ministry of Agriculture's "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC". In situations where seasonal housing could lead to more permanent housing on agricultural land, the District encourages provision of a Restrictive Covenant which requires an annual statement to say dwellings provided for seasonal workers are required for farm labour and identifies a procedure for removal of the dwelling when the temporary farm labour is no longer needed.

2. The District of West Kelowna encourages efforts by the Agriculture Support Officer, local employment agencies or local farmers, including provision of wages competitive with the costs of seasonal workers from other provinces or countries, to obtain seasonal workers from within the District of West Kelowna or neighbouring municipalities.
3. The District of West Kelowna encourages efforts of the Agriculture Support Officer and local educators such as those at School District #23, Okanagan College and UBC Okanagan to promote work experience on local farms to students.
4. The District of West Kelowna encourages efforts of the Agriculture Support Officer and the farm community, in cooperation with local employment agencies, to introduce a bussing program to allow workers to get to area farms safely from available housing locations in the community.

**Actions**

- ✓ The District engages members of the farm community that are successfully developing housing and transportation options to develop wider community solutions for any District concerns related to seasonal workers.
- ✓ The District considers amending the Zoning Bylaw to ensure the location and number of temporary seasonal farm workers' housing is on parts of the farm that minimize the impact on agricultural operations and future agricultural uses.

#### 4.5.12 Recommendation 19: Beginning Farmers and Youth

---

To sustain agriculture in the District in the long term, young people need to enter the industry. A recent discussion paper suggested the average age of farmers in the Okanagan is 57 and it is expected that two-thirds of the farming population will retire within 5 years.<sup>26</sup>

##### **Rationale**

Succession planning for farmers is challenging. Those seeking to enter the industry face high land prices and formidable competition from other jurisdictions in traditional Okanagan products such as tree fruits. Beginning and young farmers may require support, particularly with respect to access to capital, management, land, and skills development.

In November 2009, Agriculture and Agri-food Canada sponsored discussions regarding the challenges faced by young farmers. To attract young and beginning farmers, AAFC has developed a website to showcase agriculture and beginning farmers. Other efforts include campaigns at high-schools, colleges and universities on the benefits of agriculture and the variety of career opportunities in the industry.

“Second career farmers” are another group of people turning to agriculture. These people may have had a successful career in the city, but are now ready for a more rural lifestyle.

##### **Objective**

To ensure longer term survival of the agricultural industry and capitalize on the economic value of District farmland.

##### **Policies**

1. The District of West Kelowna encourages the renewal of the agricultural industry through all efforts by the industry to attract new and beginning farmers.
2. The District of West Kelowna encourages the creation of a local Branch of the BC Young Farmer Program and endorses local 4-H Clubs that are encouraging young people to gain the skills necessary to enter the agricultural industry.
3. The District of West Kelowna encourages efforts by School District #23 to involve area farmers in school “career days” and to help young people to learn more about the opportunities in progressive agriculture.

##### **Actions**

- ✓ The District, through the Agricultural Advisory Committee and in cooperation with the local Chamber of Commerce and Business Development Office, investigates ways to encourage young people to enter agriculture. Some options may include the following:

---

<sup>26</sup> Duhaime, Keith. *Fintry New Farm: A facility at the Fintry Estate in support of an agricultural renaissance in the Okanagan*. Discussion paper, January 19, 2010.

- Promotion of area farms where established farmers may be willing to mentor young people to gain the skills to enter the industry
  - Promotion of area farms where established farmers may be willing to provide economic support to young people as they evolve into eventual ownership of a farm business.
- ✓ The District, wherever possible, makes beginning farmers aware of the Canadian Agricultural Loans Act which is a financial loan guarantee providing farmers easier access to credit to establish, improve, and develop farms. These loans are available to beginning farmers with less than six years of farming or farmers taking over the family farm. Other loans may also be available from other smaller lending institutions.
- ✓ The District refers interested new farmers to the Agricultural Plan and the District's Agricultural Advisory Committee to support their introduction to other area farmers.

