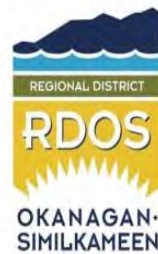


Agricultural Plan

Regional District of Okanagan-Similkameen
Electoral Area A & the Town of Osoyoos



December 2011

Project No. 308-161

Funding provided by:



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Appendix A – Discussion Paper

1.0 Introduction

1.1 Plan Purpose

The Regional District of Okanagan-Similkameen (RDOS) and the Town of Osoyoos (Osoyoos) jointly initiated the planning process for the preparation of an Agricultural Plan (AP) for Electoral Area A and Osoyoos. Communities undertake Agricultural Plans to:

- provide the community with the opportunity to look ahead and consider their agricultural situation in order to identify practical solutions to current issues;
- identify opportunities to strengthen farming; and
- contribute to the long-term sustainability of agriculture.

While it is recognized that there are a broad range of issues and jurisdictions that have an impact upon agriculture, the main focus of this document is on those issues that lie within the jurisdiction of local government and relate to the agricultural land base. Land-based strategies are specifically identified as those strategies that can be implemented through amendments to the Official Community Plan and Zoning Bylaws. Non land-based strategies, including providing a voice for agriculture and creating a better understanding of agricultural issues, will also be considered because of their strong connection to the success of land-based strategies.

The Agricultural Plan process was initiated in collaboration with the BC Ministry of Agriculture and with financial assistance from the RDOS, Osoyoos, and the Investment Agriculture Foundation of British Columbia.

1.2 Planning Process

The Agricultural Plan process was as follows:

- Collection and analysis of background information;
- Identification of issues affecting or influencing agriculture;
- Identification of opportunities for agriculture;
- Review of the community's existing land use bylaws and policies;
- Development of action oriented strategies and recommendations;
- Meaningful engagement of the public (throughout the process); and
- Finalization of the Plan.

1.3 Plan Location

The planning project is a collaboration between the RDOS and Osoyoos and includes all agricultural lands within the Town of Osoyoos and all agricultural lands in RDOS Electoral Area A as shown in *Map 1.1*.

The first orchard was planted in Osoyoos in 1907 but it was not until irrigation was developed in the 1920's that this area expanded as an agricultural region. Irrigation via "The Ditch" successfully transformed the shrub-steppe environment into a lush agricultural belt. The Osoyoos area with its mild climate has been able to promote "the earliest fruit in Canada."¹

1.4 Plan Context

An Agricultural Community Group (ACG) was established to work with the RDOS and Osoyoos staff to guide the planning process and development of the plan. The planning process started in February 2011 with the first meeting of the ACG. At this meeting members discussed the structure and goals of the planning process and reviewed the draft community survey of farm properties. A second ACG meeting was held in April 2011 to review the results of the background research and community survey, and to tour areas of interest in the plan area. This was followed with another ACG meeting to review the draft plan and to set the schedule for public consultation.

Information on the agricultural sector was obtained from the Census of Agriculture and from a Land Use Inventory conducted by the Ministry of Agriculture. This Land Use Inventory included mapping of farm properties and their agricultural uses. A limited data set from Statistics Canada consisting mostly of data from the 2006 Census of Agriculture, provided an understanding of the state of agriculture including the nature of agricultural activities in the plan area. This information was augmented by information from referenced sources, anecdotal information and ideas provided by ACG members, and discussions with local government staff and agencies. Local information on agriculture was also obtained through a survey of the key challenges and opportunities facing owners of "farm" properties, which are properties that receive a Class 9 Farm Assessment from BC Assessment. All background information, including an overview of the Census data, Ministry of Agriculture Land Use mapping and survey results, are summarized in a separate background report/discussion paper that is available on the RDOS website at <http://www.rdos.bc.ca> and is included as *Appendix A*.

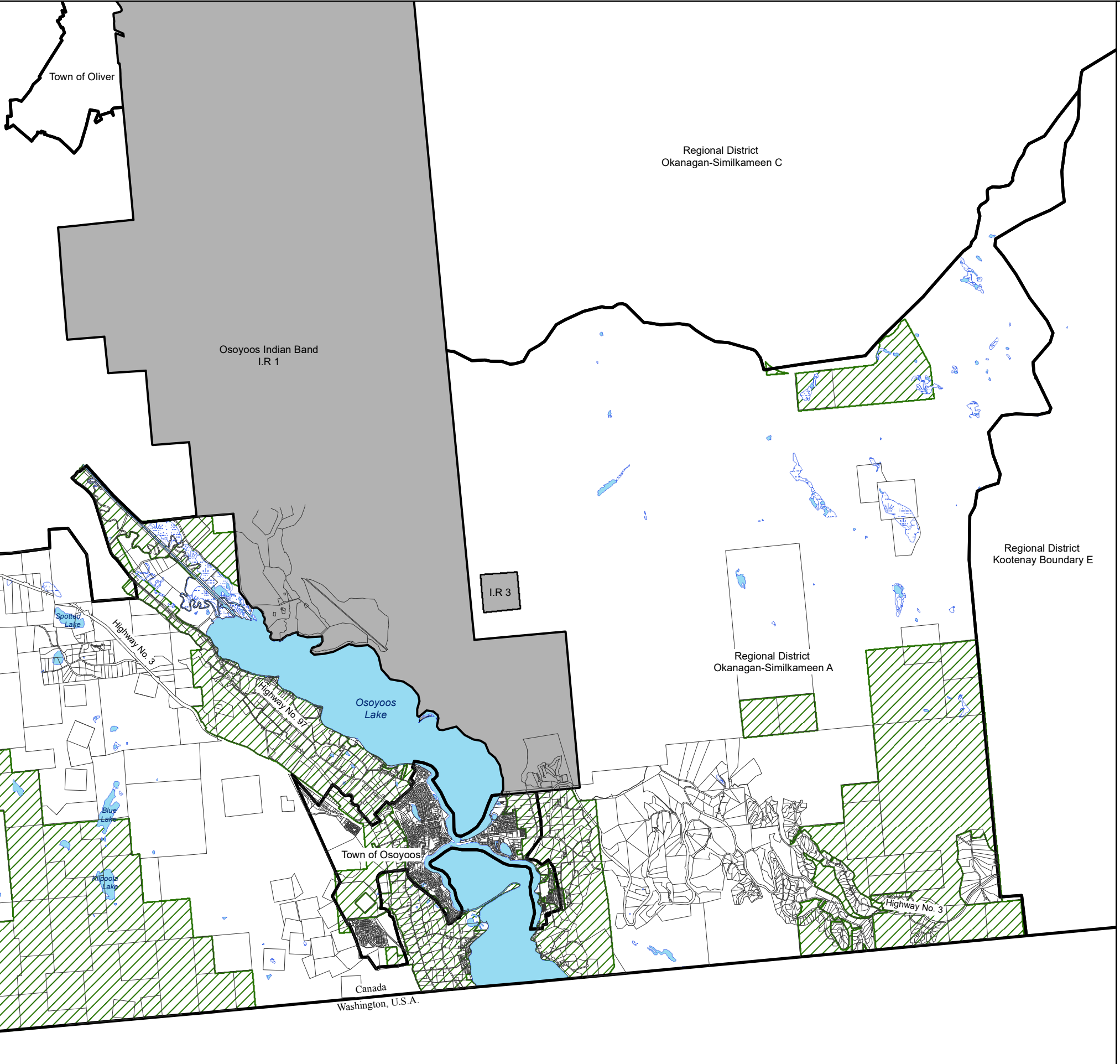
Key features to consider for agricultural planning in this area include:

- only 13% of the RDOS properties that are zoned for agricultural use are more than 8 ha in size.

¹ (Source: <http://www.osoyoos.ca/historyofosoyoos>)

- the maps of agricultural use show predominantly irrigated orchards and vineyards in the valley lands and forage, pasture and beef cattle farms in the upper elevations.
- typically, farm operations with larger acreages are found above the valley.
- of the 184 farms identified by Statistics Canada, 8 farms account for approximately 30% of the Gross Farm Receipts. (Agricultural Community Group Members suggested that select vineyards and greenhouses were likely associated with the incidents of high farm receipts.)
- farm crops have adapted to recent market trends with the most significant recent shift from apples to grapes.
- farmers identified urban development pressures as a constraint (or risk) to agriculture, second only to markets (including import policies; marketing practices and pricing of products).
- farmers value their region's excellent soil and micro climate.
- several local farmers have added new cold storage facilities to their local operations.
- most valley farmland in the ALR is currently supporting agriculture use.
- water is essential for agricultural production. There are a number of water delivery systems with the system operated by the Town of Osoyoos servicing the largest number of properties.


X:\LandProjects\2009\308-16103-Drawings\GIS\Draft-2011-06-09\Map 1.1 - Plan Area.mxd



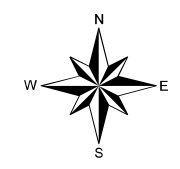
REGIONAL DISTRICT
OKANAGAN-SIMILKAMEEN
ELECTORAL AREA 'A'
AND
TOWN OF OSOYOOS
AGRICULTURAL PLAN

Map 1 - Plan Area

LEGEND

 Agricultural Land Reserve

Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission



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Map Produced : November 28, 2011

2.0 Policy Context

2.1 Introduction

There is a broad provincial and federal government policy framework that potentially impacts the agricultural sector, however this plan was specifically targeted to address land-based policies within the sphere of local government. The main documents that are influential from a land-based perspective are the Regional Growth Strategy, Official Community Plan and Zoning Bylaws.

2.2 Regional Growth Strategy

The South Okanagan Regional Growth Strategy (RGS) adopted in 2010, provides a long term commitment to manage growth and promote a sustainable future in the south Okanagan. Part 25 of the provincial *Local Government Act* establishes the authority for the RGS and the purpose of an RGS, which is to “promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.” An RGS is “a general guide as to how regions will grow, change and develop over a 20-year period ... and is a regional vision that commits affected municipalities and regional districts to a course of action to meet common social, economic and environmental objectives.”² The RDOS South Okanagan RGS vision and policies repeatedly acknowledge the need to protect the agricultural land base and support agriculture. Specific policy directions include:

- Support the enhancement of a sustainable, local agricultural industry inclusive of value-added industry;
- Endorse, in principle, a South Okanagan Agricultural Area Plan which promotes the right to farm; and
- Consider policy and regulation with area farmers and communities to preserve the agricultural land base.

Recommendation:

2.2.1 The Agricultural Plan is consistent with the RGS and implements directions set by the RGS, particularly those that protect and enhance a sustainable local agricultural industry. Key RGS policy strategies are outlined in the following table.

² An Explanatory Guide to BC’s Growth Strategies Act (1995). Ministry of Municipal Affairs, British Columbia.

RDOS Regional Growth Strategy (RGS): Agriculture Policies

RGS POLICY Ec2

Ensure a sustainable local economy which impacts positively on the region's character.

1. Support the retention of the Agricultural Land Reserve while recognizing there is land within the ALR that may not be suitable for agriculture and land outside the ALR that may be suitable for agriculture.

RGS POLICY Ec4

Support and promote tourism and tourism-related activity

1. Support the promotion of tourism in the South Okanagan in conjunction with regional marketing efforts to target the tourism value of agriculture, high-tech and science research facilities and the rural ambience of the region.

RGS POLICY Ec5

Support agriculture that contributes to the local economy

1. Endorse, in principle, a South Okanagan Agricultural Area Plan which promotes the right to farm and protects the agriculture industry, including its water allocation.
2. Support the enhancement of a sustainable, local agricultural industry inclusive of value-added industry.
3. Consider policy and regulation with area farmers and communities to preserve the agricultural land base.

RGS POLICY Ec6

Enhance the diversity of the labour force

5. Support and encourage research and development initiatives and programs in conjunction with UBCO and Okanagan College related to key economic and business features of the South Okanagan. These would include agriculture, food processing, wine making, biodiversity, water management, tourism, amenity migration and high tech applications including those based on astrophysical research.

RDOS Regional Growth Strategy (RGS): Agriculture Policies

RGS POLICY EN2

Support environmental stewardship strategies

4. Support the right to farm in balance with best environmental management practices.
-

RGS POLICY EN3

Reduce contribution to and increase adaptation to climate change

2. Work with business and agriculture to apply innovative best practices that include renewable energy technologies and energy efficiency.
-

RGS POLICY EN5

Promote water sustainability through conservation and related best practices

1. Apply and promote four guiding principles to manage the water resource capacity and efficiency in the Okanagan basin;
 - a. preserve ecosystems functions to maintain water quantity and quality,
 - b. encourage best water management practices in agriculture,
 - c. reduce residential water use to support population growth in urban areas,
 - d. use best practices to manage water use for industrial, commercial and institutional purposes.
 6. Support the continued provision of adequate water resources for the agriculture sector, and ensure that adequate and secure access to water for the agricultural sector is a priority over non-essential urban uses.
 7. Support the protection of access to adequate water for the agricultural sector in any future inter-regional Water Plan.
-

RDOS Regional Growth Strategy (RGS): Agriculture Policies

RGS POLICY H1

Dialogue between rural and urban communities to direct development to Primary Growth Areas and, to a lesser extent, to Rural Growth Areas, and to coordinate and collaborate on human settlement

1. Set growth management boundaries, which may or may not coincide with current municipal boundaries, around Primary Growth Areas, and consider using the Agricultural Land Reserve boundary as the growth management boundary where appropriate, in **coordination with the development of Regional Context Statements for Official Community Plans**, and according to the Implementation Agreement.
 2. **Set growth management boundaries around Rural Growth Areas, and consider using the Agricultural Land Reserve boundary as the growth management boundary where appropriate, in electoral area Official Community Plans within a reasonable timeframe and as detailed in the Implementation Agreement.**
 3. Collaborate in fringe planning decisions on major development in the vicinity of rural / municipal boundaries.
-

RGS POLICY H4

Protect the agricultural land base and encourage agricultural enterprise

1. Support the establishment of a South Okanagan Agricultural Advisory Committee **to advise the Regional District Board on agricultural matters.**
2. Work collaboratively to develop, set priorities and implement a regional approach to agriculture to strengthen farming and encourage agriculture.
3. Discourage further subdivision of farm parcels.
4. Encourage value-added agricultural activities and agri-tourism which improve farm economic viability while maintaining farming as the primary farming activity.
5. Undertake edge planning to plan for and mitigate the impacts of non-farm uses on farming activities when considering development adjacent to the Agricultural Land Reserve boundary.
6. Support urban growth boundaries that are **consistent** with the Agricultural Land Reserve boundary, and not growth boundaries that encompass land within the ALR.

2.3 Official Community Plans

The two Official Community Plans (OCP) that pertain to the plan area are Town of Osoyoos Official Community Plan Bylaw 1230, 2007 and RDOS Electoral Area A (Osoyoos Rural) Official Community Plan Bylaw 2450, 2008. The purpose of an OCP is to guide and direct land use and development decision-making within a municipality or Regional District. OCPs also clearly state the community's values or goals.

Both OCPs for the plan area have similar policy language supporting agricultural use and agricultural land. *Table 2.1* provides an overview of key policy statements in the two documents. As shown in *Table 2.1*, there are a number of opportunities to amend these OCPs to better align their policy directions.

Table 2.1: Existing Official Community Plan Agricultural Land Policies

Land Use Policies	RDOS	Osoyoos
Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the provisions of the <i>Agricultural Land Reserve Act</i> , and the regulations and orders of the Agricultural Land Commission (ALC). The Act and regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.	Yes	Yes
Work with the ALC on a growth management strategy that considers the Commission's mandate for protecting agricultural lands and the growth challenges facing the Town.	--	Yes
Focus on urban conversions of ALR lands to meet community priority land use needs that cannot be accommodated elsewhere.	--	Yes
Promote increased productivity and returns from the agricultural lands.	--	Yes
Prepare an Agricultural Plan.	Yes	Yes
Establish a Farming Interface Development Permit Area to protect farming against land use conflicts from urban development.	No	Yes
Minimum parcel sizes for lands in the ALR consistent with ALC directives and: <ul style="list-style-type: none"> • 10 ha for large commercial operations of vine growing & other compatible uses; • 4 ha for fruit and vegetable operations; and • <4 ha subject to ALC approval. 	Yes Yes Yes	Yes No No Yes
Support secondary value added agricultural uses.	Yes	Yes
Support secondary supportive residential uses (home industry, home occupation, or bed and breakfasts).	Yes	Yes
Support preservation of important values such as wildlife and fish provided they do not interfere with agricultural practices and relevant legislation.	Yes	--
Support 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.	Yes	--

Land Use Policies	RDOS	Osoyoos
Promote niche opportunities to bring more ALR lands into agricultural production.	--	Yes
Seek ALC recognition of lands east of the Town that have been irrigated and brought into agricultural production over the last 10 years.	--	Yes
Update the Zoning Bylaw for consistency with mandatory ALR requirements regarding allowable land uses.	--	Yes

The *Local Government Act* requires OCPs to include statements and map designations showing the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years. In the Osoyoos OCP, 2 – 3% growth rates are assumed over a 20 year period, representing a population increase of 3190 persons and a total population of 8140 persons. To respond to these growth pressures, Osoyoos has applied for a block exclusion for the Southeast Meadowlark Area. The ALC and the Town have agreed to exclude properties from the ALR according to a “staged process” whereby the Commission will first check each rezoning application for conformity with key policies in the Area Plan: a minimum of 30 units per hectare, requirements for setting aside 15 per cent of residential units for affordable housing, and a 30 meter agricultural buffer. The focus on the Southeast Meadowlark Area will divert pressure away from the other ALR lands.

Population growth in Electoral Area A, Rural Osoyoos has been moderate but steady. The 1996 – 2001 census indicates the population of rural Osoyoos grew at 0.56% per year, while the Town of Osoyoos grew at 0.8% per year. The 2001-2006 census indicates the population of rural Osoyoos grew at 0.25% per year (or 1.3% for the five year span of the census), while the Town of Osoyoos grew at 2.05% per year (or 10.6% for the five year span of the census).

