

COMPARISON TABLE: “AGRICULTURE DESIGNATION” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p>6.0 AGRICULTURE</p> <p>6.1 Background</p> <p>Lands designated as Agriculture on the Official Community Plan maps include areas with potential for agricultural operation or activity generally including but not limited to the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, fibre crops and horticultural and aquaculture products, as well as activities associated with the production and processing of these items. Agricultural land primarily includes land in the Agricultural Land Reserve. Agriculture operations and activities, such as livestock grazing, are also dependent on lands located outside of the Agriculture designation on the Official Community Plan maps.</p>	<p>9.0 AGRICULTURE</p> <p>9.1 Background</p> <p>Approximately 15% of land in Electoral Area “A” is within the Agricultural Land Reserve (ALR). This land area is designated Agriculture (AG) and comprises a total area of 3,786 ha. Most of the land in Electoral Area “A” designated AG is within the ALR; however, there are also small portions of AG in the rural west area that lie outside of the ALR. Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as “Small Holdings” and an area along the northeast border of Electoral Area “A” that are ALR and designated as “Resource Areas.”</p> <p>The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.</p>
<p>6.2 Objectives</p> <p>.1 To preserve agricultural land with continuing value for agriculture for current and future production, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.</p> <p>.2 To minimize conflicts between agriculture and other land uses.</p> <p>.3 To encourage the agricultural sector’s improvement and expansion by pursuing supportive land use policies within and adjacent to farming areas.</p> <p>.4 To support any Agricultural Land Reserve boundary changes initiated by the Agricultural Land Commission arising from joint local government and land reserve initiatives which review agricultural suitability in the Plan area, provided affected landowners are notified and have opportunity for input.</p> <p>.5 To support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to the agricultural use.</p>	<p>9.2 Objectives</p> <p>.1 Protect the agricultural land base of the Plan Area including associated farming, orchards, vineyards, ranching, and associated value-added activities.</p> <p>.2 Minimize conflicts between agricultural and non-agricultural uses.</p> <p>.3 Minimize the impacts of agriculture and ranching on sensitive environmental resources.</p>
<p>6.3 Policies</p> <p>The Regional Board:</p> <p>.1 Directs that the principal use of lands designated as Agriculture on the Official Community Plan Map shall be agriculture.</p> <p>.2 Will work with the Agricultural Land Commission to ensure that new development adjacent to agricultural areas provides sufficient buffering in the form of setbacks, fencing, and landscaping consistent with provincial Agricultural Land Commission specifications.</p>	<p>9.3 Policies</p> <p>The Regional Board:</p> <p>.1 Supports the use of lands designated Agriculture (AG) identified on Schedule ‘B’ (Official Community Plan Map) for agricultural use. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.</p> <p>.2 Will generally not support applications to the Agricultural Land Commission (ALC) that seek to:</p>

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<p>.3 Encourages the rural area to participate in the creation of an Agricultural Advisory Committee to consider and advise the Board on agricultural matters, and the possible preparation of an Agricultural Area Plan.</p> <p>.4 Supports the policy direction of the Province to implement the <i>Farm Practices Protection (Right to Farm) Act</i>, and associated amendments to the <i>Local Government Act</i>.</p> <p>.5 Permits parcel sizes to vary depending on respective zoning and decisions of the provincial Agricultural Land Commission, but generally shall not be smaller than 10 hectares for large commercial operations of vine growing and other compatible agricultural uses and 4 hectares for fruit and vegetable farming operations.