## **4.6 STRATEGY THREE – CONSERVATION AND ENVIRONMENTAL SENSITIVITY**

---

As agricultural land uses comprise approximately 11% of the District’s total land base, the agricultural industry is afforded a unique opportunity to practice environmental stewardship. The purpose of this strategy is to outline actions that can assist farmers to be effective land stewards.

### 4.6.1 Recommendation 20: Sufficient Water for Agriculture

---

Access to sufficient water is an essential requirement for the agricultural industry. Water is needed for plant growth and also for many other uses in the agricultural industry, including cleaning and flushing. Planning for any expansion in agriculture requires a stable and secure water supply.

#### Rationale

The main limitation to agricultural capability within the District of West Kelowna is water availability. Most crops require more water than that available through normal rainfall. The British Columbia Agriculture Council's recent submission to the revision of the current *Water Act* has tied food security to water security stating that agriculture's longer term sustainability is linked to a secure supply of water.<sup>27</sup>

Currently, water needs are being met in the established water service areas. In the 2010 irrigation year, all agricultural customers in the Westbank Water Service Area remained within their 24-inch for the irrigation season water allocation. It is estimated that agricultural water consumption is about 20% of total water consumption in the District.

The farm community and a study by the BC Ministry of Agriculture provided input to the development of water policies and procedures when the Westbank Water Service Area was managed as the Westbank Irrigation District. Groundwater resources are being used in some areas of the District and current resident concerns about water service in the Upper Glenrosa area have been surveyed. The costs associated with additional water service to areas currently not serviced are considered to be prohibitive.<sup>28</sup>

#### Objective

To support agricultural operations by providing adequate water for irrigation while educating farmers and the public about conservation and environmental sensitivity.

#### Policies

1. The District of West Kelowna encourages the provision of water for irrigation in the amounts of 24" (for the irrigation season) to all District farms assessed as farming operations and serviced by the water service areas of Westbank and Lakeview Heights.
2. The District of West Kelowna considers the provision of irrigation water to other farms currently operating in water service areas other than Westbank and Lakeview Heights but recognizes the limitations for water in these areas.
3. The District of West Kelowna encourages farming that limits the requirements for irrigation water in water service areas other than Lakeview Heights and Westbank.

---

<sup>27</sup> BC Agriculture Council. *Submission to Water Act Modernization Consultation Process*, March 2010., page 4.

<sup>28</sup> District of West Kelowna, *Upper Glenrosa Water Supply Survey*, December, 2010.

4. The District of West Kelowna considers the regulation of irrigation water for the farm community consistent with the regulations developed by the former Westbank Irrigation District and described in WID Bylaw No. 653 “Agricultural Water Distribution and Regulation Bylaw” April 27, 2010.

**Actions**

- ✓ The District encourages the ongoing study of groundwater resources in the Okanagan in order to identify the location of aquifers, underground layers of rock and sand containing water, the interaction between groundwater and surface water, and the dynamics of infiltration.
- ✓ The District encourages provincial regulation of groundwater resources which are currently unregulated.<sup>29</sup>

---

<sup>29</sup> Okanagan Basin Water Board, website, Okanagan Groundwater, accessed at [http://www.obwb.ca/okanagan\\_groundwater/](http://www.obwb.ca/okanagan_groundwater/) .

## 4.6.2 Recommendation 21: Water Conservation

---

Water conservation practices are encouraged in the District.

### Rationale

There are five identified water service areas in the District, namely Westbank, Sunnyside, Pritchard, Lakeview Heights and West Kelowna Estates/Rose Valley. Most of the District's agriculturally-zoned land is located in Westbank and Lakeview Heights where irrigation water is available and conservation practices are encouraged.

Although most farmers practice water conservation strategies, inefficient uses, such as overhead sprays, remain. All West Kelowna residents are encouraged to practice water conservation.

### Objective

To ensure the adoption of water conservation practices is maximized.

### Policies

1. The District of West Kelowna supports water conservation practices.
2. The District of West Kelowna encourages the collection of runoff surface water and redistribution for irrigation purposes.
3. The District of West Kelowna continues to promote the benefits of using less water for irrigation and continues to encourage farmers to adopt practices consistent with scientific advancements in irrigation technology.
4. The District of West Kelowna continues to establish tools that support the need for farmers to adopt recognized best management irrigation technology and management to reduce water consumption wherever possible.
5. The District of West Kelowna promotes positive water conservation practices for installed irrigation systems or other watering methods on both area farms and urban gardens and lawns.