While historical growth rates are difficult to assess accurately for the rural area due to changes in the Town of Osoyoos’ boundary, the 1966 census for the rural population is shown as 1,794, and Town of Osoyoos 1,166, whereas the 2006 census for the rural and Osoyoos Indian Band population is 1,921, and the Town of Osoyoos population is 4,752. Overall, the population of the Osoyoos area increased by 125% in the past 40 years, which equates to a 2.0% per year growth rate.

The “*Population and Housing Demand for the Okanagan Similkameen Regional District 2001-2031*”, The Real Estate Foundation of BC & The Canadian Land Centre, 2003, estimates population growth at 1% per year, revised downward from its 1996-2026 projection in 1998 of 1.3% per year. (Source: Area A Osoyoos Rural, OCP Bylaw No. 2450, 2008: p. 16)

The Electoral Area A, Osoyoos Rural OCP concludes that the Osoyoos rural area is capable of accommodating a population growth rate of 1% until 2100 given its existing land use designations and capacity for subdivision and lot development. The majority of this capacity is being provided through the Willow Beach Rural Growth Area and the Regal Ridge Rural Growth Area, which caters to rural residential demand (Source: Electoral Area Osoyoos Rural OCP

Bylaw 2450, 2008:p. 17). These findings support policies to direct growth away from lands in the ALR.

OCP and Growth Management Policy Recommendations:

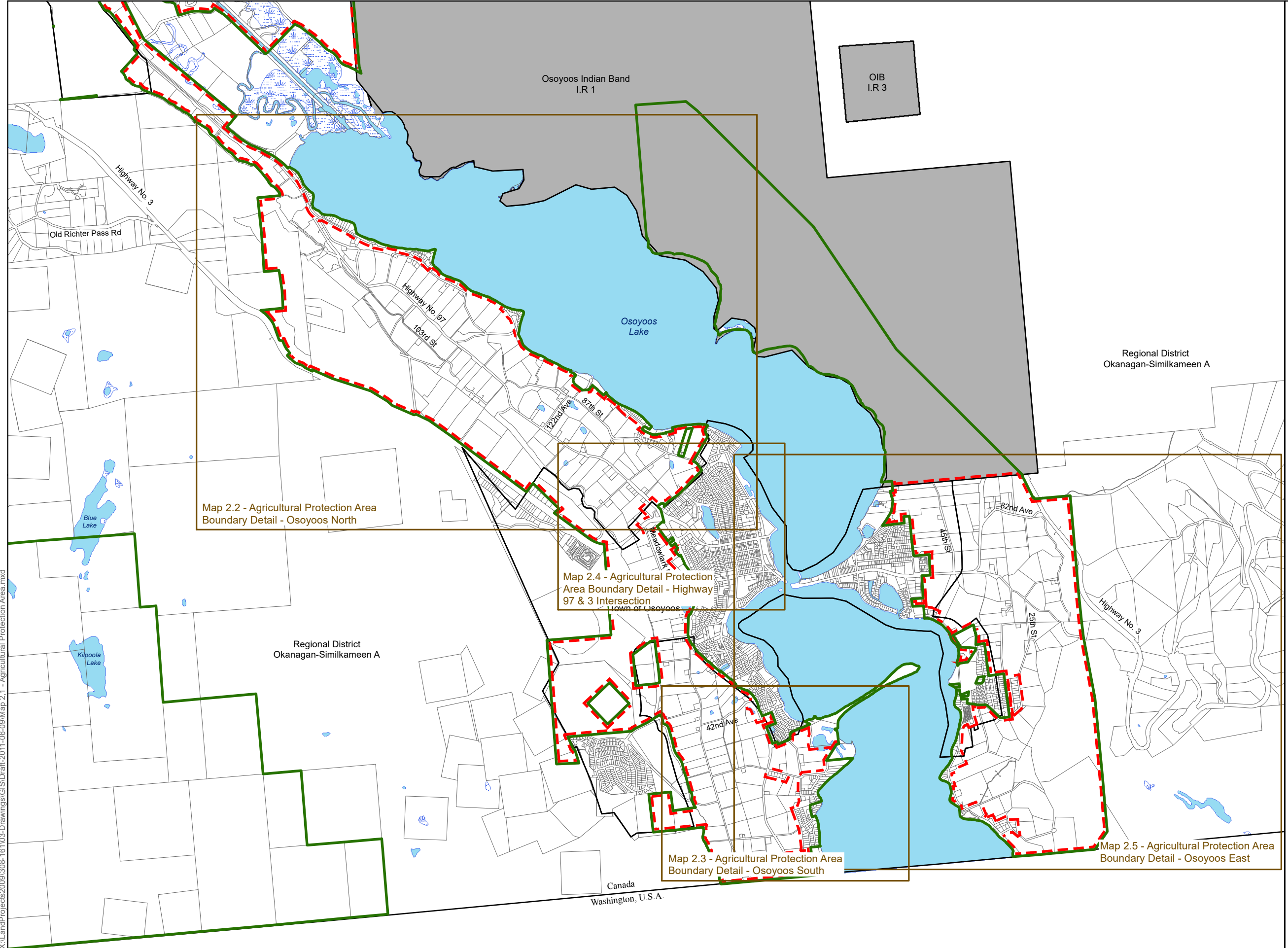
- 2.3.1** In keeping with the Town’s vision as a “smart growth community”, continue to recognize Osoyoos as the regional urban growth centre as per the Regional Growth Strategy. This includes supporting Osoyoos’ interest in the exclusion of the Southeast Meadowlark area, which is required to meet area’s projected growth demands. Support is subject to applications meeting the requirements of the ALC, including: provision of 30m buffer for neighbouring agricultural properties; providing efficient use of the land through urban densification; a minimum of 30 units per ha; and a 15% affordable housing component.
- 2.3.2** Establish an Agricultural Protection Area (APA) that generally follows the existing boundary of the ALR as shown on *Map 2.1* in the valley areas where the urban/rural pressures are greatest. *Map 2.2* to *Map 2.5* show details of areas where the APA boundary separates from the ALR boundary to recognize existing land use conditions. As shown on *Maps 2.2* to *2.5* the APA boundary jogs around ALR areas that have been developed for urban uses, principally for residential developments and have an urban residential zoning. On many of these properties the ALC regulations may not apply because the lots are below the minimum size where ALR regulations apply (less than 0.8 ha – 2 acres). While there may be capacity for urban agriculture on these lands, they also could be supported for higher density residential land development to meet regional growth and to decrease pressure on productive ALR lands.

Agricultural Protection Area (APA) Map Summary	
Map 2.1	APA Overall
Map 2.2	APA Detail – Osoyoos North
Map 2.3	APA Detail – Osoyoos South
Map 2.4	APA Detail - Highway 97/Highway 3 Intersection
Map 2.5	APA Detail – Osoyoos East

The proposed APA boundary is recommended as an important growth management tool that will help signal to future land owners and the development community that the primary goal for agricultural lands within the APA boundary is protection for agricultural use over the long term. Local government will not support exclusion applications for future urban, recreation or amenity uses on agricultural lands within the APA boundary. In particular the APA boundary will help to re-enforce the following:

- Agricultural lands within the APA boundary are protected for agricultural use.
- Where municipal servicing has been extended through agricultural lands within the APA boundary, agricultural land should not be considered for new urban development despite improved servicing conditions.

- Buffering is required along the urban side of the APA boundary where lands are adjacent to existing agricultural development (e.g. commercial highway nodes as shown on *Map 2.4*).
- Areas with existing urban development located between APA and ALR boundaries may be considered for higher development densities if new development can be fully serviced to an urban standard (water and sewer). OCP amendments would be required to recognize and support new development opportunities.



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Map 2.1 - Agricultural Protection Area

LEGEND

- Agricultural Land Reserve
- Agricultural Protection Area

Note: The figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission

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X:\LandProjects\2009\308-16103-Drawings\GIS\Draft-2011-06-09\Map 2.1 - Agricultural Protection Area.mxd



REGIONAL DISTRICT
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Map 2.2 - Agricultural Protection Area
Boundary Detail - Osoyoos North

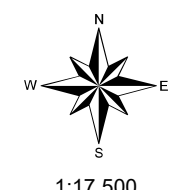
LEGEND

- Agricultural Land Reserve
- Agricultural Protection Area
- Zoning
- Agricultural Zoning in ALR and no farm status
- Non Agricultural Zoning designation in ALR
- Farm status without Agricultural Zoning

Monashee Packing House:
Permit Long Term Agricultural/Industrial use

Gravel Pit: Reclaim for Agriculture

Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission



Map Produced : November 28, 2011







X:\LandProjects\2009\308-161103-Drawings\GIS\Draft-2011-06-09\Map 2.2 - Osoyoos North.mxd



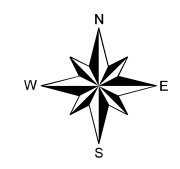
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Map 2.3 - Agricultural Protection Area
Boundary Detail - Osoyoos South

LEGEND

-  Agricultural Land Reserve
-  Agricultural Protection Area
-  Zoning
-  Agricultural Zoning in ALR and no farm status
-  Non Agricultural Zoning designation in ALR
-  Farm status without Agricultural Zoning

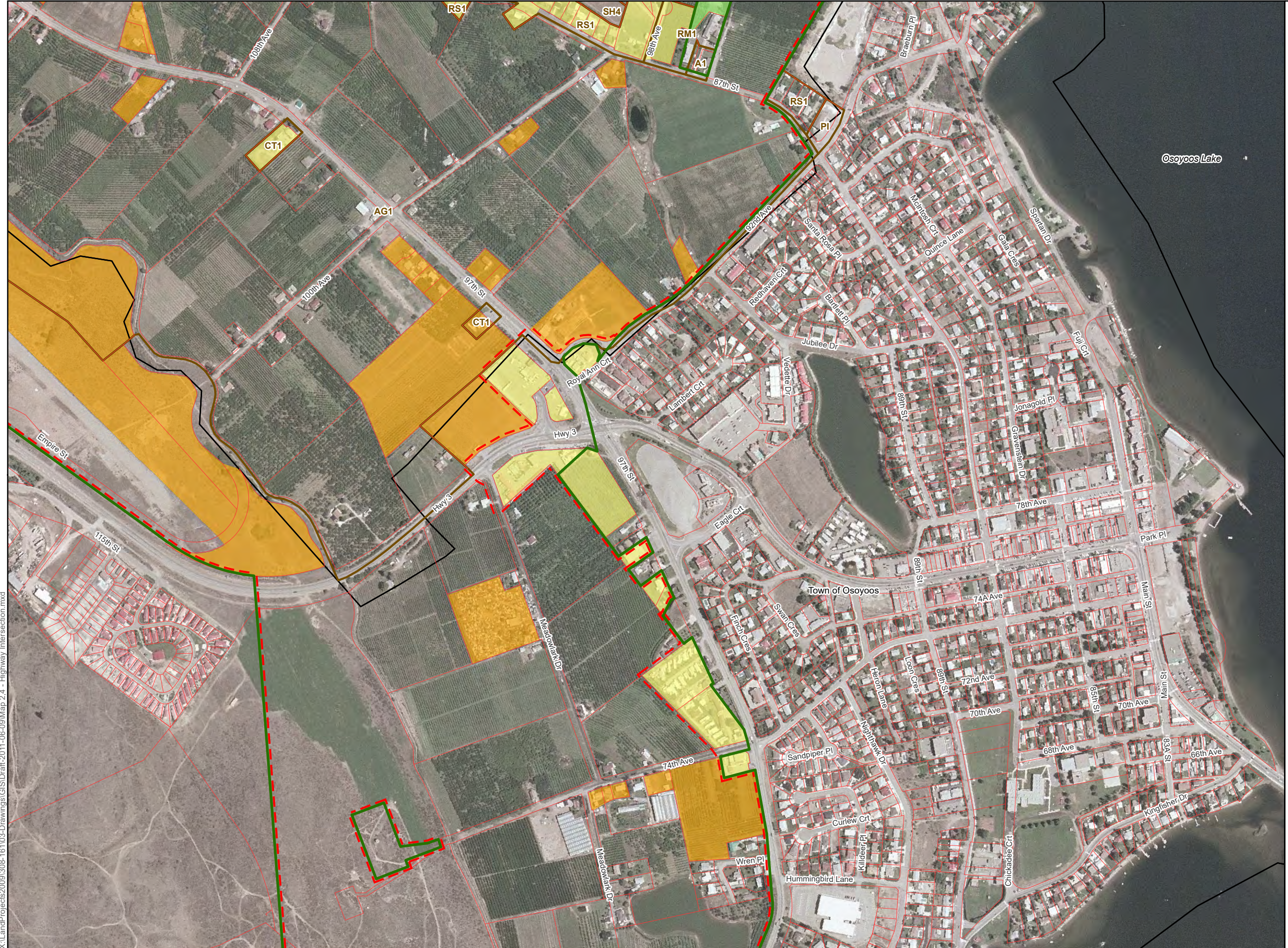
Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission



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Map Produced : June 09, 2011







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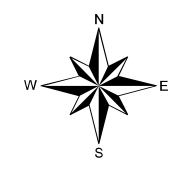
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Map 2.4 - Agricultural Protection Area
Boundary Detail - Highway 97 & 3 Intersection

LEGEND

-  Agricultural Land Reserve
-  Agricultural Protection Area
-  Zoning
-  Agricultural Zoning in ALR and no farm status
-  Non Agricultural Zoning designation in ALR
-  Farm status without Agricultural Zoning

Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission



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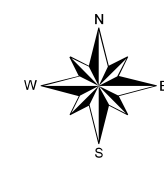
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Map 2.5 - Agricultural Protection Area
Boundary Detail - Osoyoos East

LEGEND

-  Agricultural Land Reserve
-  Agricultural Protection Area
-  Zoning
-  Agricultural Zoning in ALR and no farm status
-  Non Agricultural Zoning designation in ALR
-  Farm status without Agricultural Zoning

Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission



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Map Produced : June 09, 2011

X:\LandProjects\2009\308-161103-Drawings\GIS\Draft-2011-06-09\Map 2.5 - Osoyoos East.mxd

2.3.3 Consider establishing a long term role for an Agriculture Advisory Committee or Agricultural Community Group. Committee roles could include:

- Overseeing implementation of the plan.
- Advocacy for agriculture.
- Promotion of supports for agriculture, particularly new economic initiatives (e.g. the federal Agri-processing Initiative and the Growing Forward Initiative).

Agriculture Advocacy Policies

2.3.4 It is recommended that the Osoyoos and Osoyoos Rural OCPs contain policies advocating for a strong future for agriculture. Key advocacy policies are:

- Support adoption and implementation of the Agricultural Plan.
- Encourage development of a Regional Agricultural Plan, including neighbouring Electoral Areas and Municipalities.
- Recognize the long-term operation of the Agricultural Advisory Committee, setting clear roles for the committee that empower their ability to advocate for agriculture, and represent the diversity of the local agricultural economy and its farmers.
- Express a commitment to local agriculture and food production and initiatives to reduce carbon emissions consistent with Bill 27 requirements.
- Improve the long-term health and resiliency of the community by encouraging and supporting the consumption and production of local food.
- Strengthen the policies in the Osoyoos and Osoyoos Rural OCPs that protect agriculture, and discourage new applications for ALR exclusion.

2.4 Zoning Bylaws

The RDOS and Osoyoos Zoning Bylaws provide details relating to the specifics of agricultural operations in the plan area. While many of these conditions are mandated by senior legislation (e.g. *Agricultural Land Commission Act*), there are also zoning conditions that can be unique to each community. The following table summarizes zoning regulations that have been developed by Osoyoos and the RDOS to regulate agriculture. Column 5 lists the Agricultural Plan sections where these zoning and land use regulations are discussed.

Table 2.3: Zoning Bylaw Summary of Agricultural Regulations

Use	ALR Use, Subdivision, and Procedure Regulations	Existing RDOS Zoning	Existing Osoyoos Zoning	Recommendations
Ancillary uses for winery & cidery	<ul style="list-style-type: none"> Processing, storage, and retail sales areas 300m² (max. 50% inputs from on-farm production) Tours permitted Food & beverage lounge area 125m² max. Parcels >2 ha 	<ul style="list-style-type: none"> Accessory retail sales area 200m² max. 	<ul style="list-style-type: none"> This specific use is not identified. 	<ul style="list-style-type: none"> Section 3.2
Farm Retail Sales	<ul style="list-style-type: none"> 50% of sales from products produced on site Retail sales area 300m² max. unless all products produced onsite 	<ul style="list-style-type: none"> No on-farm/ off-farm split Retail sales area 200m² max. 	<ul style="list-style-type: none"> Roadside stand Small temporary, or part-time business Fruit, vegetables generally grown on roadside stand lot May include concession food items and crafts. 	<ul style="list-style-type: none"> Section 3.1
Storage, packing, product preparation or processing of farm products	<ul style="list-style-type: none"> No size limit but 50% produced on-site 	<ul style="list-style-type: none"> All uses, including retail sales does not exceed 600 m² 	<ul style="list-style-type: none"> Permitted for on-farm products 	<ul style="list-style-type: none"> Section 3.3
Temporary accommodation for seasonal farm employees	<ul style="list-style-type: none"> Not specifically listed 	<ul style="list-style-type: none"> Not specifically listed 	<ul style="list-style-type: none"> Listed as a permitted use but residential buildings are limited Seasonal ≤ 6 months 	<ul style="list-style-type: none"> Section 4.2

Use	ALR Use, Subdivision, and Procedure Regulations	Existing RDOS Zoning	Existing Osoyoos Zoning	Recommendations
Number of Residential Dwellings	<ul style="list-style-type: none"> • Farm dwelling • One secondary suite in farm dwelling • One manufactured home for member's family • Additional unit(s) if municipality convinced unit(s) necessary for farm use 	<ul style="list-style-type: none"> • 1 dwelling unit for lots under 8 ha • 2 dwelling units for lots over 8 ha • Max 4 accessory dwellings permitted based on lot size <ul style="list-style-type: none"> ▪ <8ha=1 ▪ 8-12ha=2 ▪ 12-16ha=3 ▪ >16ha=4 • Maximum size for accessory dwelling units 	<ul style="list-style-type: none"> • Single family dwelling • 1 dwelling unit plus 1 additional dwelling unit for each 2 ha of lot area in excess of 1 ha 	<ul style="list-style-type: none"> • Sections 4.2; 4.5
Bed & Breakfast	<ul style="list-style-type: none"> • Permitted if supported by local govt. • Max 4 rooms 	<ul style="list-style-type: none"> • Max. 3 bedrooms 	<ul style="list-style-type: none"> • Max. 3 bedrooms 	<ul style="list-style-type: none"> • Section 4.3
Agri Tourist Accommodation	<ul style="list-style-type: none"> • 10 or less • Seasonal only if cabins or accessory 	<ul style="list-style-type: none"> • Accessory, temporary <ul style="list-style-type: none"> ○ <4 ha = 0 units ○ 4-8 ha = 5 units ○ >8ha = max 10 • does not allow Tourist Accom. to be under more than one roof. 	<ul style="list-style-type: none"> • Not listed 	<ul style="list-style-type: none"> • Section 3.5

Use	ALR Use, Subdivision, and Procedure Regulations	Existing RDOS Zoning	Existing Osoyoos Zoning	Recommendations
Other uses	<ul style="list-style-type: none"> • Timber production • Agroforestry • Equestrian • Compost • Greenhouse • Aquaculture • Intensive livestock operation or mushroom • Kennels • Temporary sawmill (50% produced on-site) • Open park • Utilities • Research but not schools 	<ul style="list-style-type: none"> • Veterinary clinics • Kennels • Equestrian centres 	<ul style="list-style-type: none"> • None listed 	

2.5 Farm Bylaws

The provincial government (Minister of Agriculture) can approve the regulations set out in a Farm Bylaw as outlined in Section 917 of the *Local Government Act*. Farm Bylaws are designed to provide a mechanism for enhancing land use compatibility and resolving issues relating to farming activity that are difficult to regulate through conventional land use bylaw provisions as they provide potential for greater flexibility when dealing with operational and other matters.

