

## History and Context

### Adjacent Uses and Agricultural Context

The subject property is not located adjacent to any of the existing agricultural operations in Westbank Centre (Figure 4). In addition to the lack of contiguous agricultural operations, the property is surrounded by Westbank First Nation community lands (designated as mixed-use development lands<sup>2</sup>). The limited access, surrounding topography, and context of the property do not support the viable agricultural use of the lands.



**Figure 4. Agricultural Context**

### Historic Uses

Based on a review of the limited historical information available there has been no historical agricultural use of the property. The only identifiable use based on a 1967 air photo is a settling pond that was used as part of an early model of wastewater treatment from Westbank Centre (Figure 5). This pond was established prior to 1972, and signifies that the subject property was used for community purposes prior to the establishment of the ALR. The pond is identifiable and is generally located under the area that is currently used as a large open space area (Figure 5). Through a review of the early building permits for JBMAC, it appears as the pond was still located on the property in 1987, but has since been decommissioned. The use of the area under the field area for agricultural purposes would likely be limited or require some form of testing or remediation before being considered for agricultural uses.



**Figure 5. Left Image – 1967, Right Image - 2019**

<sup>2</sup> <https://www.wfn.ca/docs/land-use-law-schedule-a-land-use-plan.pdf>

The most prominent use that has occurred in this area is JBMAC. In 1987, JBMAC was built by the community of Westbank as a memorial to the Johnson and Bentley families who tragically lost their lives. Following the original construction, various additions and other ancillary activities have been introduced which are outlined later in this report.

Since the establishment of recreational uses on the subject property and adjacent JBMAC site, Memorial Park has remained as the City’s main community gathering space and is one of two community park spaces in Westbank Centre where people can gather.

**Easement Area**

There is an existing easement that is registered on the subject property benefiting the adjacent parcels (3737 and 3731 Old Okanagan Hwy). The easement would have been required at time of subdivision to ensure those two properties benefited from access to Old Okanagan Highway and the easement covers a ~620m<sup>2</sup> area on the subject property. The requested Non-Farm Use area is partially covered by the existing easement (Figure 6).



Figure 6. Easement Overlap

**Potential for Agricultural Impact**

***Agricultural Capability and Soils Mapping***

Based on the most accessible information available, the Land Capability for Agriculture of the Okanagan and Similkameen classifies the property as Class 5A (3D- Improved) (Figure 7). The Ministry of Agriculture has confirmed this is the most accurate classification to use.

**Class 5:** land in this class has limitation that restrict its capability to producing perennial forage crops of other specially adapted crops.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5



Figure 7. 1987 Agricultural Capability Mapping

land where adverse climate is the main limitation, but crop failure can be expected under average conditions.

In addition to the general classification, the information available also indicates that the soils are subject to Subclass A (Soil Moisture Deficiency). These crops are adversely affected by droughtiness caused by low soil water holding capacity or insufficient precipitation.

The identified 'improved' classification indicates the capability after existing limitations and/ or hazards have been adequately alleviated. Improvements considered include drainage, irrigation, diking, stone removal, salinity alleviation, subsoiling, and/or the intensive addition of fertilizers of other soil amendments.

### ***Previous Agricultural Land Commission Consideration***

In 1986, ALC Application #19967 was submitted to the Commission to develop a 1.55ha parcel (now 3731 and 3737 Old Okanagan Hwy) for recreation or institution uses as allowed by the proposed P2 zoning. The Commission permitted the use of the property as proposed by Resolution #466/86 (Attachment 1). The property was later subdivided by ALC Resolution #266/92 into 3731 and 3737 Old Okanagan Hwy. It is unclear, but 3731 Old Okanagan Hwy was also excluded from the ALR and the ALC has confirmed the approved uses now remain valid on the 0.951 ha property containing the Johnson Bentley Memorial Aquatic Centre. While the requested Non-Farm use application does not benefit from this previous approval, the intent of the application is consistent with the approval for the adjacent parcel.

## **Recreational and Cultural Significance**

### **Johnson Bentley Memorial Aquatic Centre (JBMAC)**

JBMAC is a community gathering space where people of all ages come together to play, build strength, heal, have fun, and pursue a healthy lifestyle (Figure 8). While the main pool area is a key area of focus for the services offered at this facility other key programs are also offered to supplement the use of the facility including:



**Figure 8. JBMAC Pool Area**

- Fitness and gym facilities
- Spin classes
- Weekly land and aqua fitness classes
- Personal training
- Aquatic Wheelchairs
- Red Cross programs
- Advanced aquatic courses
- Early childhood, child and adult recreations programs
- Martial Arts
- Yoga
- Guitar Lessons

## Memorial Park and Annette Beaudreau Memorial Amphitheatre

Memorial Park and the Annette Beaudreau Memorial Amphitheatre have historically formed West Kelowna's largest, central gathering spaces for many of the City's annual events and celebrations. Two of the most notable celebrations that occur in the open spaces and amphitheatre are the Westside Daze and Music in the Park Concert Series. Both of these events draw thousands of attendees and for many become a highlight for community events in the summer (Figure 9).



**Figure 9. Memorial Park Events (Westside Daze, Music in the Park, and Canada Day)**

## Skate Park

Located north of JBMAC, the skate park is a destination for local families, youth, and athletes on the greater Westside (Figure 10). The skate park was a community initiative and a result of the efforts of the Westside Skate Park Society and local community members who raised funds and awareness to go towards the park's construction. Derived from a thorough community consultation process, the skate park design integrates traditional bowl flow with modern street elements. The goal for this skate park was to ensure it could accommodate a range of ages and interests, and skill levels. As part of relocating the skate park, the City intends to conduct consultation with the public to ensure the new locations meets the community's needs. In addition to community consultation, the City is striving to ensure that there is no gap in services and establish the new skate park as soon as possible.