### Action

- ✓ The District encourages farms changing their crop type to change inefficient irrigation systems and provide the installation of drip or other efficient irrigation techniques at the same time.
- ✓ The District works with the farming community to incorporate the Agricultural Water Demand Model, as completed by the Ministry of Agriculture, which assists with planning and decision making as it relates to water use and land use planning.

### 4.6.3 Recommendation 22: Wildfire Protection

---

The District of West Kelowna has much of its urban growth surrounded by operating farms.

#### **Rationale**

There may be merit in the integration of agricultural operations with urban development, particularly for some aspects of wildfire protection. Agricultural operations may provide sufficient land area to halt the spread of selected fires. In some instances the irrigation capacity of farm land may contribute to fire protection.

Recently, the City of Prince George recognized the potential benefits of agricultural development as a way to mitigate the dangers of rampant wild fires. It is proposing to turn a forest area surrounding the City into farm land to create a fireguard for the City.

#### **Objective**

To provide the District of West Kelowna with additional wildfire protection while supporting area farmers and the current wildfire protection plan.

#### **Policy**

1. The District of West Kelowna will consider agricultural measures that may result in the protection of the public from the dangers of wildfires.

#### **Action**

- ✓ The District reviews emergency preparations for wildfire protection with the intent of integrating agricultural land as a component of District preparations.

#### 4.6.4 Recommendation 23: Land Use Management and Buffering

---

The District has a number of roads within the Agricultural Land Reserve and remnant, small pieces of ALR land that are surrounded by urban uses or are fully developed. In order to reduce confusion, the District would like to address these land anomalies. Actions taken by the District in these instances are not inconsistent with Recommendation 11 prepared for the protection of agricultural land.

Land use conflicts occur at the interface of non-compatible land-uses. Many of these future conflicts can be prevented at time of development and may be mitigated with appropriate buffering.

##### **Rationale**

Traditional subdivision patterns have resulted in some inappropriate interface between agricultural and residential uses. Of particular concern is a lack of buffers and roads serving primarily residential development adjacent to agricultural lands and road stubs dead-ending onto agricultural property lines. Some examples include:

- The intersection of Salish and Doucette Road
- Bridlehill Drive south of Bridlehill Court
- Elliott Road north of Neufeld Crescent
- Collingwood Road cul-de-sac
- Margaret Road end.

The District of West Kelowna agricultural lands are highly productive yet often susceptible to urban pressures because they are adjacent to single family residential development. Roads often bisect mixed residential development and agricultural land, which are not always actively farmed. The District wishes to maintain existing agricultural uses that are outside of the Rural Reserve.

Buffering, when it does not interfere with farming operations, may be an option for institutional, industrial, residential, and commercial properties adjacent to lands included in the Agricultural Land Reserve, or lands zoned for agriculture. The BC Ministry of Agriculture and the Agricultural Land Commission have developed a resource on edge planning and buffering to address these situations.<sup>30</sup> The District of West Kelowna Zoning Bylaw already identifies the requirement for appropriate buffering adjacent to agricultural operations.

##### **Objective**

To create appropriate separations for land uses that abut agriculture and to ensure land in the Agricultural Land Reserve and zoned A1 is engaged in agricultural production.

##### **Policy**

1. The District of West Kelowna continues to consider edge planning strategies that do not interfere with farming operations, as one option for supporting existing farm operations and mitigating potential land use conflict.

---

<sup>30</sup> BC Ministry of Agriculture and Lands. *Guide to Edge Planning*, 2008.

**Actions**

- ✓ The District compiles a list of land portions in the Agricultural Land Reserve that appear to be inappropriate for agricultural uses. Work with the Agricultural Land Commission to examine the agricultural merit of these remnant lands, with a view to increase their agricultural viability or potentially remove from the Agricultural Land Reserve where appropriate. The District may also consider the development of site specific plans focusing on niche product development, community assisted agriculture initiatives or other solutions to keep these lands productive, socially relevant and within the ALR.
  