Typically Farm Bylaws are popular in the rural/urban interface where intensive agriculture is common. In the plan area where most cultivated valley properties are developed for vineyards and orchards there is limited pressure for intensive agriculture and, consequently, limited application for Farm Bylaws. At present there are no Farm Bylaws in place in the plan area and there is no current direction to develop Farm Bylaws.

3.0 Local Marketing Strategies

The survey of farmers that was conducted as part of this planning process indicated that markets (including import policies, marketing practices and pricing of products) was the top constraint (or risk) for the agricultural sector. Local governments have little ability to impact broad market conditions; however, they may have opportunities to support farmers and their innovative strategies to address market forces. In particular, local farmers have been targeting local and regional markets through the operation of local storage and warehouse facilities; producing value added products; and offering farm gate sales. With a growing demand for local, high-quality fresh products, local markets offer an attractive option for farmers; however, farm gate sales and packing and processing facility initiatives can be difficult to fit under traditional agricultural definitions and may conflict with the policies and regulations of the ALC. The Agricultural Plan provides strategies to respond to local marketing opportunities while protecting the agricultural land base.

3.1 Farm Retail Sales

The ALC addresses opportunities for farm retail sales through Section 2(2)(a) and Section 1(1) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation) BC Reg. 171/2002. Farm retail sales are designated by the Regulation as a permitted farm use, and, as such, may not be prohibited by a local government bylaw, except through a Farm Bylaw approved by the Minister of Agriculture, under Section 917 of the *Local Government Act*. Both Osoyoos and the RDOS permit farm retail sales but do not recognize all of the limiting conditions specified by the ALC:

- If all products originate or are produced on the farm on which the sales are taking place there is no limitation for the retail sales area.
- If farm or non-farm products offered for sale originate elsewhere, there is a retail sales area limitation or threshold. In this case, where products not originating from the farm are also sold, at least 50% of the retail sales area must be used for the sale of farm product produced on that farm and the total retail sales area for all products, both farm and off-farm in origin, must not exceed 300 square meters.
- The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business.
- The 50% area limitation is based on the area devoted to the retail sale of farm products produced on that farm. Wholesale sale of farm product is considered to



be a farm activity within the meaning of the definition of 'farm use' in the Act and thus is not restricted by the Regulation.

Recommendations:

- 3.1.1** The ALC regulations provide a number of limitations on the operation of local retail businesses (e.g. a minimum of 50% local produce). While it can be beneficial for local bylaws to echo the provincial regulations, neither Osoyoos nor the RDOS have the staff resources to monitor and enforce ALC conditions for the ratio of on-farm versus off-farm products through local bylaws. It is however, recommended that both the Osoyoos and RDOS Zoning Bylaws be amended to echo the allowable ALC maximum retail sales area at 300m².
- 3.1.2** Currently, local zoning regulations emphasize that farm gate sales should be temporary or seasonal. With development of more local storage and processing facilities, farmers may have the ability to provide local farm products over a much longer season. It is recommended that references to temporary and seasonal operation be removed to allow more flexibility for farmers to service the local market with locally grown products throughout the year.
- 3.1.3** The plan area is an attractive destination for tourists, and local farmers may identify business opportunities that can draw upon this market while supporting their agricultural operations. Examples of value-added business opportunities that may be successful in this area include the direct marketing of fruit preserves, or restaurants promoting local foods. Any new on-farm value-added businesses would need to meet the land use conditions of the ALC; however, local government can assist the review process through careful assessment of the impacts of the proposed use. Planning considerations of relevance to the community and the agricultural sector could include that:
- There is local demand for the facility i.e. if this is a unique niche, not otherwise served by similar businesses in the local area.
 - Impacts on neighbouring properties are managed and minimized (e.g. noise, trespass, traffic).
 - Larger sites (>10 ha) are preferred.
 - Clustering of facilities is discouraged as it increases propensity for sprawl.
 - There is a continued operation of farm activities and these uses are related (e.g. farm produce is consistent with food served).
 - Operation demonstrates sustainability practices (as defined and supported by local government).
 - Sales area is located within or next to the home plate area.

3.1.4 Throughout British Columbia entrepreneurs are developing businesses catering to shoppers looking for unique, fresh, local produce. One of the prominent business models is the on-farm market that sells a variety of local and non-local produce in a grocery store/market format rather than a fruit stand model. In the plan area, small scale grocery stores are treated as commercial retail uses and they are not supported in the OCPs or permitted in agricultural zones. They are also inconsistent with the regulations of the ALC.



Given the potential benefits of local grocery store/markets to local agriculture, it is recommended that applications be considered and referred to the ALC with a comprehensive OCP and Zoning Amendment review process. Considerations should include:

- year round venue for local producers to sell their product at prices that are closer to market rates.
- strong connection between local residents and their local food supply.
- opportunity to brand local produce and market this brand.
- access to a major highway corridor with high regional and local traffic volumes preferably a site that is currently alienated from agriculture use (e.g. vacant land at Highways 97/3 intersection – *Map 2.4*).
- close proximity to urban population/market.
- business models that promote local produce with open market and bulk product shopping opportunities.
- designed with “local farm” character, ideally character that reflects local agricultural history and is associated with a co-ordinated agricultural branding strategy for the region.
- minimize impacts on agricultural land.
- support existing or proposed packing and processing facilities.

3.2 Ancillary Uses for Winery and Cidery

Farmers in the plan area have successfully added ancillary uses to their winery and cidery business to strengthen their farm businesses. The ALC has provided specific policies to address these uses as summarized in *Table 2.1*. Currently the Osoyoos zoning provisions are silent on these uses while the RDOS regulations are slightly more restrictive than the ALC regulations.

Recommendations:

3.2.1 The RDOS and Osoyoos Zoning Bylaws be amended to ensure consistency with ALC policies for ancillary winery and cidery uses as follows.

- parcels over 2 ha.
- processing, storage, retail sales area maximum 300m².
- food and beverage lounge maximum 125m².
- tours permitted.

3.3 Storage, Packing and Processing

Farmers in the plan area have developed several on-farm storage packing and processing facilities to obtain more direct control over the management and marketing of their products. Local government has been supportive of these initiatives but they have not fit seamlessly into the current bylaws. In particular, the farmers adding new storage, packing and processing structures have been required to vary current setbacks and lot coverage regulations. While there is justification for concerns that the warehouse type structures required for packing, storage and processing represent a loss of viable farmland, there are significant benefits to farmers to compensate for this loss. In the future these uses should continue to be supported and zoning regulations reviewed to maximize opportunities while protecting and strengthening the agricultural resource.

Recommendations:

3.3.1 Conduct a RDOS and Osoyoos Zoning Bylaw review to ensure amendments support on-site farm packing, processing and storage uses and facilities are consistent with ALC regulations. Considerations will include:

- while the ALC is silent on size limits for storage and processing the RDOS and Osoyoos recognize that there is an optimum size that can accommodate the needs of farmers while minimizing the impacts of higher site coverage on farm land. It is recommended that the RDOS and Osoyoos review recent applications to establish local trends and amend their bylaws accordingly.
- recognition that “farms” may include a number of properties that are not geographically connected.
- where a number of sites are involved, encourage the farmer to consolidate sites that are adjoining.
- support retail sales as an ancillary use.
- require setbacks that are consistent with service commercial or light industrial uses.
- encourage the siting of structures next to roadways to improve accessibility and minimize impacts on farmland.
- where possible, locate these structures adjacent to designated farm home plates and, wherever possible, share roadways and parking areas to minimize the loss of viable farmland.

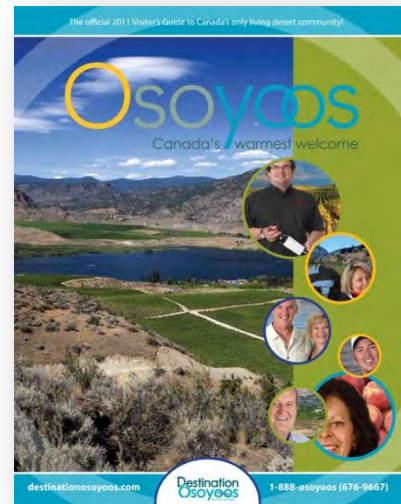
- consider strategies that ‘trade’ reduced setbacks and higher site coverage for innovative, sustainable energy practices for intensive agriculture (e.g. greenhouses) that reduce GHG emissions (e.g. solar or geothermal heating).
- encourage centralized packing where remaining farm parcels are to be principally agricultural use.

3.4 Agricultural Branding

Agriculture in the plan area is a strong source of pride for the community and is part of the area's tourism marketing image and strategy. The branding of the wine industry in the South Okanagan (e.g. "Wine Route", Wine Festivals) demonstrates how agricultural sectors can be successfully positioned to benefit both the local farmer and the overall economy. There are opportunities to expand this successful experience, perhaps using similar strategies for other farm products (e.g. fruit) and/or branding the entire plan area as an agricultural region.

Recommendation:

- 3.4.1** Support the development of a coordinated marketing approach that establishes a common identity or brand for the plan area as a unique agricultural area with specialized products. A new branding strategy will have broad applications such as integration into a roadside signage program that would raise awareness and educate travellers about the diversity of local agricultural products.
- 3.4.2** Work with the provincial government to secure funding for a branding/marketing program (with an online focus) that would educate the community on the economic, environmental and health benefits of buying local, and provide information on how and where to buy local.
- 3.4.3** Encourage the province to support research into the development of new value-added products in the local area.
- 3.4.4** Continue to support initiatives that recognize agri-tourism as an important part of the local economy (e.g. inclusion of an agri-tourism inventory in the Destination Osoyoos information package³).



3.5 Agri-Tourism Accommodation

Agri-tourism accommodation is permitted within the ALR to a maximum of 10 units. There is support for this type of development in the RDOS and Osoyoos however, all applications should be subject to a review process that considers the unique aspects of each farm and the plan area. Osoyoos does not support RV's as agri-tourism accommodation units where they

³ <http://www.epageflip.net/issue/20777>

compete with commercially recognized and taxed tourist accommodation units. Some specialized considerations include:

- there are a large number of small lots in the plan area where tourism accommodation may not be feasible or appropriate;
- the focus is on sleeping units rather than complete residential accommodation;
- 10 units is a maximum density rather than a target; and
- the approval of agri-tourism units needs to be strongly connected to the overall agricultural use.

Recommendations:

3.5.1 In the RDOS, an agri-tourism accommodation policy must be consistent with ALC policy. Should the ALC reduce the 10 unit limit, for example, Osoyoos and the RDOS should follow suit.

3.5.2 In the RDOS, agri-tourism accommodation units are subject to local regulations relating to the siting of residences. The Ministry of Agriculture has recently reviewed options for siting residences and circulated a document titled “Ministry of Agriculture Bylaw Standard for Residential Uses in the Agricultural Land Reserve, A Discussion Paper, January 2011” for stakeholder review. Subsequently the Ministry of Agriculture has released a document titled “Regulating the Siting and Size of Residential Uses in the ALR – Discussion Paper and Minister’s Bylaw Standard”. Agri-tourism units are part of the residential footprint and should follow guidelines adopted by the local government (see discussion in Table 4.1).

3.5.3 In 1993 amendments to the *Municipal Act* added what is now S.905 of the *Local Government Act*, a freestanding authority for local government to enter into “housing agreements”. These agreements may be used in broad range of circumstances including where sites may be only used for a particular type of housing and matters of occupancy such as: the form of tenure of the units; their availability to classes of tenants; and administration of the units. Housing agreements may be an effective tool for the RDOS to ensure that units retain their agri-tourism focus over the long-term. Housing agreements are registered against the property title and are useful in educating future property owners of conditions limiting use. Some restrictions that could be covered within the Housing Agreement for agri-tourism units are:

- the property is assessed as farmland. If the agricultural assessment classification and/or farm use is discontinued, the agri-tourism accommodation use is no longer supported;
- there is an obvious relationship between the farm use and the agri-tourism experience, e.g.:
 - vineyard and winery
 - ranch – riding adventures

- orchards – market or farm tour
- units shall be rented on a seasonal basis only;
- where farms include more than one parcel, parcels should be part of a contiguous farm operation;
- ALC approval required;
- no more than 10 guest rooms and only parcels over 10 ha;
- no cooking facilities in guest rooms;
- where multiple sites are involved consolidation of lots is encouraged;
- the maximum floor area size of agri-tourism accommodation units is 50m²;
- servicing standards must be met as specified by the relevant agency (e.g. on-site wastewater);

Considerations for local governments regarding the use of Housing Agreements include:

- local governments can only enter into or amend Housing Agreements by bylaw;
- occupancy restrictions must comply with *Human Rights Code* of British Columbia and the *Canadian Charter of Rights and Freedom* and the *Residential Tenancy Act*;
- Housing Agreements cannot vary the use or density from the land; and
- local governments may have limitations on the avenues for enforcing Housing Agreements.

3.5.4 In the RDOS, RVs may be considered as agri-tourism units and will be subject to the ALC conditions.

3.6 Home Occupations & Home Industry

The current zoning regulations for home occupations are relatively consistent with ALR policies for home occupations with minor adjustments that could be made to align the maximum allowable floor area. However, since any amendments would apply to all properties in the plan area, no amendments are recommended at this time. The RDOS also identifies Home Industry as a permitted use in agricultural zones. Home Industry includes uses that are ancillary to agricultural use including the small scale processing of food and the maintenance, repair, service and storage of farm vehicles.

Recommendation:

3.6.1 Ensure that the regulations for home occupations and home industry stay consistent throughout the plan area and reflect current trends in home-based businesses and are consistent with the regulations and recommendations of the ALC.

4.0 Farm Density and Development

4.1 Number of Residential Units

Table 2.3 summarizes how the province, Osoyoos and the RDOS zoning regulations currently permit additional residential units on farm properties. There is frequently pressure for additional residential units on farm properties to support farm workers and extended families. The Plan supports these requests where there is a clear benefit to agriculture subject to ALC regulations. Section 4.4 presents a strategy for addressing a demand for Temporary Farm Worker Housing (TFWH). The following recommendations address other demands for additional housing units.

Recommendations:

- 4.1.1** Accessory dwellings are supported in AG zones to support agriculture subject to ALC regulations and Zoning Bylaw regulations.
- 4.1.2** Support an amendment to the AG1 and AG2 zones that includes secondary suites as a secondary permitted use in principal dwellings only.

4.2 Parcel Size

Agricultural research throughout the province has demonstrated that although small agricultural lots can be useful, BC currently has an oversupply and the smaller the lot, the less likely it will be farmed.⁴ In an effort to protect farm viability, many local governments have Agriculture Zones with a large minimum parcel size to discourage further subdivision and land speculation. *Table 4.1* provides examples of the minimum parcel sizes in agricultural zones in a number of jurisdictions. *Table 4.1* illustrates that while a 2 ha minimum parcel size is common there are areas where a significantly larger minimum parcel size (e.g. 30 ha) is required. While there may be benefits to agriculture with a larger minimum lot size, it may also be perceived as a constraint to ALR property owners and is not recommended at this time.

⁴ British Columbia Ministry of Agriculture (2011) "Bylaw Standard for Residential Uses in the Agricultural Land Reserve". : p.6.

Table 4.1: Parcel Size Standards for Agricultural Zones

<i>Zone</i>	<i>Community</i>	<i>Min. Parcel Size</i>
Agriculture	Kelowna	2 ha & 4 ha
Agriculture	Vernon	2 ha
Agriculture	Salmon Arm	8 ha
Agricultural	CORD	No min. subject to ALC req.
Agricultural	CORD	4 ha
Agricultural	Kamloops	8 ha
Agricultural	Penticton	2 ha
Agricultural	Spallumcheen	30 ha
Rural	Summerland	2 ha
Agricultural	RDOS	4 ha; 10 ha
Agricultural	Osoyoos	not specified

Recommendations:

- 4.2.1 Consistent with the regulations of the ALC, new subdivisions are discouraged in the ALR.
- 4.2.2 Support the current minimum parcel sizes set for the AG1 and AG2 zones.

4.3 Home Site Severance

Home site severances were initially permitted to allow retiring farmers to continue to reside on the farm while selling or leasing the remaining productive farmland for ongoing agricultural production. This strategy was implemented to support farmers transitioning into the ALR legislation and is intended to apply only to properties where the farm has been the principal residence of the applicant as owner-occupant since December 21, 1972. Although farmers would now need to have resided for almost 40 years on their farm to be eligible for site severances, applications are still anticipated within the plan area because the ALC considers the spirit of the legislation when reviewing new applications. Farmers often have a long history

with their land as evidenced by the project survey which reported that 61% of the surveyed farmers in the plan area had been farming for more than 20 years. *Maps 2.2 to 2.5* provide an overview of small residential properties without farm status. It is likely that many of these properties were created under the home site severance rules.

