



Proposed secondary use changes

For properties zoned A1 (Agricultural)

What we heard

During engagement for Kelowna’s Agriculture Plan we heard:

- Strong support for policies preserving farmland
- Farmers uncertain of regulations

Kelowna’s A1 Properties

- 12,000 hectares of Kelowna’s land base is zoned for agriculture use.
- Approximately 70 per cent of A1 properties are in the Agriculture Land Reserve (ALR).

Why?

The provincial ALR Regulation specifies permitted land uses in the ALR and outlines requirements for farming on these properties when a secondary use, such as a winery, processing or forestry takes place. The Agriculture Land Commission can enforce these regulations, including crop and volume requirements, while it is difficult for a local government to do so.

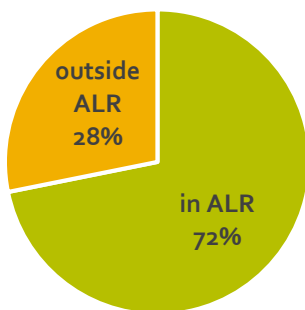
This proposed amendment distinguishes the secondary uses that are permitted in the ALR and those that are permitted outside of the ALR for parcels zoned A1 (Agricultural). This helps to achieve the Agriculture Plan recommendation to “ensure compliance between the A1 zone and provincial standards.” Further, it provides a clear understanding of permitted uses.

The Proposal

Principal uses for all A1 lots remain the same, regardless of whether the A1 zoned lot is on ALR lands or not. These principle uses include:

- | | |
|-------------------------------------|------------------------------------|
| (a) agriculture | (d) intensive agriculture |
| (b) aquaculture | (e) single dwelling housing |
| (c) greenhouses and plant nurseries | (f) stables |
| | (g) utility services, minor impact |

Kelowna A1 Properties



Secondary uses would change, depending on whether the lot is within or outside of the ALR as illustrated in the lists below. Those items highlighted in orange are permitted and regulated further through the ALR Regulation, and remain absent as a secondary use for those lots outside the ALR. Note: those non-ALR lots with established secondary uses at the time of bylaw adoption will be grandfathered.

Secondary Uses – ALR Lots

- (a) Agri-tourism
- (b) Alcohol production facility (brewery, cidery, distillery, meadery, winery)
- (c) Bed and breakfast homes
- (d) Child care centre, minor
- (e) Farm retail sales stands
- (f) Forestry
- (g) Group homes, minor
- (h) Home based businesses
- (i) Kennels
- (j) Mobile home for immediate family
- (k) On-farm processing
- (l) Secondary suite
- (m) Temporary farm worker housing

Secondary Uses – non ALR lots

- (a) Agri-tourism
- (b) Animal clinics (note: this use is not permitted on ALR land)
- (c) Bed and breakfast homes
- (d) Child care centre, minor
- (e) Group home, minor
- (f) Home based businesses
- (g) Kennels
- (h) Secondary suite
- (i) Temporary farm worker housing

Policy and Planning

1435 Water Street
Kelowna, BC V1Y 1J4
kelowna.ca / 250 469-8773