- ✓ As part of the District's Road Rehabilitation Program, the District considers incorporating landscape buffering provisions at roads fronting on agricultural properties and road ends that dead-end adjacent to land included in the Agricultural Land Reserve or zoned for agriculture.

#### 4.6.5 Recommendation 24: Sound Environmental Practices on Area Farms

---

The District wishes to create a viable and sustainable community by encouraging conservation and environmentally sound practices.

##### **Rationale**

Many farmers in the District are engaging in sound environmental practices. Highlighting these examples will provide information to citizens about the role of the agricultural industry in protecting the local environment. By promoting sound practices in the District, all farms will be encouraged to ensure their on-farm practices support the environment.

The *BC Contaminated Sites Regulation* and the *Site Profile System* is a legally defined, uniform process that provides a mechanism to screen potentially contaminated sites in BC. The system considers the commercial or industrial use on a site, regardless of the municipal zoning applied to the property. Pending any commercial or industrial use on the property, and determination of any *Schedule 2* uses (as defined in the *Site Profile System*), completion of a *Site Profile* may be required when application to the District of West Kelowna is made for rezoning, subdivision, development, development variance, soil removal, demolition or other circumstance as outlined in the *Site Profile System*.

The *Sterile Insect Release (SIR) Program* is an area-wide and environmentally friendly approach to managing the codling moth, one of the BC tree fruit industry's most damaging and costly pests. As a result of the ability of the area-wide Okanagan-Kootenay SIR Program to significantly reduce codling moth populations throughout the area, the amount of pesticide applied per hectare of apple and pear production has decreased by almost 80%. The Program has also removed over 160 000 derelict host trees since 1991 that were home to uncontrolled infestations of codling moth and potentially to new invasive alien pests and diseases.

Having Environmental Farm Plans in place on area farms supports the District goal of “creating a viable and sustainable community by encouraging conservation and environmentally sound practices.” A Provincially funded *Environmental Farm Plan* helps identify existing strengths and potential risks on farms, and provides a prioritized action plan to reduce the risks. Environmental Farm Plans are supported by the *Growing Forward* Agreement between Agriculture and Agri-Food Canada, the BC Ministry of Agriculture, and the BC Agriculture Research and Development Corporation. Environmental Farm Plans are recommended to farmers as a means to demonstrate due diligence in terms of their farm practices and the impact of those practices on the environment.

By completing an Environmental Farm Plan, farmers may enhance the marketing of their farm products because consumers increasingly base their buying decisions on a desire to support a sustainable environment.

##### **Objective**

To encourage all farms in the District to engage in sound environmental practices in the operation of their farms and to consider completing Environmental Farm Plans.

**Policies**

1. The District of West Kelowna encourages, on all District farms, sound environmental practices that are consistent with best management practices approved by the BC Ministry of Agriculture.
2. The District of West Kelowna requires all farms to complete a site profile where a Schedule 2 activity has occurred on the property, as legislated by the BC Contaminated Sites Regulation.
3. The District of West Kelowna encourages the Environmental Farm Plan program and encourages all area farmers to participate in the program.

**Actions**

- ✓ The District prepares, in cooperation with the Agricultural Advisory Committee, a list of sound environmental practices on District farms and considers the presentation of an “environmental award” during Agriculture Week.
- ✓ District of West Kelowna considers participation in regional area-wide pest management programs designed to minimize crop losses due to established and new invasive alien pests (weeds, insects, plant diseases) using prescribed integrated pest management practices.
- ✓ The District prepares features to highlight sound environmental practices in the District and presents them through their website under the “Residents” button and possibly under the “News” section.
- ✓ The District promotes area farms that have completed Environmental Farm Plans as a means of encouraging all District farmers to participate in the program.

## 5 IMPLEMENTATION CONSIDERATIONS

### 5.1 ROLE OF THE AGRICULTURAL PLAN

The Agricultural Plan is a plan targeting the agricultural sector and provides more detail for agriculture than the OCP. The Agricultural Plan, when adopted by Council, becomes part of the guidelines for supporting the OCP.