When considering a request to allow a homesite severance, the ALC has several options:

- the existing homesite may be created as a separate parcel where it is of a minimum size compatible with the character of the property (plus a reasonable area, where required, for legal access purposes);
- where the location of the existing homesite is such that the creation of a parcel encompassing the homesite would, in the Commission's opinion, create potential difficulty for the agricultural operation or management of the "remainder", the Commission may, as it deems appropriate, approve the creation of a parcel elsewhere on the subject property;
- deny the application; or
- require consolidation with adjoining properties.

The primary focus of the Commission is to ensure that the remaining agricultural parcel is of a size and configuration that constitutes a suitable agricultural parcel. In some instances this perspective may mean that other objectives for the new residential lot may be compromised. For example, in rural areas with on-site sewer disposal, health authorities typically recommend a minimum parcel size of 1 ha however; the ALC may not impose this requirement if it is deemed to alienate more agricultural land than necessary. Another challenge is that severances increase the non-farming residential density in rural areas. Severances are typically located along the roadway where the lots are long and narrow to maximize use of road frontages. This creates a rural residential rather than a rural "agricultural" character along the traffic corridor.

Recommendation:

4.3.1 It is recommended that that both the Osoyoos and the RDOS address home site severances as follows:

- Continue to support severances subject to ALC regulations.
- As part of the application review process for homesite severances, recommend a review of on-site services to confirm that the proposed parcel size is sufficient to accommodate on-site servicing needs over the long term to the satisfaction of the relevant provincial agency.
- As part of the application review process for homesite severances, where the residual land is vacant and eligible for the construction of a new farm dwelling, Osoyoos and the RDOS may consider options for establishing a home plate (see Section 4.4) on the vacant parcel.

4.4 Farm Home Plate

A farm home plate policy requires all residential or non-farm buildings and facilities to be contained within a relatively small area, close to a front or side road, to:

- reduce the consumption of farm land;
- leave open areas for farm equipment to manoeuvre; and,
- support the separation of farm and non-farm activities (e.g. separating residential uses from spraying or bird canons on adjacent properties).

Farm home plate strategies are focused on managing the siting and size of residences and the residential footprints, particularly in areas where the agricultural landscape offers an attractive natural setting for large rural residential homes.



Delta, for example, has successfully implemented a home plate policy that is briefly summarized as follows:

- the home plate is 3600 sq. m. (38,750 sq. ft.) for one house and 5000 sq. m. for two;
- the rear line of the home plate is a maximum of 60 meters and the house a maximum of 50 metres from the road (front or side road);
- the total floor area of the house can be a maximum of 330 sq.m. (3500 sq.ft.) for lots less than 8 ha (20 acres) and 465 sq.m. (5000 sq.ft.) for lots larger than 8 ha;
- additional houses are limited to 180 sq.m. (1,940 sq.ft.) and 233 sq.m. (2500 sq.ft.) for lots less than and more than 8 ha, respectively; and
- the location of the home plate addresses issues of sustainability.
- Development Variance Permits can be used to recognize unique site conditions such as:
 - long, thin properties;
 - protection of farm animals and birds and agricultural operations;
 - additional setbacks from busy roads that might be expanded in the future;
 - locations of existing buildings and separation needs relative to the farm use;
 - land quality and agricultural capability;
 - accessibility to agricultural lands and operations;
 - access to water sources; and,
 - adherence to sustainability principles.

Example of Farm Home Plate Designation:



The Ministry of Agriculture has recently published the document “Regulating the Siting and Size of Residential Units in the Agricultural Land Reserve, Discussion Paper and Minister’s Bylaw Standard” September, 2011. This report provides a recommended minimum level of regulation for local government. The minimum bylaw standard is recommended to address the following:

- a. maximum road setbacks
 - from the front lot line to the rear or opposite side of the farm residential footprint – 60 m.
 - from the front lot line to the rear of the principal farm residence is 50m to allow for a 10 metered deep backyard.
 - lots narrower than 33 meters are exempted for the 60 meter maximum setback.
 - lots greater than 60 ha are exempted.
- b. farm residential footprint
 - the maximum size of the farm residential footprint is commensurate with urban areas or 2000m² plus 1000m² for each additional farm residence or 35m² for temporary farm worker housing space.
- c. maximum floor area – farm residences is not identified but the recommended floor area is:
 - to be consistent with neighbouring urban density.
 - 500m² for principal farm residences.

- 300m² for each additional farm residence where permitted.
- 15m² for each temporary farm worker housing space where permitted.

In the plan area a farm home plate strategy has, to a large extent, occurred naturally with many farm residences located along the roadways. However, there are a number of conditions supporting the establishment of a farm home plate policy.

- appealing natural setting and view properties are attractive for rural residential development.
- 63% of the area’s dwellings were constructed before 1986. As buildings reach the end of their economic life there will be pressure to replace smaller, older building stock with newer larger building footprints.
- farmers have generally maximized use of their land with orchard and vineyard plantings, therefore larger building footprints will represent a loss of current viable agricultural production.
- in the valley, many farms operate on relatively small lots, and survey respondents with orchards and vineyards reported an average farm size of 5.6 ha (14 acres). There is concern that new large homes could remove enough productive land to jeopardize farm viability.

In Area C, for example, the RDOS has already proposed a lot coverage guideline for farm buildings including residential units. The new approach is as follows.

RDOS Area C Recommended Zoning Amendments:

1. Distinguish between ‘farm’ and ‘residential’ use for site coverage.
2. Establish a separate coverage for greenhouses.
3. Treat parcels smaller than 0.8 ha with one size building envelope for all buildings.
4. Increase site coverage for farm after 0.8 ha, while keeping a consistent residential footprint.
5. Impose a maximum footprint for lots zoned AG1.

For all zones:

Parcel size	Coverage
Less than 0.8 ha	Maximum of 800 m ² for all buildings and structures

For AG1:

Parcel size	Residential footprint*	Greenhouses	All other buildings
Greater than 0.8 and less than 10.0 ha	600 m ²	Up to 70%	3%
Parcels equal to or greater than 10.0 ha	600 m ²	Up to 70%	3% up to a maximum of 3450 m ²
<i>*Residential use buildings and structures include the principal dwelling, carports, garages, workshops, residential storage, swimming pools, tennis courts, etc.</i>			

For AG2:

Parcel size	Residential footprint*	Greenhouses	All other buildings
Greater than 0.8	600 m ²	Up to 70% but not to exceed 75% of total parcel coverage	3%
<i>*Residential use buildings and structures include the principal dwelling, carports, garages, workshops, residential storage, swimming pools, tennis courts, etc.</i>			

Recommendation:

4.4.1 While there are compelling reasons to establish a community feedback through the home plate policy, the planning process did not indicate support for a home plate policy at this time.

4.5 Farm Worker Housing

Agriculture, particularly in the South Coast and Okanagan Valley regions is faced with a general shortage of experienced farm labour due to a lack of farm family succession, an aging farm labour population and farm size. The agricultural sector has become dependent on migrant farm workers who create a demand for temporary housing.

The Plan supports providing temporary farm worker housing to meet housing demand provided the housing strategy can:

- minimize the impact of residential housing in agricultural areas;
- minimize the loss and fragmentation of farmland; and
- minimize the risk of temporary housing being used for non-farm purposes.

In 2009 the BC Ministry of Agriculture & Lands (now BC Ministry of Agriculture) prepared a discussion paper outlining a set of criteria that can be used by local governments to regulate Temporary Farm Worker Housing (TFWH) in the ALR. Table 4.1 is an excerpt from this document.

Table 4.1: Discussion – Pros and Cons of Potential Criteria for Temporary Farm Worker Housing (TFWH)

Criteria	Pros	Cons	Comments
Farm Class	<ul style="list-style-type: none"> Limits <i>TFWH</i> to bona fide farm operations Reduces risk that the housing is used for non-farm purposes Easy requirement for farm to meet 	<ul style="list-style-type: none"> This criterion alone is not adequate since many 'farms' are not large enough to warrant <i>TFWH</i> 	<ul style="list-style-type: none"> use this criteria with other conditions
4 ha minimum farm unit size	<ul style="list-style-type: none"> Reduces the overall density of housing Meets the needs of typical farm operations that would require <i>TFWH</i> 	<ul style="list-style-type: none"> Variable needs of farm operations may not be adequately addressed 	<ul style="list-style-type: none"> applies to most farms 13% of farms in AG1 and AG2 zones > 8ha
400m² maximum useable floor area for each building/all TFWH on a farm unit	<ul style="list-style-type: none"> Reduces loss and/or fragmentation of agricultural land by limiting the size of the <i>TFWH</i> structures Meets the needs of typical farm operations that would require <i>TFWH</i> 	<ul style="list-style-type: none"> There may be cases where this is too restrictive or too generous 	<ul style="list-style-type: none"> may be too generous because of area's smaller farm size
10m² max. useable floor area / person	<ul style="list-style-type: none"> Reduces the risk that the <i>TFWH</i> is used for rental or long term accommodation by non-farmers 	<ul style="list-style-type: none"> Style of accommodation is minimalist 	<ul style="list-style-type: none"> limit is good approach in area with large tourism draw.
Limits on maximum # of workers	<ul style="list-style-type: none"> Addresses current requirements of most farm operations Limits complement positive features of floor area limits 	<ul style="list-style-type: none"> May not meet future requirements for migrant workers 	<ul style="list-style-type: none"> use this or max. floor area to manage size

Table 4.1: Discussion – Pros and Cons of Potential Criteria for Temporary Farm Worker Housing (TFWH) (continued)

Criteria	Pros	Cons	Comments
TFWH should be an existing building or a manufactured home	<ul style="list-style-type: none"> • Can make use of existing structures and can reduce the occurrence of additional non-manufactured housing being built for <i>TFWH</i> • Meets the needs of typical farm operations that require <i>TFWH</i> 	<ul style="list-style-type: none"> • Existing buildings may be difficult to adapt • New, non-manufactured homes may be more durable 	<ul style="list-style-type: none"> • may not be appropriate, not a lot of “extra” buildings or orchards
Home Plate	<ul style="list-style-type: none"> • Reduces loss and/or fragmentation of agricultural land by keeping all residential uses clustered together 	<ul style="list-style-type: none"> • May increase the need for variance • Possible privacy concerns 	<ul style="list-style-type: none"> • recommend but need community review
Maximum Setbacks	<ul style="list-style-type: none"> • Reduces loss and fragmentation of farm land by keeping residential uses clustered together and close to an existing road or other access 	<ul style="list-style-type: none"> • May increase the need for variance • Some farmers may have privacy concerns 	<ul style="list-style-type: none"> • setbacks okay – standardized
A statutory declaration to ensure building used only for TFWH	<ul style="list-style-type: none"> • Provides an assurance that the landowner complies with the zoning and the terms of the restrictive covenant, and that the <i>TFWH</i> housing is being maintained and occupied appropriately • Enables local government to track the use of <i>TFWH</i> and facilitates their ability to seek a court injunction against the landowner if s/he is in breach of the statutory declaration • Reduces the risk that the <i>TFWH</i> will be used for permanent accommodation and/or converted to non-farm housing 	<ul style="list-style-type: none"> • Uncertainty with regard to effectiveness and enforceability of statutory declarations 	<ul style="list-style-type: none"> • possible application for Housing Agreement

Table 4.1: Discussion – Pros and Cons of Potential Criteria for Temporary Farm Worker Housing (TFWH) (continued)

Criteria	Pros	Cons	Comments
Remove / decommission TFWH if not used by temporary farm workers for 2 consecutive years	<ul style="list-style-type: none"> Reduces the risk that the TFWH will be used for permanent accommodation and/or converted to non-farm housing 	<ul style="list-style-type: none"> Possible enforcement issue Decommissioning may limit the building for other legitimate farm uses 	<ul style="list-style-type: none"> could be enforced through Housing Agreement
TFWH offered by other farm operations	<ul style="list-style-type: none"> Reduces loss and/or fragmentation of agricultural land by clustering TFWH on a single farm operation 	<ul style="list-style-type: none"> Potential for large housing footprint A single parcel may be impacted by a large number of workers 	<ul style="list-style-type: none"> sharing of workers and housing happening without policy strategy
A deposit to remove or decommission TFWH	<ul style="list-style-type: none"> Enables the local government to remove manufactured homes if the landowner refuses to remove the TFWH when it is no longer needed Enables the local government to disconnect hydro/water from an existing building when the TFWH is no longer needed if the landowner refuses to do so 	<ul style="list-style-type: none"> Upfront costs impact farmer and eats into line of credit – option for taxes applied to the property should be considered 	<ul style="list-style-type: none"> may not need this level of enforcement
Workers must be registered with a government temporary farm worker program	<ul style="list-style-type: none"> Reduces the risk that the TFWH will be used for non-farm purposes 	<ul style="list-style-type: none"> Precludes domestic seasonal farm workers (e.g. Quebecois farm workers); in the interim, these standards could be adapted for housing for domestic seasonal workers 	<ul style="list-style-type: none"> may not need this level of enforcement

Table 4.1: Discussion – Pros and Cons of Potential Criteria for Temporary Farm Worker Housing (TFWH) (continued)

Criteria	Pros	Cons	Comments
All TFWH meet the standards in the <i>Health Act</i> , BC Building Code and “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC”	<ul style="list-style-type: none"> Ensures that the housing meets provincial and industry standards Meets the needs of typical farm operations that would require TFWH 		

Source: Sustainable Agriculture Management Branch, BC Ministry of Agriculture & Lands (BCMAL, 2009) “Regulating Temporary Farm Worker Housing in the ALR – Discussion Paper & Standards”

Recommendations:

- 4.5.1** Use this process to evaluate interest in expanding the regulations for TFWH. Recommendations for amendments to the Zoning Bylaw that are most appropriate to local areas are noted in Table 4.1 in the “Comments” column.
- 4.5.2** Support the joint RDOS and Town of Osoyoos initiative to in establish a farm worker camp facility.
- 4.5.3** Explore initiatives to raise awareness of foreign labour programs and their availability to local farmers. Housing is often provided through these initiatives and may alleviate specific farm worker housing issues.

4.6 Agricultural Setbacks

The Guide for Bylaw Development in Farming Areas (1998 and updated in 2011): Province of British Columbia provides many recommendations for specific agricultural uses that are often incorporated into local government zoning regulations. While the RDOS zoning regulations include some of these setback conditions, the Osoyoos Zoning Bylaw has taken a more general approach to setbacks with the same setbacks applied to all uses. This approach is well suited to farms that have limited requirements for buildings and structures (e.g. orchards and vineyards) and no changes to these regulations are recommended. It was noted that in Osoyoos, regulations applying to smaller lots (>2000m²) could be adopted to minimize the need

for variances. Also, special conditions are likely necessary in both Zoning Bylaws to permit roadside stands in close proximity to traffic arterials.

4.6.1 The RDOS should review its Zoning Bylaw setback standards in relation to 2011 updated “Guide for Bylaw Development in Farming Areas”. As well, Osoyoos should consider reviewing agricultural setbacks, referring to the Ministry of Agriculture Standards and/or agricultural aligning with the RDOS agricultural standards similar to the RDOS standards.

4.6.2 Work with the ALC and MoTI to develop guidelines for the location of farm gate sales venues that minimize impacts on agricultural land and address road safety and traffic circulation issues.

4.6.3 Continue to support the designation of agricultural buffer areas by the Town of Osoyoos where there is new urban development adjoining agricultural lands. The buffer areas are to be developed consistent with the regulations of the document prepared by the Ministry of Agriculture, available at: http://www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf.

Buffer design standards using a 10m buffer are illustrated in *Figures 4.1* and *4.2*. Both of these illustrations are from the Guide to Edge Planning and include:

- double row deciduous/coniferous trees;
- indigenous species;
- not invasive;
- triple row trespass inhibiting shrubs;
- double row screening shrubs; and
- solid wood fence or chain link fence with a height of 6 feet (1.8 metres.)

Figure 4.1: Urban-side Buffer A (no berm)

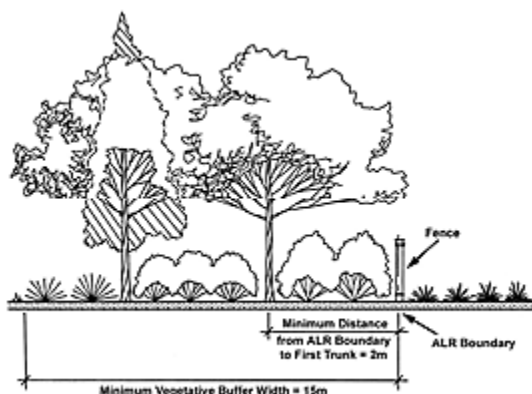
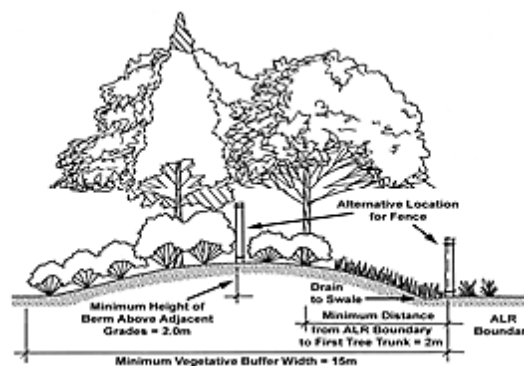


Figure 4.2: Urban-side B (with berm)



4.7 Site Coverage

Site coverage in agricultural areas is not generally a concern because large cultivated areas typically reduce site coverage to very low percentages. The only challenges raised during the planning process were concerns about greenhouses and packinghouses. The ALR regulations allow local governments to regulate uses such as greenhouses and other farm buildings but these uses cannot be prohibited outright. In the plan area, the RDOS and Osoyoos may wish to review the site coverage restrictions to balance support for new farm uses with the need to minimize impacts on adjoining properties, particularly where the agricultural properties are adjacent to developed urban areas. As evident in the following:

- Maximum Parcel Coverage – RDOS, Area A
 - AG1 Zone
 - 10% for parcels greater than 0.2 ha in area
 - 35% for parcels less than 0.2 ha in area
 - AG2 Zone
 - 15% for parcels greater than 0.2 ha in area
 - 35% for parcels less than 0.2 ha in area

These regulations discourage and possibly prohibit large greenhouse operations in the plan area however; this is a highly desirable location for greenhouses.