</p> <p>.6 Will consider applications to subdivide parcels smaller than 4 hectares within the Agricultural Land Reserve, subject to approval of the provincial Agricultural Land Commission, in the following cases:</p> <ul style="list-style-type: none"> a) for a homesite severance under the Agricultural Land Commission’s homesite severance policy; b) where the subdivision or boundary adjustment will allow for more efficient use of agricultural land or the better utilization of farm buildings for farm purposes; and c) where the community interests in the subdivision of the land outweigh the community interests in the retention of the land in a larger parcel. <p>In these cases, the individual parcel sizes within the ‘Agriculture’ designation are subject to approval by the provincial Agricultural Land Commission, and must meet minimum parcel size required to meet the relevant Provincial regulations for septic disposal fields.</p> <p>.7 Supports the consolidation of legal parcels that support more efficient agricultural operations.</p> <p>.8 Supports the planning of new and modified roads, utility and communication corridors in the Plan area that avoid disruption and fragmentation of existing and potential agricultural land.</p> <p>.9 Supports the wild fire hazard prevention policies set out in Section 13.0 (Hazard Lands) for any proposed residential uses.</p> <p>.10 Supports directing intensive agricultural operations to larger lots or increasing building setbacks and other possible mitigation measures in the Zoning Bylaw or separate Farm Bylaw to prevent potential conflicts with adjacent uses, subject to compliance with the <i>Farm Practices Protection (Right to Farm) Act</i>, and associated amendments to the <i>Local Government Act</i>.</p> <p>.11 Supports preservation of important values such as wildlife and fish, and where ever possible these should be conserved providing they do not interfere with agricultural practices and the <i>Farm Practices Protection (Right to Farm) Act</i>, and associated amendments to the <i>Local Government Act</i>.</p> <p>.12 Provides for property owners or occupiers to diversify and enhance uses secondary to agricultural uses with home industry, home occupation, or bed and breakfast establishment business opportunities.</p> <p>.13 Encourages secondary ‘value added’ uses such as agri-tourism for the purpose of diversifying and enhancing farm income, provided that these developments are compatible with the agricultural character of the area, and that they do not present a potential land use conflict with surrounding properties.</p>	<ul style="list-style-type: none"> a) subdivide land or adjust the boundaries between parcels that results in the fragmentation of farm, vineyard or orchard units, or seek to create homesite parcels; or b) introduce non-agricultural uses. <p>.3 Recognizes agricultural land as necessary for agricultural businesses that provide regional economic stability and growth opportunities.</p> <p>.4 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.</p> <p>.5 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.</p> <p>.6 Supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.</p> <p>.7 Encourages the preservation of environmental values in the Agriculture (AG) designation.</p> <p>.8 Supports and encourages developing food system infrastructure (production, processing, storage and distribution of food) to contribute to a resilient local and regional food supply.</p> <p>.9 Encourages the consolidation of small parcels into larger farm units that increase efficiency and enhance the land base of the ALR.</p> <p>.10 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with the <i>Ministry of Agriculture Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges</i>.</p> <p>.11 Encourages provincial ministries and utilities to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.</p> <p>.12 Supports the agricultural and rural economy by encouraging secondary, value-added uses such as agritourism, secondary processing of products, and home occupations/industry provided they are compatible with surrounding land uses.</p> <p>.13 Support the protection of normal farm practices within Agriculture (AG) designated lands including the <i>Farm Practices Protection (Right to Farm) Act</i>.</p> <p>.14 May consider supporting the following applications to subdivide parcels smaller than 4.0 ha within the Agricultural Land Reserve in the following cases:</p> <ul style="list-style-type: none"> a) for a homesite severance under the ALC’s homesite severance policy; b) where the applicant can demonstrate that the subdivision or boundary adjustment will enhance agricultural viability; and c) to support a public use such as a public park or community facility.