The District recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset, and an important contributor to the local economy. The District is committed to protecting the supply of agricultural land and supporting the viability of farm operations.

### 5.2 MONITORING AND REVIEW PROCESS

The Agricultural Plan contains numerous policy statements that provide direction for the District when addressing issues and concerns affecting the agricultural industry. There are actions identified for the District within the Agricultural Plan, but many relate to the policy statements and are not extensive in scope or requirement.

If the Agricultural Plan is being effective, selected indicators, monitored over a period of time, will provide data related to plan successes. Some of the following indicators may be monitored:

- Changes in the number of farms and amount of land being farmed
- Activities and practices of existing farm businesses
- Changes noted in marketing agricultural products
- Observations related to diversification or processing on area farms
- Extent of agritourism or culinary tourism
- Number of applications for land adjustments or land removal from the ALR
- Observations on beginning or new farmers in the District
- Training and education opportunities for area farmers
- Media coverage of area farms
- Number and type of public complaints about farm practices
- Changes in use of RU land for agriculture.

An appropriate review process for the plan should be established so the Agricultural Plan may be updated to remain current and valid. Regular review of the Plan should be conducted by the Agricultural Advisory Committee and staff on a bi-annual basis with a more detailed review of the plan after the fifth year of implementation.

### 5.3 ACTION IMPLEMENTATION

To facilitate plan implementation, the actions in the plan are provided with further details below. Where possible, cost estimates and funding options have been identified. The timeline for implementation refers to short term, medium term and long term, generally suggesting less than five years, five to ten years and more than ten years respectively.

### 5.3.1 Education and Promotion

#### Recommendation 1: Knowledge of normal farm practices

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Prepare Information pieces on normal farm practices	<ul style="list-style-type: none"> <li>Review with AAC</li> <li>Identify key practices to highlight</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>AAC</li> <li>Farm community</li> </ul>	Short term
Use District website “our community” button	Staff review and develop	Staff time		Short term
Work with Agriculture Support Officer to approve linkage to other community sites	Staff review and develop	Staff time	<ul style="list-style-type: none"> <li>Agriculture Support Officer</li> <li>Chamber of Commerce</li> </ul>	Short term

#### Recommendation 2: Farmer/non-farmer conflict

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Prepare guidelines for “good neighbour” activities by agricultural industry	<ul style="list-style-type: none"> <li>Review with AAC</li> <li>Consult with BC Ministry of Agriculture</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>BC Min. of Ag.</li> <li>Farm community</li> <li>AAC</li> </ul>	Medium term
Consider a development permit area for the protection of farming under Section 919.1 of the Local Government Act.	<ul style="list-style-type: none"> <li>Review with AAC</li> <li>Staff review and develop</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>AAC</li> <li>BC Min. of Ag.</li> </ul>	Long term
Consider appropriate signage in farming areas	<ul style="list-style-type: none"> <li>Review with AAC</li> <li>Decide areas for signs</li> <li>Prepare and install signs</li> </ul>	Budget to be developed	<ul style="list-style-type: none"> <li>AAC</li> <li>Ministry of Transportation</li> </ul>	Short term

#### Recommendation 3: Community Gardens and Gardens for Seniors

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Provide courses on garden planning and small scale food production	<ul style="list-style-type: none"> <li>Review with AAC</li> <li>Consult with BC Ministry of Agriculture</li> </ul>	Revenue Neutral	<ul style="list-style-type: none"> <li>BC Min. of Ag.</li> <li>Farm community</li> </ul>	Ongoing