Recommendations:

- 4.7.1** The RDOS and Osoyoos review their Zoning Bylaws to adopt regulations permitting large footprints for buildings that are essential for a principal agricultural activity (e.g. greenhouses, packing, storage and processing facilities) consistent with the regulations of the ALC. These regulations could match strategies currently posted from RDOS Area C and discussed in Section 4.4.
- 4.7.2** Consider strategies to encourage accessory farm buildings to locate near other farm and residential buildings where uses can share farm infrastructure (roads, water and sewer infrastructure) thereby minimizing impacts (loss) on agricultural land.

5.0 Infrastructure

5.1 Water and Sewer Servicing

In the early 1990's the Osoyoos Lake Water Quality Study researched and reported on factors impacting lake water quality. This study highlighted a number of observations about water quality including:

- the turbidity in Osoyoos Lake was at the worst level in the Okanagan Basin.
- phosphate and nitrate were regionally high.
- summer peak water temperatures were the highest in the region, accompanied by low oxygen levels.

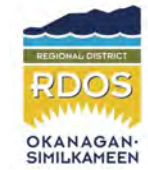
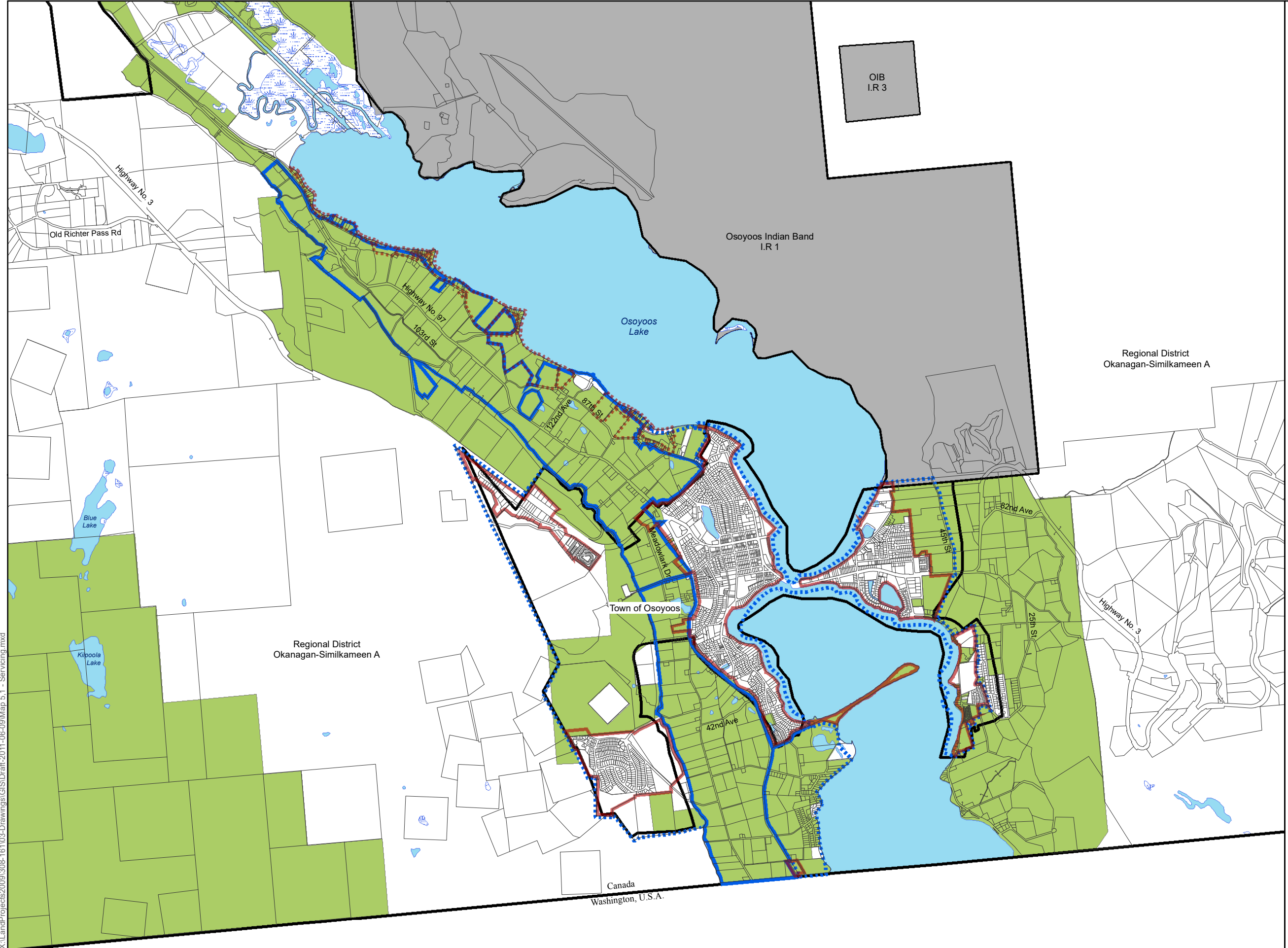
In terms of recommendations for agriculture, two key points were noted:

- being cooperative with the Ministry of Agriculture actions to reduce or eliminate excess nitrate from orchards reaching lake water.
- encourage maintenance of onsite septic systems.

Since these findings and recommendations were provided there have been many initiatives to address these issues, including:

- new irrigation management programs.
- education on optimal irrigation practices.
- plans to expand domestic sewer service to lakeshore properties (*Map 4.1*).
- twinning of water systems (irrigation and domestic).
- community initiatives to help promote awareness of the lake (e.g. Osoyoos Lake Water Quality Society – www.olwqs.org).






As shown in *Map 5.1* the expanded sewer system service area is adjacent to productive farmland in the ALR. This has created opportunities for some farm properties to connect to municipal servicing but it may, in the future, create pressure for the exclusion of ALR lands for residential development, particularly in areas along the lakeshore and with views of the lake. As shown in *Maps 2.1 – 2.5*, there are a significant number of residential properties that are located in the ALR and along the lakeshore that will benefit from the sewer system extension. These lands are located outside of the Agricultural Protection Area boundary as they are largely developed and alienated from nearly agricultural property. For the neighbouring agricultural properties, the APA boundary will signal that further residential development is not supported by local government.



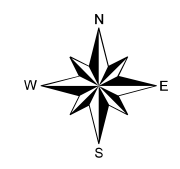
REGIONAL DISTRICT
OKANAGAN-SIMILKAMEEN
ELECTORAL AREA 'A'
AND
TOWN OF OSOYOOS
AGRICULTURAL PLAN

Map 5.1 - Servicing

LEGEND

-  Agricultural Land Reserve
-  Proposed sewer service area
-  Existing sewer service area
-  Municipal system water service area
-  Twin system water service area

Note: The figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission



1:40,000



Map Produced : November 28, 2011

X:\LandProjects\2009\308-16103-Drawings\GIS\Draft-2011-06-09\Map 5.1 - Servicing.mxd

Recommendations:

- 5.1.1** Osoyoos is the leading agency in the delivery of water to agriculture. This arrangement is expected to continue with the Town of Osoyoos assuming a key role in maintenance and operation of water system infrastructure in the plan area.
- 5.1.2** In addition to local government irrigation services, there are also several small private irrigation areas. It is recommended that an irrigation/water service advisory group be established to link and provide a common voice for all irrigation service providers on access to water for agriculture. Some of the topics raised in this planning process that could be focused on by this group include:
- understanding new provincial water licencing and permitting initiatives and their impact on agriculture, and communicating this knowledge to farmers.
 - reporting on the results of significant water resource research projects such as the Okanagan Water Basin Study.
 - advocate for ongoing access to water for agriculture. Current crops may use relatively lower water volumes (e.g. vineyards use less than vegetables) however farmers do not wish to have water rights reallocated as this action may limit future agricultural opportunities.
 - collecting and disseminating research and education information on water conservation strategies (e.g. managing and monitoring soil moisture content, new crops with lower water demands).
 - protection of an affordable water supply for agriculture.
 - collective long term planning for service delivery and water utilization (who pays? how much water is needed? timing and costs for system upgrades? partnerships?).
- 5.1.3** Protect agricultural lands adjacent to fully serviced urban areas. Expansion of the sewer system service area is not an opportunity to support urban expansion that puts pressure on lands on the agricultural lands within the APA boundary or results in a loss of agricultural land.
- 5.1.4** Encourage the ALC to consider the provincial regulations for minimum parcel sizes for properties with independent onsite sewer system servicing when reviewing applications for home site severances. While property sizes may be reduced (e.g. < 1 ha) to conserve land for agriculture, approval agencies should ensure that their new lots have sufficient area for alternate disposal field locations.
- 5.1.5** Where farm and residential uses are concentrated on farm properties demand for onsite sanitary sewer services may also be concentrated. In these cases farmers may be able to construct a single onsite system capable of servicing multiple buildings and/or farm activities (house, farm, production and retail buildings) and thereby making more land available for agriculture.

5.2 Roads and Trails

Given the mature and well developed nature of this agricultural area there are limited plans to develop new roads that will extend into residential areas. There are, however, situations such as the 45th Street connection into the Osoyoos Indian Band Spirit Ridge development where high traffic volumes may warrant road upgrading. Also, the municipality's plan to connect Lakeshore through to Main Street could also be a future pressure on the ALR lands.

The road network through agricultural areas will continue to experience pressure to accommodate a mix of local and through traffic, farm traffic, and pedestrian and bicycle use. The historically narrow rural roadways will create challenges for local governments attempting to accommodate this mix of uses. It is important to note that the Ministry of Transportation has jurisdiction over the majority of the roads in the plan area.

Recommendations:

5.2.1 Consider signage programs that will raise awareness of potential safety concerns associated with the mixed uses on agricultural roads.

5.2.2 Support road network systems that do not extend into agricultural areas.

5.2.3 Include provisions for pedestrians and bicycles as part of road improvement projects with a particular focus on those pedestrian and bicycle corridors identified in the OCPs.

5.2.4 Support signage programs that raise awareness of the nature of farm regions and farm practices that may impact visitors including:

- spraying
- noise
- slow moving farm vehicles
- potential gravel rock spray from mowers



Signage programs are particularly important where trails are immediately adjacent to agricultural lands. Wherever possible, it is recommended that fences and buffers be put in place between agricultural land and trail networks.

5.2.5 Consider updating the OCPs to provide clear direction on objectives and process for engaging the agricultural community when planning for pedestrian and bicycle corridors through and adjacent to agricultural areas. A future Agricultural Advisory Committee could also have a role in advocating for agriculture and/or recommending on consultation strategies.

5.3 Drainage

Recommendations:

- 5.3.1** Seek the support of the ALC in requiring that improvement works on farm lands are carried out such that onsite and offsite drainage conditions are not adversely impacted.
- 5.3.2** Provide ongoing education on the potential impacts of drainage from farm properties on lake water quality.

5.4 Waste Management

Recommendations:

- 5.4.1** Support the region-wide directions for waste management as outlined in the RDOS Solid Waste Management Plan. Some of the significant programs that are led by the RDOS:

- a) Onsite Composting of Agricultural Waste

As with residential backyard composting, onsite composting of organic waste at agricultural operations reduces the amount of material landfilled, burned or delivered to an offsite composting facility. To assist local agricultural operations with establishing composting activities and to support composting efforts, the RDOS will:

- Develop a composting assistance program that will provide ongoing technical advice to farmers, wineries and food processing facilities.
- Continue to provide a chipping service to agricultural operations to facilitate onsite composting. A chipping program for agricultural operations was recently piloted and well-received by the local agricultural community.

- b) Agricultural Plastics Recycling Program

As part of a broader strategy to reduce air pollution associated with open burning of wood waste and agricultural waste, the RDOS has an Agricultural Plastics Recycling Program. Agricultural plastics such as agricultural films, black poly irrigation tubing, plastic twines, and plot pots are accepted at each of the RDOS landfills, free of charge. The collected plastics are sent for recycling if there is an available market. All other plastics are landfilled. The RDOS will continue to provide the plastics program to the agricultural sector.

- 5.4.2** Consistent with the Solid Waste Management Plan objectives, the RDOS and the province will collaborate on waste management strategies that will help reduce the impacts of invasive species. Strategies, for example, will include management of fallen fruit because infested ripe, overripe and rotten fruit serve as a source of food for eggs

and larvae of the spotted wing drosophila until complete development. The spotted wing drosophila is an emerging pest that was first noticed in 2009 and its presence leads to scarring of the fruit. Studies of the pest in 2010 were funded by the Okanagan Cherry Growers' Association, BC Wine Grape Council, BC Fresh Market Grape Growers' Association, BC Ministry of Agriculture Biosecurity Funding, Agriculture Environment Wildlife Fund and Okanagan Tree Fruit Industry Development Fund.

5.5 Other Support Services

In addition to the standard municipal services (water, sewer, storm drainage, roads) agriculture requires very specific local services to help support and build the agricultural economy. The following table lists some of the local supporting services where the District may have a role in advocating for improved service delivery.

<i>Agricultural Activity</i>	<i>Other Required Services</i>
Cattle	<ul style="list-style-type: none"> • safe, convenient access to range land • feed and equipment sales • range management (pests and weeds) • marketing opportunities and promotion
Horses	<ul style="list-style-type: none"> • competition and training facilities • feed and equipment sales • veterinary services • marketing opportunities and promotion
Orchards and Vineyards	<ul style="list-style-type: none"> • marketing boards • farm worker housing • access to seasonal workers • value-added processing facilities • management of pests & weeds • controlled storage • marketing opportunities and promotion
Market Gardening	<ul style="list-style-type: none"> • farmers markets • processing facilities • marketing opportunities and promotion
Organic Gardens	<ul style="list-style-type: none"> • weed & pesticide controls • local marketing opportunities and promotion



Recommendations:

5.5.1 Pursue opportunities to represent regional agricultural perspectives and explore partnership opportunities. Agriculture in the Okanagan Valley crosses many jurisdictional boundaries, creating opportunities for numerous parties to work together to improve conditions for agriculture. While the co-ordination of these groups is beyond the scope of this plan (i.e. not land-based) there are many potential initiatives of relevance to the plan.

Potential regional partnership opportunities may exist with:

- The Osoyoos Indian Band
- Other Agricultural Advisory Groups
- Neighbouring Electoral Areas and municipalities
- Agricultural organizations

Potential regional initiatives include:

- preparation of an overarching regional Agricultural Plan;
- establishment of a local food cooperative to market and promote local foods to restaurants, businesses and residents in the region;
- program to raise awareness of the role of agriculture in the region;
- sharing and coordinating information and strategies from other Agricultural Advisory Committees;
- water management planning;
- providing a consolidated regional voice to advocate for local agriculture;
- working with local governments in Primary Growth Areas to identify opportunities for urban agriculture as a strategy to re-enforce a local connection with agriculture;
- identify and assist in the structuring of services that could benefit from a region-wide focus (e.g. Regional Agricultural Support Officer, housing); and,
- assist with information dissemination to the farm community. This may include education programs through the Ministry of Agriculture.

5.5.2 Facilitate a stakehold process that will generate ideas and options for alternative uses for the Monashee Packing House. Uses would be supportive to agriculture.

6.0 Environmental Health and Education

6.1 Education on the Agricultural Environment

Recommendations:

6.1.1 Support development of a local agriculture webpage. This page could act as the agricultural desk or storefront for the plan area, providing pertinent agricultural information and links to the public.

6.1.2 Encourage development and distribution of information materials that could be provided to new or future residents particularly those who have or are considering purchasing property on, adjacent or near farmland. Information materials could include:

- A brochure describing the agricultural situation and history;
- A directory of farms with their location, products and contact information; and
- A link to the proposed Agricultural Web Page and a copy of the MAL publication, *The Countryside and You*⁵.



Zucca melons near Osoyoos,
1943 BC Archives I-28552

6.2 Working with the Environment

Recommendations:

6.2.1 Encourage participation in environmental incentive programs that reward farmers for the environmental goods and services that they provide. Incentives could include tax reductions, carbon credits, subsidies, and direct payments. Demand programs are likely beyond the funding reach of local government except programs that help local government to reduce its carbon footprint and meet *Bill 27* requirements. Examples include:

- local composting projects
- pilot carbon sequestration project
- alternative energy sources to support agriculture

⁵ BC Ministry of Agriculture and Lands. 1998. *The Countryside and You: Understanding Farming*. www.agf.gov.bc.ca/resmgmt/publist/800Series/800300-1Countryside.pdf

- 6.2.2** Improve local participation in programs, often provided by other agencies, that result in the implementation of beneficial farm management practices such as the Environmental Farm Program. Help farmers access other sources of information and funding that result in the implementation of environmental farm management practices including:
- Conserve and enhance soils;
 - Conserve water;
 - Manage manure and maintain fertility; and
 - Retain grassland, riparian, wetland and other sensitive or threatened habitats.
- 6.2.3** Improve distribution of information to farmers regarding the need for adherence to provincial requirements and practices of herbicide and pesticide use, educate the public on the rationale and procedure for herbicide and pesticide use, and improve farm practices including consideration of integrated pest management and organic production.
- 6.2.4** Increase awareness of need to minimize the risk of wildfire damage to agricultural operations situated near wildland interface areas.
- 6.2.5** Support a long term vision for the protection of grasslands that balances agricultural interests, particularly rangeland and environmental protection. It is important that park management plans include strategies to share the land base, accommodating both grazing and ecosystem protection objectives.
- 6.2.6** Support innovative strategies to protect grasslands that recognize the role of farmers (particularly ranchers). There are many potential mechanisms to ensure protection of sensitive lands including conservation areas and environmental reserves. An innovative model that provides value to the farmer involves a process where land becomes an alternate land use service (ALUS) and farmers are paid for providing ecological goods and services (EG&S) to the Canadian public. EG&S examples include clean and abundant water, flood control, groundwater recharge, biodiversity, wildlife conservation and improving air quality. Locally, the protection or removal of sensitive grasslands from grazing could also be an example of EG&S. The principle of ALUS recognizes collective interests that extend beyond the plan area boundaries and it is likely that this approach would require senior government or agency support. ALUS is a relatively new concept and further research is required to implement an ALUS strategy. Partnerships with grassland protection and enhancement groups and research institutions are recommended to further explore this concept. Alternatively, farmers with challenging, environmentally sensitive properties (e.g. grasslands, oxbows) consider alternative, ecological farming practices such as organic and biodynamic agriculture that result in high value, high quality and marketable products.

