



Proposed buffer policy

For urban properties adjacent to ALR lots

What we heard

During engagement for Kelowna’s Agriculture Plan we heard:

- Urban / Farm conflicts can be an impediment to farming
- Adequate buffers are required to reduce conflict and protect interests on both sides of the edge

Buffer policy benefits

The proposed policy has multiple benefits including:

- Vegetation to reduce airborne materials (sprays, dust, pollen and other allergens);
- Visual barrier to mark the edge between farm and urban land;
- Fencing to reduce trespass.

Why?

Farming is an industry, and normal farm practices such as the use of sprays and machinery can have impacts such as spray drift and dust that migrates to urban neighbours, creating conflicts. Conflicts can make it hard for farmers to farm, either from complaints, or trespass, littering or vandalism. Similarly, farming practices can make it challenging for residents to enjoy their homes and outdoor spaces. Buffers, including fencing and plantings, can mitigate some of these conflicts.



Pockets of residential subdivisions surrounded by farm land (green)

Currently, Kelowna’s agricultural buffers are not consistent with Ministry of Agriculture Standard. The Agriculture Plan, endorsed in 2017, recommended to “Update vegetative buffer specifications as outlined in Edge Planning White Paper”.

The Proposal

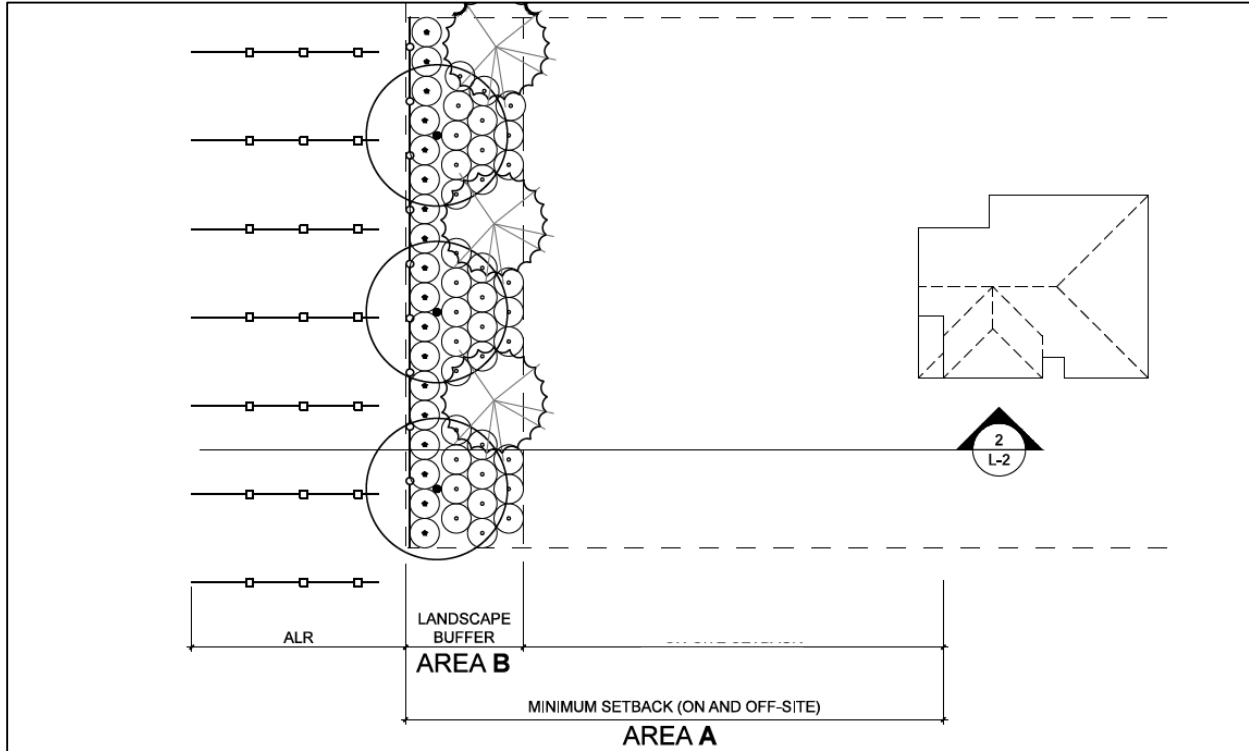
Staff are proposing to adopt the policies into the zoning bylaw for new developments within urban zones based on Ministry of Agriculture’s guidelines. Depending on the type of use of the property adjacent to farmland, different levels of buffers are proposed as illustrated in the table below.

	AREA A Minimum setback (on and off-site from adjacent agricultural parcel to on-site structures)	AREA B Minimum on-site landscape buffer
Existing urban residential lot <0.4ha	Per existing zone	3 meters
Existing urban residential lot >0.4ha	20 meters	8 meters
New residential subdivision	20 meters	15 meters
Multi-unit residential	20 meters	15 meters
Commercial	15 meters	8 meters
Institutional	90 meters	15 meters
Industrial	15 meters	8 meters

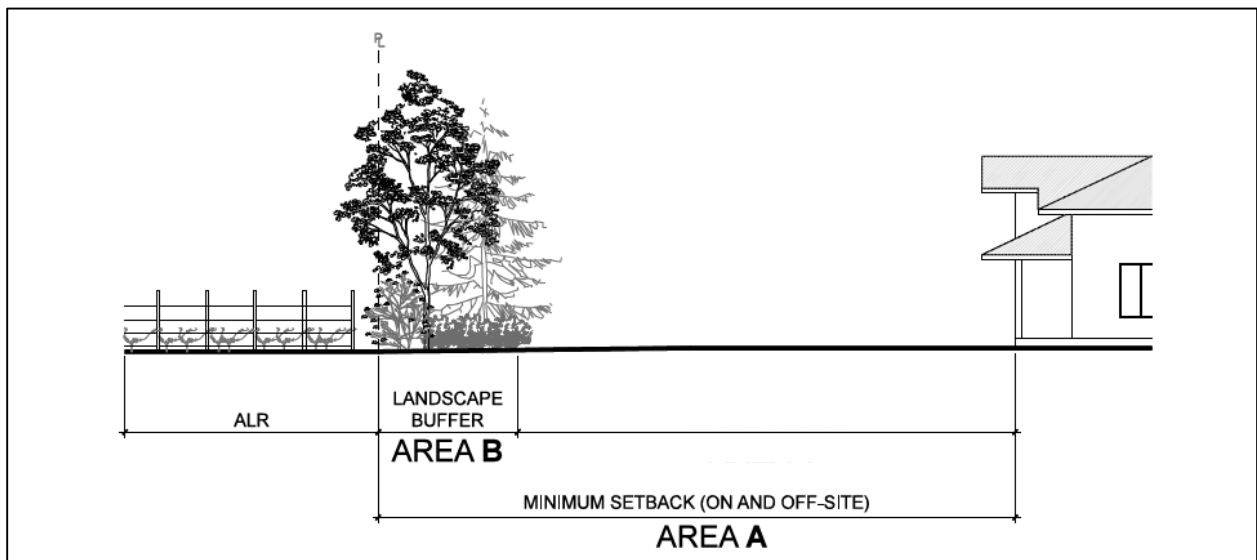
Policy and Planning

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The Proposal con't



Buffer (Adjacent ALR) - Plan



Buffer (Adjacent ALR) - Section