**Recommendation 4: Agricultural Heritage Sites**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Provide heritage plaques in alignment with Heritage Strategy	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Design plaques and award</li> </ul>	\$1,000 per plaque	<ul style="list-style-type: none"> <li>• BC Min. of Ag.</li> <li>• Farm community</li> <li>• Heritage BC</li> <li>• Westbank Museum</li> </ul>	Short term
Consider agricultural heritage signage	<ul style="list-style-type: none"> <li>• Design signage</li> <li>• Incorporate into heritage planning scope</li> <li>• Develop locations</li> </ul>	Budget to be developed as part of heritage strategy	<ul style="list-style-type: none"> <li>• Heritage BC</li> <li>• Westbank Museum</li> </ul>	Long term
Prepare a heritage inventory and identify other agricultural heritage sites	Identify appropriate buildings	Staff Time (2011 Operational Plan)	DWK Community and Heritage Stakeholders	Short term
Include agricultural heritage in development of Tourism Strategy	Include agricultural heritage as a component of tourism strategy scope	No anticipated costs	<ul style="list-style-type: none"> <li>• Heritage BC</li> <li>• Westbank Chamber of Commerce</li> <li>• Economic Development Commission</li> </ul>	Ongoing

**Recommendation 5: Agriculture Week**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Celebrate Agriculture Week	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Partner with other organizations</li> </ul>	Estimate \$2,000	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> <li>• Selected sponsors</li> </ul>	Short term
Incorporate Agriculture Week as part of tourism strategy	Staff review and develop	No anticipated costs	Economic Development Officer Chamber of Commerce	Short term
Encourage agricultural industry to participate in Agriculture Week with various activities on area farms	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Liaise with farm community</li> </ul>	No anticipated costs	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm Community</li> <li>• Chamber of Commerce</li> <li>• Recreation and Cultural Services</li> </ul>	Short term

**Recommendation 6: The Economic Impact of Agriculture**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Undertake a study on the economic impact of agriculture	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Design study process</li> </ul>	<ul style="list-style-type: none"> <li>• \$12,000</li> <li>• Possible grant funding</li> </ul>	<ul style="list-style-type: none"> <li>• IAF</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> <li>• Agricultural Support Officer</li> </ul>	Short term
Consider a study on the impact of farm taxation on the District economy	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Design study process</li> </ul>	\$12,000	<ul style="list-style-type: none"> <li>• IAF</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> <li>• Agricultural Support Officer</li> </ul>	Medium term

**Recommendation 7: The Agricultural Advisory Committee**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Review and amend AAC terms of reference as required	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Include in AAC work program</li> </ul>	Staff time		Short term
Provide annual capital budget to the AAC for selected projects	Staff review with AAC and develop appropriate annual budget based on projected work plans	Budget to be developed on an annual basis		Ongoing
Request the AAC to provide an annual report to Council	<ul style="list-style-type: none"> <li>• Part of AAC work program</li> <li>• Staff resources dedicated to completion of annual report</li> </ul>	<ul style="list-style-type: none"> <li>• Included in operating budget</li> <li>• Staff Time</li> </ul>		Ongoing
Encourage the AAC to receive input from all District departments	Include other Departments on AAC agenda where required	Staff time		Ongoing

### 5.3.2 Diversity and Expansion

#### Recommendation 8: Encouraging Intensive Agriculture

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Consider developing appropriate municipal incentives and tax options to encourage productive agricultural lands.	Staff review and develop possible incentives for review by Council	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Assessment</li> <li>• Property owners</li> </ul>	<ul style="list-style-type: none"> <li>• Medium term</li> <li>• Ongoing</li> </ul>
Inform land owners of benefits of agricultural land being in the ALR	<ul style="list-style-type: none"> <li>• Staff review with AAC</li> <li>• Review with ALC</li> <li>• Review with BC Min. of Ag.</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag</li> <li>• ALC</li> <li>• Property owners</li> </ul>	Ongoing
Consider developing an agricultural development cost charge	<ul style="list-style-type: none"> <li>• Staff review with AAC</li> <li>• Review with Council</li> </ul>	Costs contained within existing budgets	<ul style="list-style-type: none"> <li>• AAC</li> </ul>	<ul style="list-style-type: none"> <li>• Short term</li> <li>• Ongoing</li> </ul>