7.0 Implementation

RDOS and Osoyoos are urged to collaborate on setting priorities and implementing policy recommendations. The Agricultural Plan identifies a number of strategies that the RDOS and Osoyoos will directly pursue or support as it begins to implement the Plan. The implementation of a number of these recommendations will be relatively straightforward for either the RDOS or Osoyoos while others will require the support and involvement of other agencies, groups and individuals. The establishment of a permanent Agricultural Community Group could assist with the implementation process.

To assist with the interpretation of the following table, a list of abbreviations follows. Other terms used in the tables include:

- Partners: Unless otherwise noted both the Town of Osoyoos and the Regional District of Okanagan-Similkameen are responsible for leading the implementation of the proposed strategy.
- Funding Needs and Potential Sources: LG (general operating budgets for local government);
- Priority: High, Medium, Low, Ongoing

Policy	Strategy	Potential Partners & Jurisdictions	Funding Needs & Potential Sources
2.2.1	Consistency with the Regional Growth Strategy.		LG
2.3.1	Osoyoos is regional urban growth centre.	ALC	LG
2.3.2	Establish Agricultural Protection Area.	ALC	LG
2.3.3	Establish long term role for Agricultural Advisory Committee or Community Group		LG
2.3.4	Amend OCPs to add policies to advocate for agriculture.	ALC; MA	LG
Local Marketing Strategies			
3.1.1	Increase maximum retail sales area to 300m ² .		LG
3.1.2	Remove limitations for seasonal sales.		LG

Policy	Strategy	Potential Partners & Jurisdictions	Funding Needs & Potential Sources
3.1.3	Development and promotion of value-added products.	MA; BCAC; AAFC; DODS	Various
3.1.4	Support on-farm retail markets.	ALC; MA	LG
3.2.1	Amend bylaws for consistency with ALC policies for ancillary uses for winery and cidery.	ALC; MA	LG
3.3.1	Review zoning regulations to support onsite farm packing, processing and storage.	MA; ALC	LG
3.4.1	Develop local agricultural branding strategy.	Requires outside expertise and ACG	MA; IAF; DODS; other grants
3.4.2	Develop online branding/marketing tools.	MA; DODS; ACG	MA; IAF; DODS; other grants
3.4.3	Encourage research into value-added products.	MA; BCAC; AAFC; ARD Corp; IAF	BCAC; MA; IAF
3.4.4	Support of agri-tourism initiatives.	DODS; MA; ALC; IAF	IAF; DODS
3.5.1	Ensure Agri-tourism accommodation policy consistent with MAL and ALC direction and regulations.	MA; ALC	LG
3.5.2	Review local regulations for agri-tourism units and ensure consistency with MAL recommendations.		LG
3.5.3	Develop Housing Agreements as a tool to support agri-tourism units.		LG
3.5.4	Amend Zoning regulations to enable consideration of RV's as agri-tourism units.		LG
3.6.1	Ensure consistency in regulations for home-based businesses.		LG
Farm Density and Development			
4.1.1	Review regulations for accessory residential units on larger agricultural properties (>8ha).	ALC	LG
4.1.2	Support secondary suites and a farm worker housing strategy.	ALC	LG

Policy	Strategy	Potential Partners & Jurisdictions	Funding Needs & Potential Sources
4.3.1	Establish a home site severance policy.	ALC	ALC; LG
4.5.1	Recognize farm worker housing as a form of affordable housing and develop tools to assist addition of new units.	ALC; WALI	ALC; LG
4.5.2	Support Osoyoos initiative to develop farm worker site.	WALI; ACG; MA	WALI; LG
4.5.3	Raise awareness of farm foreign labour programs.	WALI; ACG; MA	WALI; ACG
4.6.1	Review setback standards in relation to new guidelines.		LG
4.6.2	Develop guidelines for the location of facilities for farm gate sales.	MA; ALC, MOTI	ACG
4.6.3	Support agricultural buffer areas on the urban side of the ALR & APA boundary.	ALC; MA	LG
4.7.1	Support large building formats where the building is a primary agricultural activity (e.g. greenhouse).	ALC; MA	LG
4.7.2	Encourage the concentration of farm and residential buildings.	ALC; MA	
Infrastructure			
5.1.1	Continue to support existing local governance water model.	ALC; MA; MOE	LG; MOE
5.1.2	Consider establishing an overarching irrigation/water advisory group to advocate, educate, and plan for irrigation service delivery.	ALC; MA; MOE	LG. MOE; IHA
5.1.3	Protect agricultural areas next to fully serviced urban areas.	ALC; MA	LG
5.1.4	Encourage ALC to consider and support provincial recommendations for minimum parcel sizes for on-site sewer servicing.	ALC; MA; IHA; MOE	
5.1.5	Encourage farmers to design for a single on-site septic system where farm and residential development is concentrated.	MOE; IHA	LG

Policy	Strategy	Potential Partners & Jurisdictions	Funding Needs & Potential Sources
5.2.1	Develop a signage program to improve safety on Roads.	MOTI; ALC	MOTI; DODS; LG
5.2.2	Plan for road networks that go around agricultural land.	MOTI; ALC	MOTI; LG
5.2.3.	Incorporate pedestrian and bicycle corridors with road upgrades.	MOTI; Grants	MOTI; Grants
5.2.4	Support a signage program that raises awareness of the role of agriculture and farm practices that may impact visitors.	IAF; DODS; ALC	IAF; DODS; other Grants; MOTI
5.2.5	Establishing policy objectives and process for engaging the agricultural community when new trails are contemplated through agricultural areas.		
5.3.1	Ongoing work with the ALC to ensure that farm improvements do not impact onsite and offsite drainage.	ALC	LG
5.3.2	Provide ongoing education on the potential impacts of farm activities on lake water quality.	MOE	MOE; LG
5.4.1	Support RDOS Solid Waste Management Plan, particularly initiatives of onsite composting and agricultural plastics recycling.		LG
5.4.2	Support RDOS Solid Waste Management Plan and work with the province on programs to help reduce the impacts of invasive species.	IPC	IPC; CAS, LG
5.5.1	Pursue opportunities to represent regional agricultural perspectives and explore partnership opportunities.	MA	LG
5.5.2	Facilitate a stakeholder process to consider new land use options for the Monashee Packing House.		LG
Environmental Health & Education			
6.1.1	Create a local agricultural webpage.	IAF; DODS	IFA; LG; DODS
6.1.2	Raise awareness of the role of agriculture in the non-agricultural community.		DODS; LG; IFA

Policy	Strategy	Potential Partners & Jurisdictions	Funding Needs & Potential Sources
6.2.1	Encourage participation in environmental incentive programs that reward farmers for environmental benefits they provide.	MOE	CAI; CAS; MOE
6.2.2	Improve local participation on beneficial farm management programs.	EFP; MA	EFP; MA
6.2.3	Improve distribution of information to farmers on requirements for herbicide and pesticide use.	IPC	IPC; CAS
6.2.4	Increase awareness of wildfire risks.	MOF; MOE	MOF; MOE
6.2.5	Support long term vision for grasslands that balances agriculture and environmental protection interests.	MOE	MOE
6.2.6	Support innovative strategies to protect grasslands and recognize farmers.	MOE	MOE; LG

Abbreviations	
AAFC	Agriculture and Agri-Food Canada
ACG	Agricultural Community Group
AITC	Agriculture in the Classroom Foundation
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
APA	Agricultural Protection Area
ARDCorp	BC Agricultural Research and Development Corporation (a subsidiary of BCAC)
BCAC	BC Agriculture Council
BCYF	BC Young Farmers
CAI	Climate Action Initiative, BC Agriculture & Food
CAS	Climate Action Strategy
CFIA	Canadian Food Inspection Agency
DODS	Destination Osoyoos Development Society
EFP	Environmental Farm Plan
FIRB	Farm Industry Review Board
IAF	Investment Agriculture Foundation
IHA	Interior Health Authority
IPE	Invasive Plant Council of BC
MOE	BC Ministry of the Environment
MOTI	BC Ministry of Transportation and Infrastructure
PAFRC	(AAFC) Pacific Agri-Food Research Centre
RGS	Regional Growth Strategy
WALI	Western Agriculture Labour Initiative

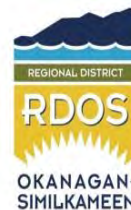
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APPENDIX A

Discussion Paper

Agricultural Plan – Discussion Paper

Regional District of Okanagan Similkameen
Electoral Area „A” & the Town of Osoyoos



Funding provided by:



June 2011

Project No. 308-161

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Appendix A – Farm Survey

1.0 Introduction

The Regional District of Okanagan-Similkameen (RDOS) and the Town of Osoyoos have initiated the planning process for an Agricultural Plan (AP) for Electoral Area „A“ (RDOS) and the Town of Osoyoos. As stated in the RFP the primary objective of this planning process is to deliver to the RDOS Board and the Town of Osoyoos Mayor and Council a draft AP that has been vetted through public process. The AP will focus on developing implementable land-based recommendations that address local issues. Land-based strategies will be those strategies that can be implemented through amendments to the Official Community Plan and Zoning Bylaws. Non land-based strategies may also be identified through this process and will be documented but may not be part of the implementation strategy.

The goal of agricultural planning is to provide clear, innovative and creative strategies to direct efficient, dynamic and ecologically balanced use of agricultural lands that contributes both economically and culturally to the community. The plan area, like much of the Okanagan/Similkameen, has significant agricultural resources which may not be contributing their full potential, given the challenges of competing in a production chain model in a global market with relatively small parcel production units and associated high land values in comparison to other production regions.^{1 2} The Agricultural Plan is intended to focus attention on strong local policies and priorities that support suitable, realistic opportunities to enhance economic viability and address the associated issues of agricultural revitalisation, succession and regional food security. The plan will focus on land-based strategies through Official Community Plan and Zoning By-law amendments but may also present additional directions that are realistically within the realm of local government.

The AP was launched with the preparation of this Discussion Paper. This document examines research that is currently available (Canada Census of Agriculture, 2006) and research that was conducted specifically for this project (Survey of Class 9 farms, 2011), as well as data from the Ministry of Agriculture, Agricultural Land Inventory. This document has been amended and updated throughout the plan process as new information is collected.

¹ *Protecting Specialty Cropland from Urban Development, The Case of the Okanagan Valley, B.C.*, Ralph R. Krueger and N. Garth Maguire, *Geoforum*, Vol 16, Issue 3, 1985

² *Innovation in Enterprises in a Non-Metropolitan Area, Quantitative and Qualitative Perspectives*, Adam Holbrook, Tim Padmore, Lindsay Hughes, Judith Finch, Simon Fraser Centre for Policy Research on Science and Technology, May 17, 1999

2.0 Census of Agriculture, 2006

2.1 Farm and Farm Operator Statistics

Plan Area

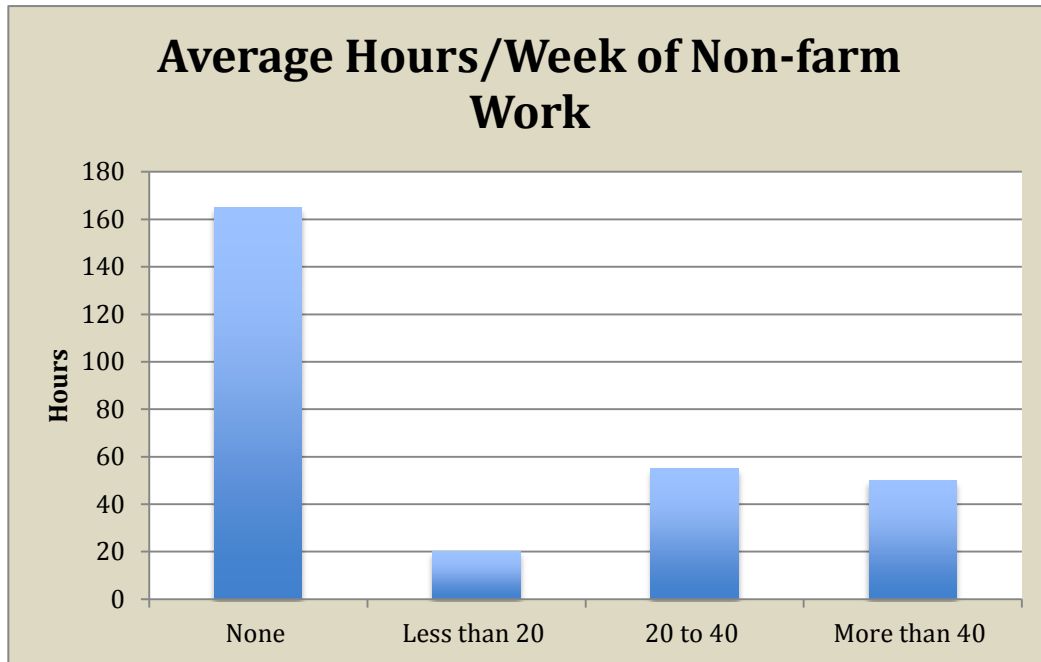
Osoyoos & RDOS

Total population in 2006	6,673 persons
Total number of operators	295 persons
Average age of operators	52.3 years
Total male operators	190 operators
Total female operators	100 operators
Total number of farms	184 farms

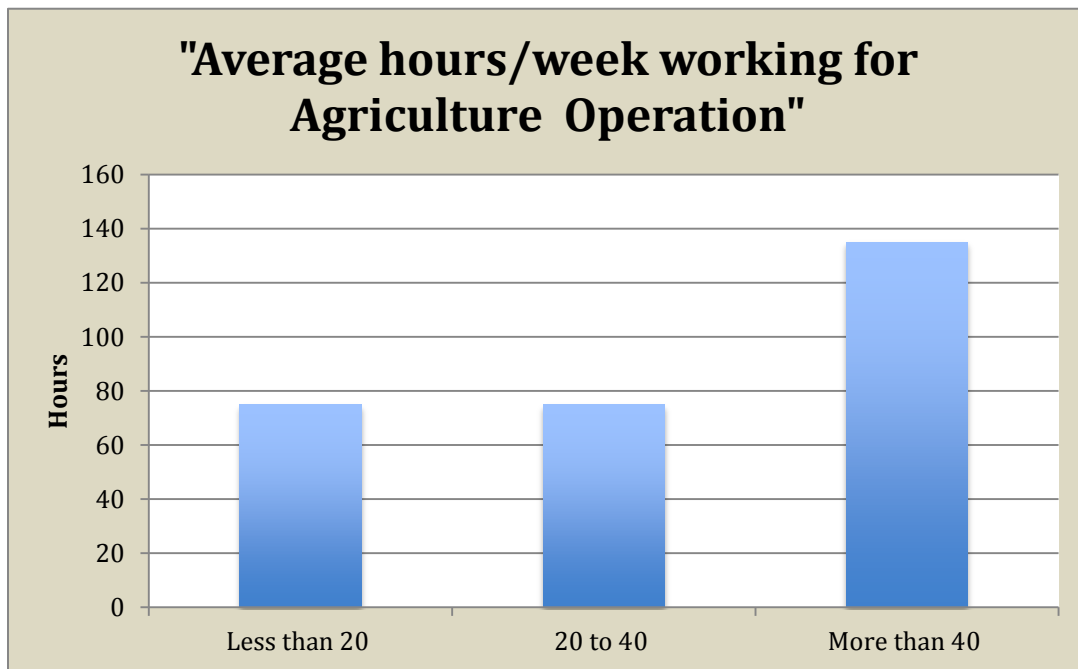
Average farm size (producing and non-producing) with fruit, nuts, & berries

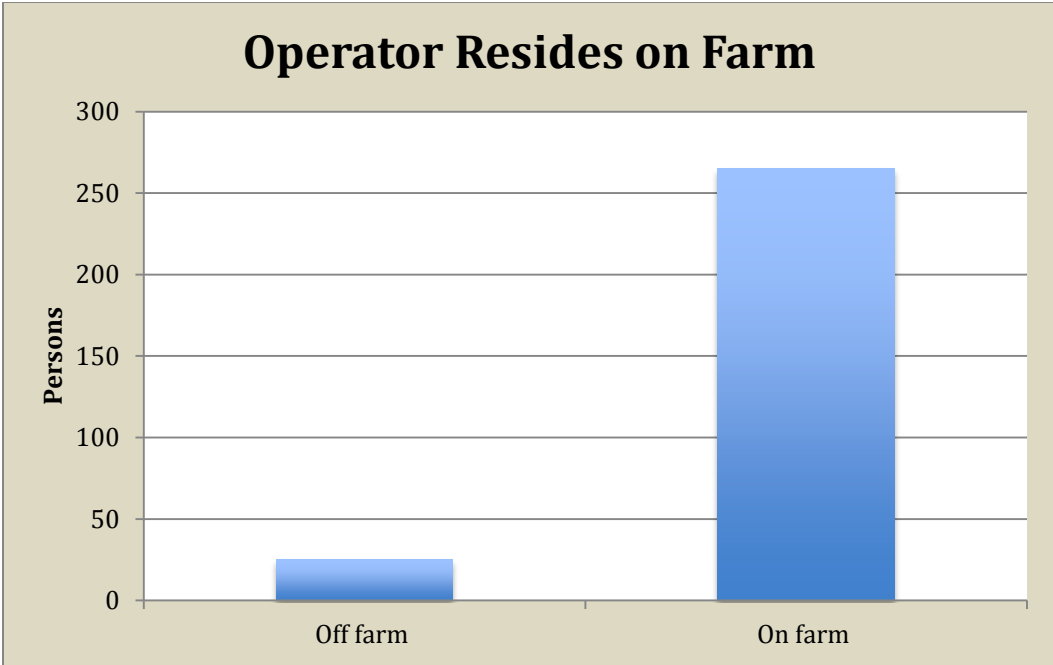
- Plan area	4.9 ha
- Thompson - Okanagan	4.7 ha
- British Columbia	4.7 ha
- Canada	8.8 ha