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<p>.14 Encourages the protection of agricultural lands and maximizing productive farm activity.</p> <p>.15 Encourages the clustering of buildings, structures and related activities in order to maximize productive farm activities and to minimize areas of development.</p> <p>.16 Supports the establishment of housing for year round farm help and seasonal farm workers.</p> <p>.17 Will consider permitting the provision of agri-tourism accommodation units in the form of seasonal recreation vehicles (RVs) and tenting sites through a rezoning. The Regional Board will use the following criteria to assess future applications;</p> <ul style="list-style-type: none"> a) capability of handling of on-site domestic water and sewage disposal; b) impact on agriculturally productive lands; c) impact on adjacent land uses and character of the existing area; d) location relative to existing roads, access and other buildings; d) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; e) methods to control potential late night noise and disturbances. <p>.18 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.</p> <p>.19 Will consider “micro cannabis production facility” proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:</p> <ul style="list-style-type: none"> a) the parcel under application has an area not less than 2.0 hectares; b) the maximum size of the plant surface cultivation area is 200.0 m²; c) confirmation is provided that adequate water and servicing is available to the site; and d) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary. <p>.20 Recognises that production of cannabis in the Agricultural Land Reserve is considered a permitted “farm use” by the Agricultural Land Commission if produced outdoors in a field or inside a structure that has a base consisting entirely of soil and cannot be prohibited by local government bylaw.</p> <p>Agricultural Protection Area Policies</p> <p>.21 Considers the extension of the Town of Osoyoos’ Northwest Sector Sewer Service along Osoyoos Lake to be primarily for the protection of water quality and not in support of facilitating future non-agricultural development on the agriculturally designated properties.</p> <p>.22 Will generally not support applications seeking to rezone lands designated as Agriculture, within the Agricultural Protection Area, or exclude land from the Agricultural Land Reserve for the purposes of future urban, recreation or amenity uses.</p>	<p>.15 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.</p> <p>.16 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:</p> <ul style="list-style-type: none"> a) the facility is approved by Health Canada under its micro cultivation license; b) the parcel under application has an area not less than 2.0 hectares; c) the maximum size of the plant surface cultivation area is 200.0 m²; d) confirmation is provided that adequate water and servicing is available to the site; and e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.
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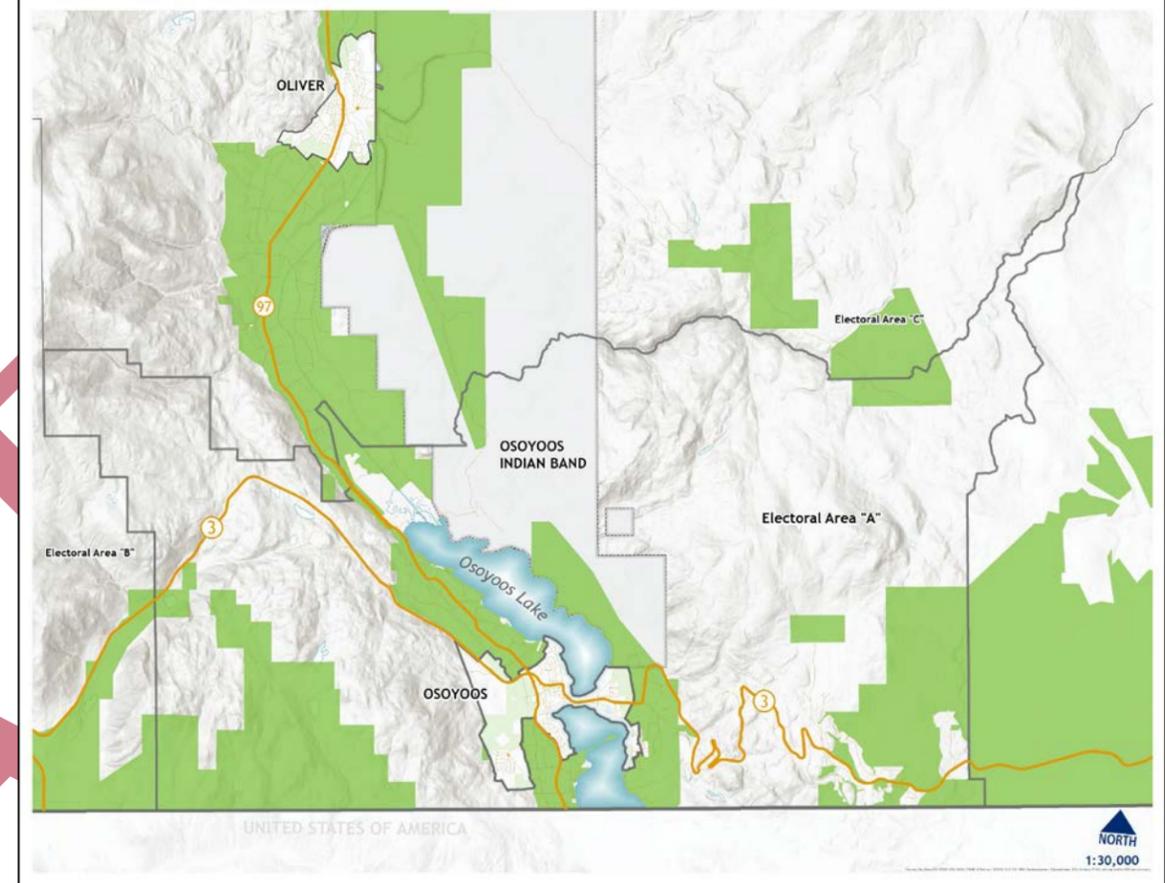
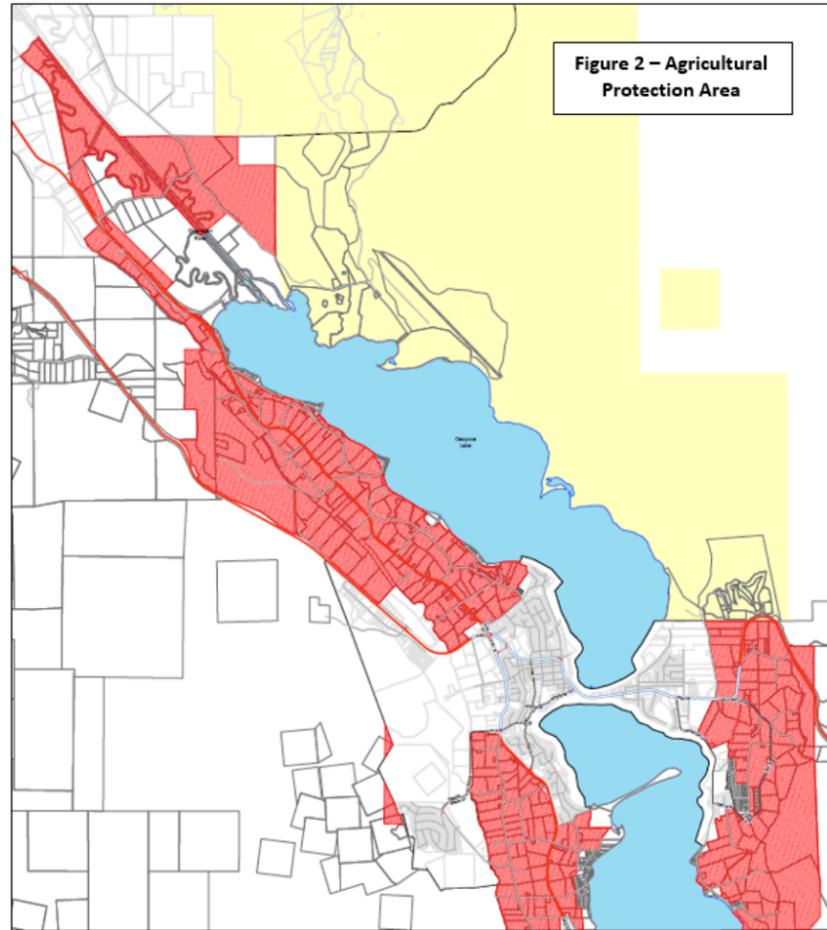


Figure 1: Agricultural Land Reserve, Electoral Area "A"

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