#### Recommendation 9: Agriculture and Urban Growth

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Encourage agricultural development consistent with the principles of agricultural urbanism.	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Review appropriate principles to support</li> </ul>	Budget to be developed	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Property owners</li> </ul>	Medium to long term
Review and consider amending Zoning Bylaw No. 871 to restrict <i>intensive agriculture</i> adjacent to urban centres	Staff review and develop	Costs contained within existing budgets	<ul style="list-style-type: none"> <li>• AAC</li> <li>• ALC</li> <li>• BC Min of Ag</li> </ul>	Short term

**Recommendation 10: Agricultural Learning Centre**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Encourage development of a regional Agricultural Learning Centre	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Consult with ALC</li> <li>• Review with educational institutions</li> <li>• Undertake feasibility study</li> </ul>	<ul style="list-style-type: none"> <li>• \$5,000 for share for feasibility study</li> <li>• Staff time</li> </ul>	<ul style="list-style-type: none"> <li>• IAF</li> <li>• BC Min. of Ag.</li> <li>• ALC</li> <li>• IHA</li> <li>• Regional Municipalities</li> </ul>	Medium term
Encourage land availability for beginning farmers	Include in feasibility study	Costs contained as part of Learning Centre	<ul style="list-style-type: none"> <li>• AAC</li> <li>• IHA</li> <li>• Economic Development Commission</li> <li>• Educational Institutions</li> </ul>	Medium term
Encourage partnerships with education institutions to promote agricultural learning	Meetings and discussions	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Educational Institutions</li> </ul>	Ongoing

**Recommendation 11: Protection of Agricultural Land**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Confirm commitment to protection of agricultural land in District OCP and other plans	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Ensure commitment in OCP</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> </ul>	<ul style="list-style-type: none"> <li>• Short term</li> <li>• Ongoing</li> </ul>
Encourage farm land valuation based on agricultural capability and use	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Review with BC Assessment</li> <li>• Review with other municipalities and regional districts</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• BC Assessment</li> <li>• Area municipalities</li> <li>• UBCM</li> <li>• BC Min. of Ag.</li> </ul>	Ongoing
Consider developing a farm home plate bylaw consistent with other municipalities	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Review with other municipalities</li> <li>• Consult BC Min. of Ag.</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> </ul>	Short term
Support an agricultural impact assessment for applications to remove ALR land or for boundary adjustments	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Review BC Min. of Ag.</li> </ul>		<ul style="list-style-type: none"> <li>• AAC</li> </ul>	Short term

**Recommendation 12: Amenity Bonusing**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Consider incorporating agricultural community amenities as part of the development of a Community Amenity Contribution Policy	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Min. of Ag.</li> <li>• Review with farm community</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> </ul>	Medium term

**Recommendation 13: Economic Development Strategies**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Ensure agricultural industry is represented on Economic Development Commission	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• EDC</li> <li>• Farm community</li> </ul>	Short term
Work closely with others to increase the contribution of agriculture to economic development	<ul style="list-style-type: none"> <li>• Staff review and develop</li> <li>• Prepare list of partners</li> </ul>	Costs contained within existing budgets	<ul style="list-style-type: none"> <li>• EDC</li> <li>• Other regional municipalities and partners</li> </ul>	Medium term
Facilitate the completion of a market analysis and expansion opportunity report	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture and Ag. Support Officer</li> <li>• Design visioning process</li> </ul>	Possible grant funding	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Agricultural Support Officer</li> </ul>	Short term

**Recommendation 14: Markets for Local Products and Services**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Consider developing policy for using local food in District buildings	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> </ul>	Short term
Consider regular summer farmers' markets	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Staff review and develop</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> <li>• Service Clubs</li> <li>• Chamber of Commerce</li> </ul>	Short term

**Recommendation 15: A Permanent Farmers’ Market Site**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Work with community partners to encourage permanent farmers’ market site	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Establish parameters and encourage the establishment of a Farmers’ Market committee</li> <li>• Seek support and community sponsors</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> <li>• Market sponsors</li> </ul>	Medium term

**Recommendation 16: Agritourism and Culinary Tourism**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Encourage marketing strategies for agritourism and culinary tourism	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Staff review and collaborate with partners</li> <li>• Review with BC Min. of Ag.</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> <li>• Agriculture Support Officer</li> <li>• Culinary Tourism Society</li> </ul>	Ongoing
Encourage a conference for agritourism and culinary tourism	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Encourage the establishment of an organizing committee</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Organizing committee</li> <li>• IAF</li> </ul>	Short term