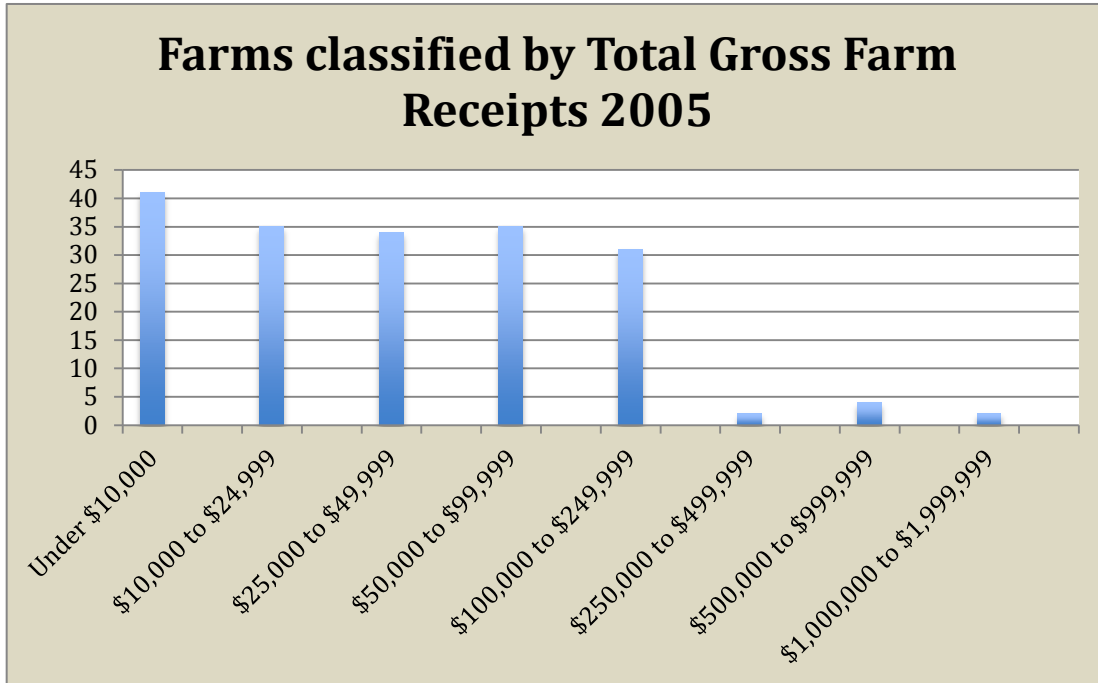
Note: Members of the Agricultural Advisory Committee (AAC) questioned the high number of persons who did not report non-farm work. Based on their personal experiences, AAC members suggested that many farmers had income from other sources, including non-farm work. Often farmers work on other people's farms and packinghouses and they may not have recognized these activities as non-farm work.





2.2 Farm Finance Statistics

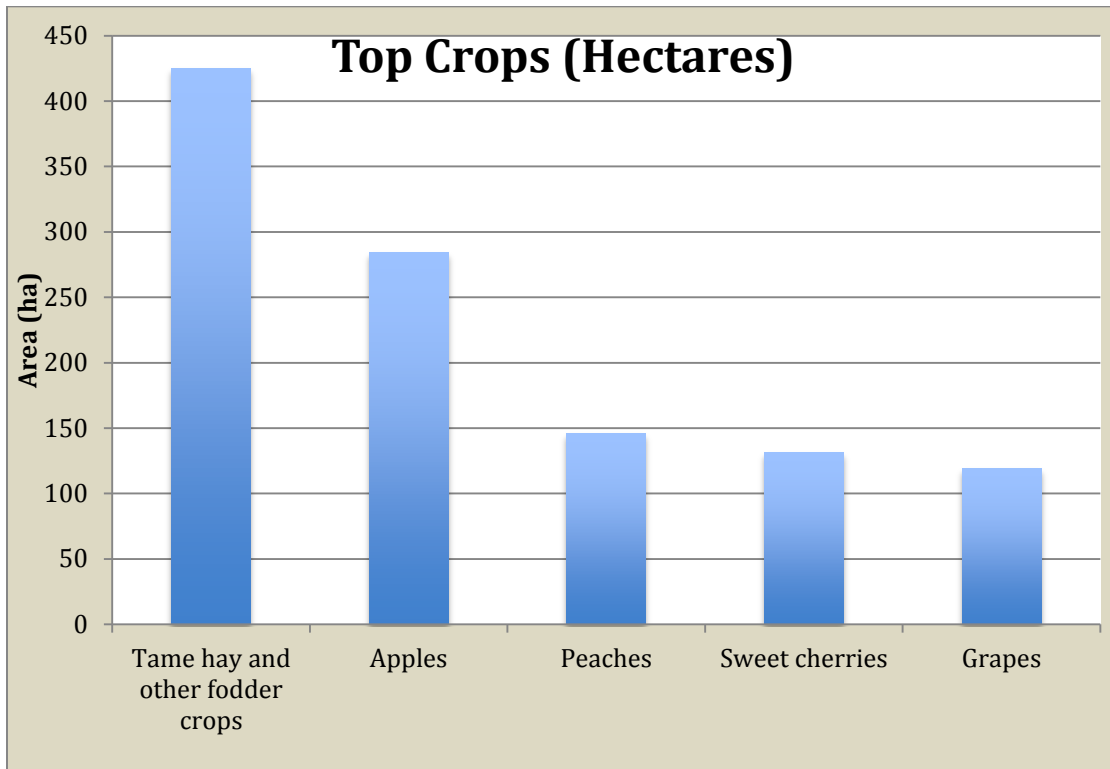
Total gross farm receipts (excluding forest products sold) (dollars) **\$14,674,724**
Total farm capital (market value in dollars) **\$234,961,078**



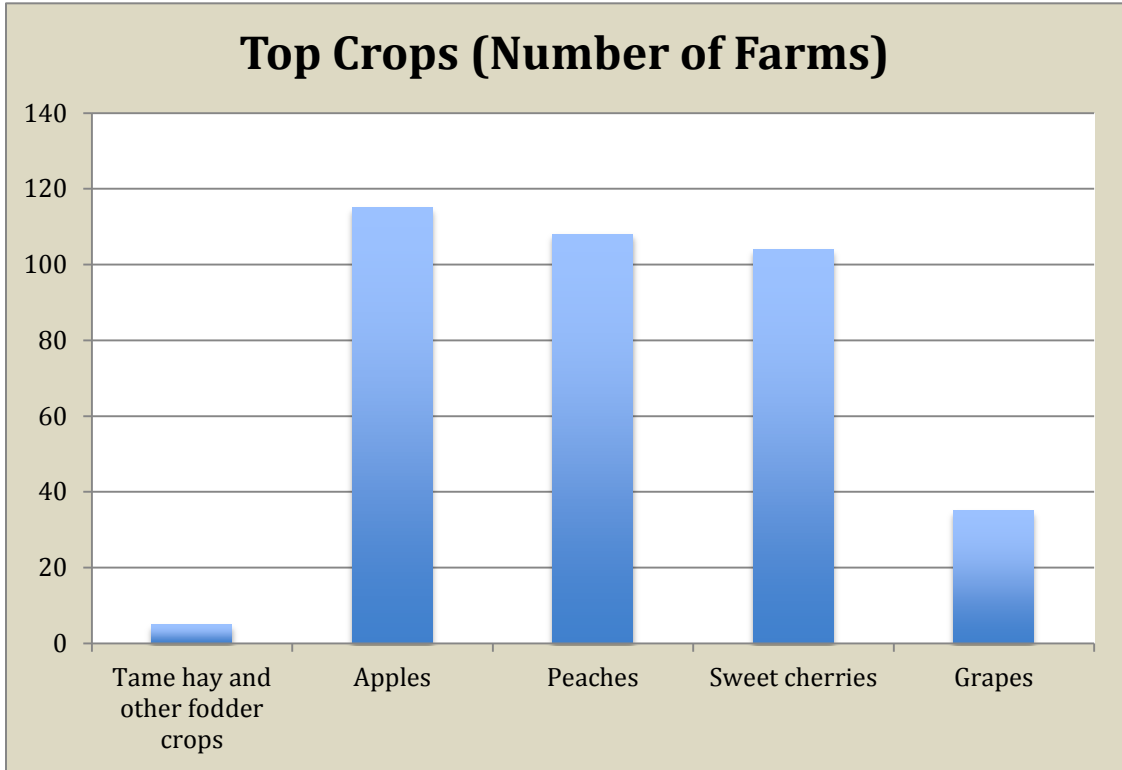
Note: It appears that 8 of 184 farms account for approximately 30% of Gross Farm Receipts). AAC members suggested that greenhouse and grape farms were likely associated with the incidents of high farm receipts.

2.3 Crop Statistics

The Census of Agriculture data indicates that orchard operations often grow more than one tree fruit, particularly for orchards of larger size. Grape and forage production is often exclusive to individual farm operations.



Note: AAC members suggested that the size of the area shown for tame hay and other fodder crops may be over represented. The large amount of land in the hay and fodder crops category may be due to Stats Canada policy of attributing farm areas to the census area where the farm/ranch headquarters is located.



Note: AAC members indicated that there have been significant changes in the distribution of these crops over the last 5 years. Particularly, farmers have been shifting from apples to grapes and ACC numbers starting to reverse

3.0 Farm Property Owner Survey

A survey of owners of farm property (BC Assessment Class 9 lots) was conducted in the spring 2011. The survey is included as *Appendix A*.

- survey was completed by 29 owners of 184 farms or 15%.
- orchardists were under-represented in the survey responses (ranches 2 of 5 or 40%; grapes: 10 of 35 or 29%; orchards: 16 of 149 or 11%).

3.1 Key Points from Respondents

The Agriculture Industry in the plan area:

- the grape/winery industry is perceived to be strong and robust with strong integration with tourism
- there is excellent soil and micro-climate for grapes
- orchard industry is in decline, particularly apples
- concentration of packing facilities, low prices, import policies, and global competition results in orchards not being economically viable
- high costs of orchard land is causing the land to be neglected and attracting pressure for conversion to housing

Protecting the Agricultural Land Reserve

- strong support for maintaining ALR from majority of respondents
- concerns that good ALR land has been excluded for development, particularly within Town of Osoyoos
- concerns regarding spot zoning for non-agricultural uses and impact on adjacent ALR lands

Top Constraints Currently facing Agricultural Sector

- markets - including import policies, marketing practices and pricing of products (*note: not sure if this applies to the wine industry as well as the orchard industry*)
- urban expansion and development pressure
- over-regulation by local governments and the Agricultural Land Commission

Top Constraints Predicted for the next 10 -15 years

- labour availability and costs
- water
- urban expansion and development pressure

3.2 Farm Property Owner Survey Results

1. Location of farm:

Town of Osoyoos	7
RDOS	21
No response	<u>1</u>
Total	29

2. Property Area and type of Farm:

	No. of Farms	Area (acres) owned	Area (acres) leased	Total Area
Grapes	10	140	56	196
Fruit	16	213	334	547
Ranching	2	6040	10450	16490
Total	28	6393	10840	17233

3. How long have you been farming?

less than 5 years	2
5-10 years	5
10-20 years	4
more than 20 years	17
Total	28

4. Farm work status:

Full-Time Farm	24
Part-Time Farm	4
Total	28

5. Other farm related activities:

- cherry packing house
- repair shop
- vegetables
- farm gate sales
- wine
- bed and breakfast

6. Description of the overall agricultural sector in Osoyoos and Area „A“.

Responses		Comments
Very Strong & Growing	3	<ul style="list-style-type: none"> • excellent soil and micro climate • fruit grapes and wineries
Somewhat Strong	8	<ul style="list-style-type: none"> • strong agri-tourism sector • some sectors doing well others not • holding but no overall strategy regarding crops and marketability • wine industry is robust - tree fruit industry is a sunset industry
Declining	16	<ul style="list-style-type: none"> • land being neglected due to very poor prices • pressure for housing • excess of vineyards • no money • not economically viable • fruit prices decreasing and higher cost and expenses • poor prices, free trade, global market • not enough money to live • because of the weather, the age of the farmers and the very high price of the farm
No Opinion	1	
Total	28	

7. Importance of protecting the Agricultural Land Reserve (ALR)?

Responses		Concerns about land in the ALR
Very Important	16	<ul style="list-style-type: none"> • encroachment of urban expansion (2) • orchards which produce codling moth and cherry fruit fly and spread to other orchards close by • concerned that packing plants force sales at a loss • pressure from real estate industry and town elected officials to remove prime agricultural land from ALR thus diminishing farm productions base • preserving orchards in Osoyoos • to many low areas planted to grapes when fruit wouldn't grow • to easily taken out • why the town can take it out of the ALR for any use but some farmland that is not good for farming can't be taken out of the ALR • spot zoning for activities other than agriculture

	Responses	Concerns about land in the ALR
Somewhat Important	4	<ul style="list-style-type: none"> not all ALR properties are fit to farm It is a joke - prime farm land is removed - marginal cannot be removed - home site severance cuts from 10 acres to 9 acres and a new home cuts it to 8 acres or more. Have a policy or don't have one. regulations too restrictive Not all lands in the ALR are the same. We now spray toxic chemicals very close or even beside residential areas.
Not at All Important	5	<ul style="list-style-type: none"> no ALR Subsidize farming to the point of profitability if you remove ALR more farms will be reduced and we cannot live off of 2 months of revenue from tourists. it's undemocratic
No Opinion	3	
Total	28	

8. What are the top 3 constraints (or risks) for the agricultural sector?

- Markets: including import policies, marketing practices & pricing of products (21)
- Urban expansion and development pressure (13)
- Too much Management of ALR & government (9)
- Climate (7)
- Economics of farming (high cost and low return on investment) (5)
- Water (5)
- New pests (4)
- Labour (4)
- decreased government support (3)
- large amount of land converted to grapes (1)
- Need to embrace new partnerships (e.g. tourism) (1)
- centralization of packing facilities, slaughter facilities (1)

9. In the next 10-15 years what will be the top 3 constraints for the agricultural sector?

- labour availability and costs (7)
- water (5)
- urban expansion & development pressure (5)
- setting reasonable pricing (4)
- pests (2)
- reducing government and government assistance (2)
- more government grants and financial assistance (2)

- sustainable farm practices (1)
- wine industry will bottom out (1)
- land owners will want out of ALR (1)
- lack co-ordination and co-operation between farm groups (1)
- weather (1)
- keeping farmers farming in the face of declining profits (1)
- wholesalers playing games with returns to growers (1)
- price of land to high and price of fruit to low (1)

10. In the past five years, farmers have consulted the RDOS or the Town of Osoyoos regarding local bylaws or regulations as follows:

RDOS	Osoyoos		RDOS	Osoyoos	
3	1	Zoning Bylaw	3	1	Building Permit
2		Subdivision Servicing Bylaw	2	1	ALR application
2	1	Official Community Plan	0		Noise Bylaw
3		Riparian Area Regulations	5		Open Burning Permit
2		Environmentally Sensitive Development Permit Area			Other – please specify

Descriptions of experience:

- separated house from farm
- RDOS easy to work with Osoyoos backward and unprofessional
- RDOS official/ bureaucrats are too restrictive in their outlook and seem not to understand private enterprise/business principles well.
- fine
- RDOS money grabbers
- they were often deficient in information required

11. Other Comments

- can't sell farm property.
- apple growing not viable.
- things are going to heat up with the development pressures mounting and more people looking to the south Okanagan for a home. I hope the ALR see the future need to protect lands for ground based farming, encourages tourism and makes it an enjoyable place for people to live.

- the farming industry used to provide many good jobs to our community (packing house, John Deere agency, irrigation supply etc.) that have been lost by reducing the farm base, thoughtlessly trading good professional employment for part time tourist jobs.
- competition between RDOS and ALC on who can have the strongest regulations to squeeze the farmers.
- send copies in Portuguese as well as Punjabi.

4.0 Agriculture Advisory Committee Input

The Agricultural Advisory Committee was consulted to obtain a better understanding of the opportunities and challenges facing the community that could be addressed in the Agricultural Plan.

Planning

- The current OCP policies address agriculture very broadly and do not provide sufficient direction for the Board and community to build and sustain the agricultural sector. Areas where more specific direction is required include:
 - greenhouses and packinghouses are limited through restrictions on site coverage (maximum 15%) but should be supported.
 - home site severances fragment farmland and may not be meeting regulatory agency comments.
 - more farms may develop packing plants and will require special site coverage consideration. Maybe they could be allowed subject to soil quality considerations.
 - may need farm use restrictions next to municipal areas.
 - a rural equivalent to the municipality's Growth Management Area would help manage development.
 - need to consider future land use options for the Monashee Packing Plant.
 - integrate ALR agri-tourism (10 RV units) accommodation policies.

Other

- Few farmers recognize "pests" as a major challenge, likely because of successful management of the coddling moth and cherry fly, however, there should be more attention to new pests (such as the spotted wing drosophila that will be a big challenge in the future).
- Signage is required where public right-of-ways are next to farmland. The signage can educate trail or corridor users about farming activities including spraying and mowing (gyro mowers and their tendency to spray rocks and sticks).
- The PMRA Pest Management Regulatory Inventory can be promoted to farmers as an effective tool.

Marketing

- Farming can be most (only) sustainable when high quality fruit is directly marketed by grower to niche market.

Servicing

- Water and sewer servicing extensions may create more pressure for the agricultural land for development.
- Home-site severances may be on small lots where septic disposal systems can be compromised.
- need to raise awareness about water stewardship practices (e.g. irrigation scheduling; fire protection).
- develop structure for irrigation managers to collaborate with the implementation of water management strategies.