**Recommendation 17: Processing and Value-Added**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Encourage food processors to locate in Light Industrial zone	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Review with ALC</li> <li>• Meet with processors</li> <li>• Develop information and educational materials</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> <li>• ALC</li> </ul>	Ongoing

**Recommendation 18: Labour Availability and Housing Options**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Consider implementing housing and transportation initiatives that will support labour.	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Meet with members of the farm community</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> </ul>	Short term

**Recommendation 19: Beginning Farmers and Youth**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Encourage young people to enter agriculture	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Determine eligible farms and farmers</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> </ul>	Ongoing
Make beginning farmers aware of CALA	<ul style="list-style-type: none"> <li>• Provide information to AAC</li> <li>• Provide information on website</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> </ul>	Ongoing
Inform new farmers about the AAC, and Ag. Plan	<ul style="list-style-type: none"> <li>• Review business license information</li> <li>• Refer new farmers to AAC</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• Farm community</li> </ul>	Ongoing

### 5.3.3 Conservation and Environmental Sensitivity

#### Recommendation 20: Sufficient Water for Agriculture

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Support ongoing study of groundwater resources	Review with other municipalities	Staff time	<ul style="list-style-type: none"> <li>• Other municipalities</li> <li>• Engineering</li> </ul>	Long term
Encourage provincial regulation of groundwater resources	Review with other municipalities	Staff time	<ul style="list-style-type: none"> <li>• Other municipalities</li> <li>• Citizens using groundwater resources</li> <li>• Engineering</li> </ul>	Long term

#### Recommendation 21: Water Conservation

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Encourage farmers changing crop type to establish efficient irrigation systems	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Review with Engineering and Water Services</li> <li>• Provide information to farm community</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> </ul>	Ongoing
Encourage farmers to incorporate the Agricultural Water Demand Model	<ul style="list-style-type: none"> <li>• Review with Engineering and Water Services</li> <li>• Provide information to farm community</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> </ul>	Ongoing

#### Recommendation 22: Wildfire Protection

Actions	Steps to Implementation	Estimated Cost	Partners	Timeline
Review emergency preparations to determine role of agricultural land in wildfire protection	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Consider needs of farm community</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> <li>• Farm community</li> <li>• Fire Services</li> </ul>	<ul style="list-style-type: none"> <li>• Short term</li> <li>• Ongoing</li> </ul>

**Recommendation 23: Land Use Management and Buffering**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Compile list of land portions to produce site specific farm plans focusing on niche product development, community assisted agriculture initiatives and other solutions to keep lands productive, socially relevant and within the ALR.	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Review with ALC</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• ALC</li> <li>• BC Min. of Ag.</li> </ul>	Ongoing

**Recommendation 24: Sound Environmental Practices on Area Farms**

<b>Actions</b>	<b>Steps to Implementation</b>	<b>Estimated Cost</b>	<b>Partners</b>	<b>Timeline</b>
Prepare list of farms and prepare appropriate award	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Consult with BC Ministry of Agriculture</li> <li>• Prepare award</li> </ul>	\$1,000 for award proposed	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag.</li> </ul>	Ongoing
Participation in regional area-wide pest management programs	Staff review and develop	Staff to develop budget	<ul style="list-style-type: none"> <li>• RDCO</li> <li>• BC Min. of Ag</li> <li>• SIR</li> </ul>	Ongoing
Prepare features for website	<ul style="list-style-type: none"> <li>• Review with AAC</li> <li>• Staff review and develop</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• AAC</li> <li>• BC Min. of Ag</li> <li>• IAF</li> </ul>	Ongoing
Promote area farms that have completed EFPs	<ul style="list-style-type: none"> <li>• Contact BCAC for list of farms</li> <li>• Review with AAC</li> </ul>	Staff time	<ul style="list-style-type: none"> <li>• BCAC</li> <li>• AAC</li> <li>• BC Min. of Ag.</li> </ul>	Ongoing