Labour

- Farmers need assistance with farm labour in terms of:
 - providing housing for farm workers.
 - negotiating through farm worker programs for foreign workers.
 - new uses such as greenhouse will require more farm help that will need to be housed.

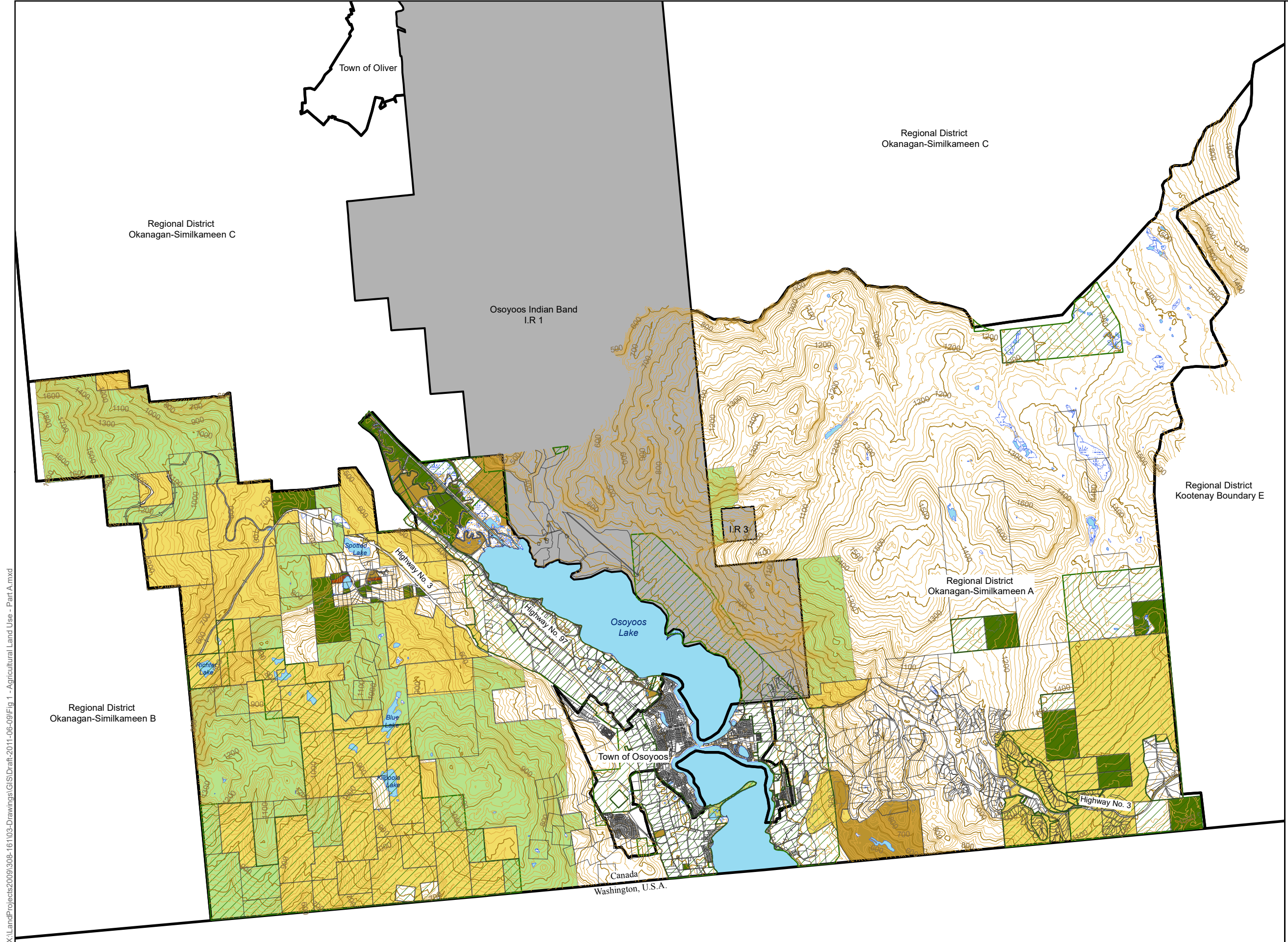
5.0 Farm Area Mapping

Figure 1 – Agricultural Land Use – Part A – Livestock

Figure 2 – Agricultural Land Use – Part B – Orchards, Vineyards and Cultivated Crops

Figure 3 – Agricultural Zoning & Land Use







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REGIONAL DISTRICT
OKANAGAN-SIMILKAMEEN
ELECTORAL AREA 'A'
AND
TOWN OF OSOYOOS
AGRICULTURAL PLAN

Figure 1
Agricultural Land Use - Part A
Agricultural Activity - Livestock

LEGEND

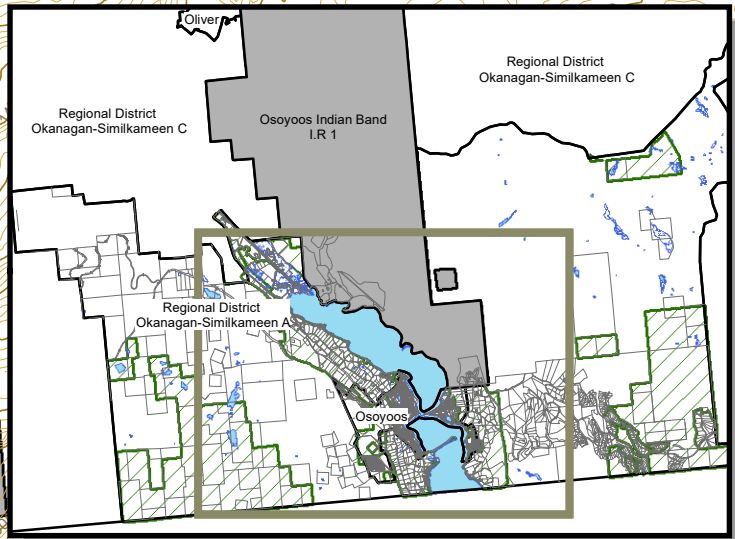
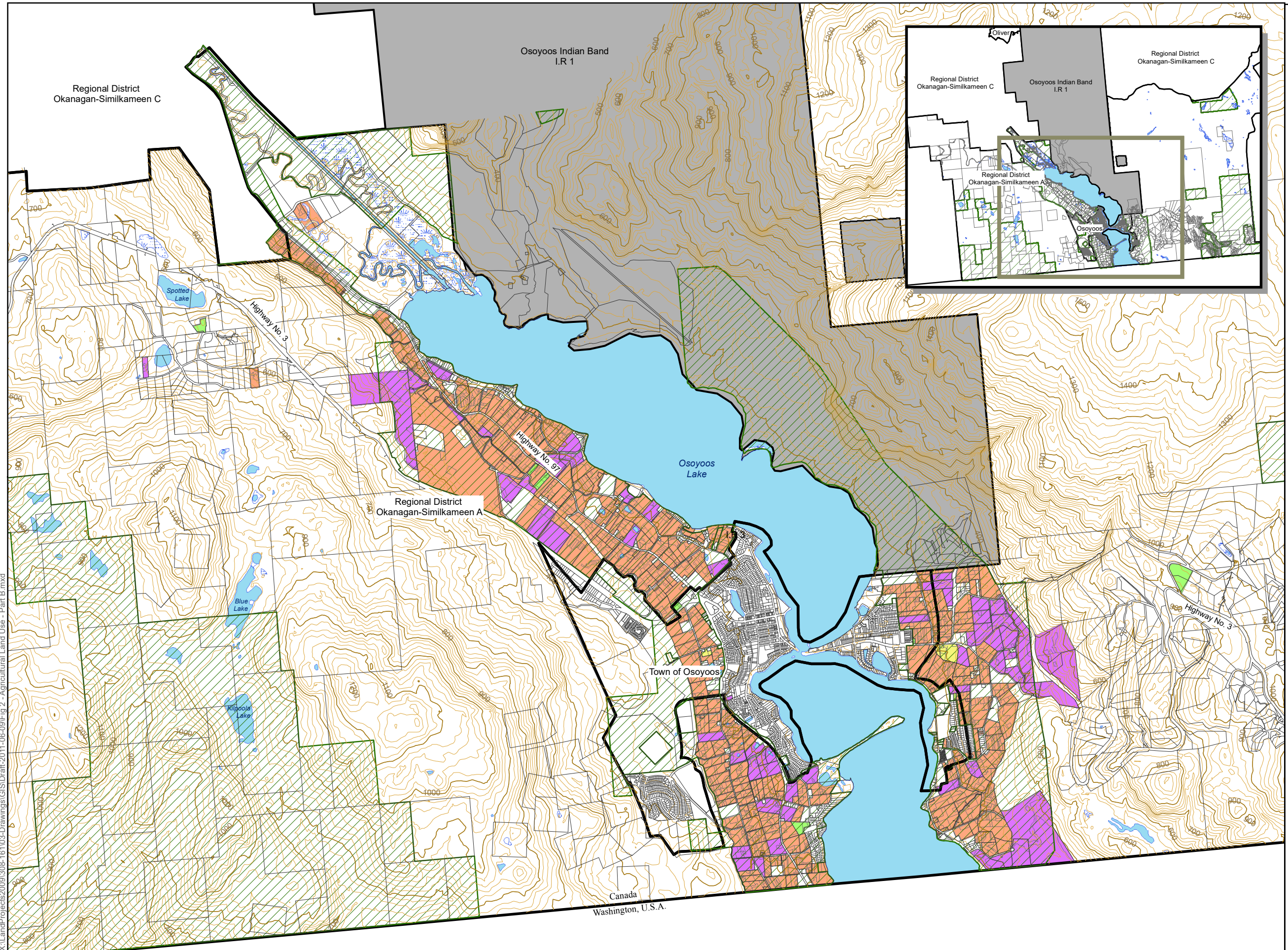
	Agricultural Land Reserve
	Park
Ministry of Agricultural Land Use Survey	
	Beef Cattle Farm
	Equestrian Facility
	Forage Operation
	Pasture

Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission

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




X:\LandProjects\2009\308-16103-Drawings\GIS\Draft-2011-06-09\Fig 1 - Agricultural Land Use - Part A.mxd



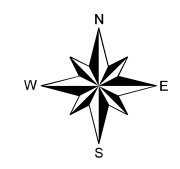
**REGIONAL DISTRICT
OKANAGAN-SIMILKAMEEN
ELECTORAL AREA 'A'
AND
TOWN OF OSOYOOS
AGRICULTURAL PLAN**

Figure 2
Agricultural Land Use - Part B
Agricultural Activity - Orchards,
Vineyards, and Cultivated Crops

LEGEND

-  Agricultural Land Reserve
- Ministry of Agricultural Land Use Survey**
-  Field Vegetable Farm
-  Greenhouse Operation
-  Orchard
-  Vineyard

Note: This figure provides a general representation of parcels in the ALR. For exact boundaries consult the maps retained by the Agricultural Land Commission

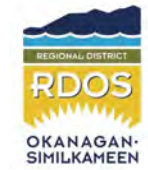
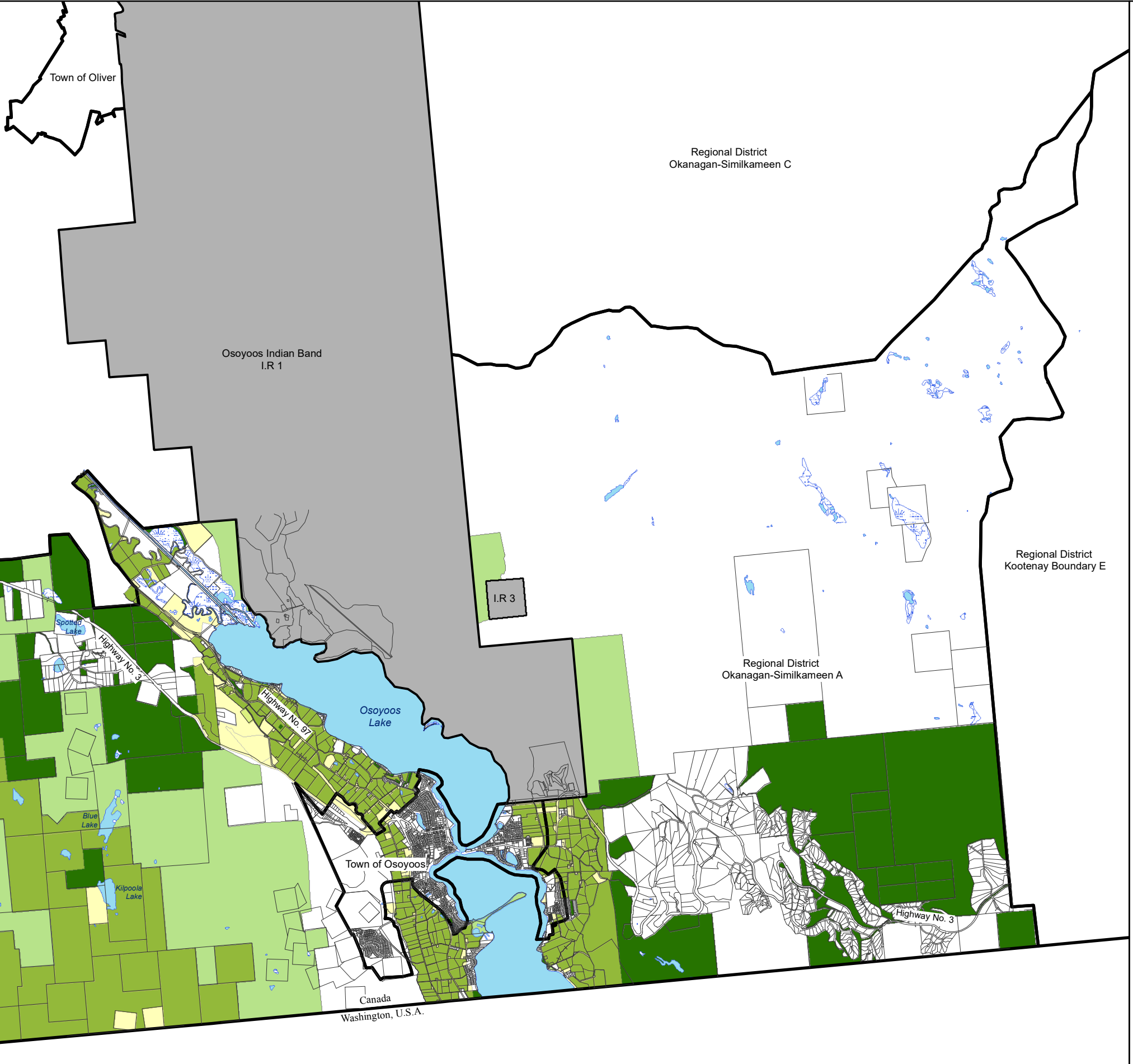


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X:\LandProjects\2009\308-161103-Drawings\GIS\Draft-2011-06-09\Fig 2 - Agricultural Land Use - Part B.mxd

X:\LandProjects\2009\308-16103-Drafting\GIS\Draft-2011-06-09\Fig 3 - Agricultural Zoning and Land Use.mxd

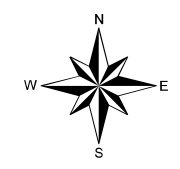


REGIONAL DISTRICT
OKANAGAN-SIMILKAMEEN
ELECTORAL AREA 'A'
AND
TOWN OF OSOYOOS
AGRICULTURAL PLAN

Figure 3
Agricultural Zoning and Land Use

LEGEND

	Park
	Class 9 Farm Assessment and Agricultural Zoning Designation
	Agricultural Zoning Designation only
	Class 9 Farm Assessment only



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Map Produced : June 09, 2011

APPENDIX A

FARM SURVEY



RDOS Area 'A' & Town of Osoyoos Agricultural Area Plan Farm Property Owner Survey

March 2011



The Regional District of Okanagan-Similkameen (RDOS) and the Town of Osoyoos initiated a planning process for the preparation of the RDOS Area 'A' and Town of Osoyoos Agricultural Area Plan. As part of this process we would like to hear from the owners of farm properties about the issues and opportunities facing agriculture. Please assist the planning process by providing comments to the following questions. Thank you for your participation in this important project.

Note: All survey information is confidential. Information will be reported so the identity of individual respondents is not disclosed.

1. Street Name/Address: _____
 Town of Osoyoos RDOS
2. Size of property: _____
3. Do you own or lease other property.
 No Yes Size of Property _____
4. How long have you been farming?
 less than 5 years 5-10 years 10-20 years more than 20 years
5. Is your farm: Full-Time Farm Part-Time Farm
6. What are your main crops: _____
 What is your main livestock: _____
7. Do you have other farm related activities (e.g. Bed & Breakfast; tractor repairs; farmgate sales):

Survey Questions:

8. How would you describe the overall agricultural sector in Osoyoos and Area 'A'?
 Very Strong & Growing Somewhat Strong Declining No Opinion
 Why _____
9. How important is it to you to protect the Agricultural Land Reserve (ALR)?
 Very Somewhat Not at All No Opinion
10. Please indicate any concerns you may have about lands in the ALR.
 • _____
 • _____
 • _____

Funding provided by:



11. What are the top 3 constraints (or risks) for the agricultural sector?

- _____
- _____
- _____

12. In the next 10-15 years what will be the top 3 constraints for the agricultural sector?

- _____
- _____
- _____

13. In the past five years, as part of your agricultural activities, have you had to consult the RDOS or the Town of Osoyoos regarding any local bylaws or regulations?

Yes No , If "Yes", please check all applicable:

RDOS	Osoyoos
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

- Zoning Bylaw
- Subdivision Servicing Bylaw
- Official Community Plan
- Riparian Area Regulations
- Environmentally Sensitive Development Permit Area

RDOS	Osoyoos
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

- Building Permit
- ALR application
- Noise Bylaw
- Open Burning Permit
- Other - please specify _____

Please outline your experience: _____

14. Other Comments

15. Please provide your email address if you would like to receive further information about the Agricultural Area Plan or wish to participate in the planning process.

email: _____ or contact information: _____

Please return survey by **March 28, 2011** in the enclosed envelope to:

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, B.C.
V2A 5J9

Tel: 250-490-4204 or 1-877-610-3735

Fax:250-492-0063

email:eriechert@rdos.bc.ca