**Figure 10. Skate Park**

## Policy Review and Conformance

### City of West Kelowna Official Community Plan Bylaw

The subject property has been consistently identified as being used as Parkland since the first OCP<sup>3</sup> that applied to City lands in 1997 (Figure 11).



Figure 11. RDCO OCP Bylaw No. 686 Land Use

The City’s current OCP Bylaw No. 0100 still designates the property as Parks and Natural Areas and identifies the purpose of this designation as to preserves significant natural areas and provide diverse recreation opportunities (Figure 12). The identified land use designation contrasts the City’s Agricultural Land Use Designation which is intended to support the community’s agricultural heritage and foster a local food system for greater self-sufficiency, economic development, and local food security.



Figure 12. Land Use

The OCP outlines various agricultural policies that are considered as part of application review and processing. One of these key policies is related to considerations made in exceptional circumstances:

*s.3.3.8.4. Applications to the Agricultural Land Commission to remove lands from the ALR will not be supported except in extraordinary circumstances where such exclusion would otherwise be consistent with the goals, objectives and other policies of the OCP.*

While this policy is intended to apply to exclusion applications, the intent of this policy is well aligned with the requested Non-farm Use Application.

It is important to highlight that as part of meeting S.477(3)(b) of the *Local Government Act* where the City is required to refer the draft OCP to the ALC following first reading, the Commission did not identify the identified Parks and Natural Areas designation of this property as a concern (Attachments 2 & 3).

The OCP also identifies Growth Management Designations (GMD) that further supplement key areas for growth in the community. As an example, the City has identified an Agricultural Precinct

<sup>3</sup> Official Community Plan Bylaw No. 686, Regional District of Central Okanagan, Adopted January 27, 1997

which is illustrated in Figure 13. As highlighted, the subject property is not located in the Agricultural Precinct, which is intended to:

- Recognize existing areas of unique & important land-use patterns involving residential areas & working agricultural landscapes;
- To preserve & enhance the economic, tourism, food system, aesthetic & livability values of these areas; and
- To support financially viable models of local agriculture.



Figure 13. Identified GMD

The City’s long-term objectives are well aligned with the OCP as well as other guiding plans outlined in this report.

### City of West Kelowna Westbank Centre Revitalization Plan

The Westbank Centre Revitalization Plan provides a long-term vision for Westbank Centre supported by action-oriented policies and guidelines for implementation. This plan is founded on a strong base of community and stakeholder involvement that occurred throughout the planning process for Westbank Centre. The plan is broadly premised on expanding the economic base, improving the quality of both private and public realm development, and enhancing the cultural and heritage aspects that are ingrained within this community.

The plan provides a comprehensive planning framework based on a 25 year planning horizon to accommodate an estimated maximum future population of approximately 8,380 residents through the creation of a more sustainable and livable town centre.

The Future Land Use Map (Figure 14) identifies both existing and preferred future locations for institutional, community, and civic uses to acknowledge the City’s commitment to the revitalization of Westbank Centre and support the growing health and civic land uses that have



Figure 14. Westbank Centre Revitalization Plan Land Use Map

recently been established or zoned within Westbank Centre. The Future Land Use Map identifies the subject property as public open space uses including formal and natural parks and greenways, community amenities such as recreation and play spaces, and other social gathering and activity spaces.

The requested non-farm uses are well aligned with the Westbank Centre Revitalization Plan.

### City of West Kelowna Zoning Bylaw No. 0154

The City’s Zoning Bylaw identifies the subject property as Parks and Open Space (P1 Zone) and the adjacent future City Hall and JBMAC property as Institutional and Assembly (P2) Zone (Figure 15). These are the only two Zones in the Zoning Bylaw that are categorized in Part 13 - Parks and Institutional Zones. Generally, these two zones encompass a variety of uses including:

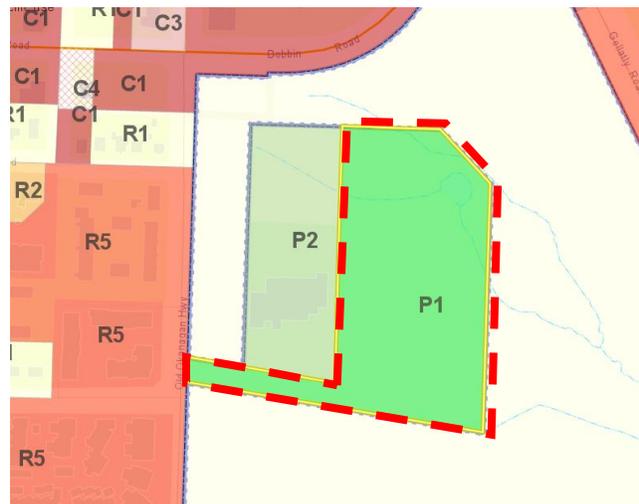


Figure 15. Subject Property Zoning

- Interpretive and Recreational Centres
- Community or Assembly Halls
- Library, museum, or art gallery
- Offices and other similar uses

The current and anticipated future uses are well aligned with the Zoning Bylaw.

### Memorial Park Plan

As part of the development of the Memorial Park Plan, it was suggested that a key component to the revitalization of the Park was to redevelop the existing skate park. As part of advancing capital projects, the existing skate park was revitalized in 2016. Since that time, the City has been working diligently to determine and if necessary acquire lands for a City Hall site. Due to a lack of available lands in West Kelowna the existing skate park site is the only viable location for a City Hall and new Okanagan Regional Library. To ensure the skate park remains an integral part of Memorial Park, the relocation of the skate park is vital to advancing the construction of City Hall and library.

## Advancing Agricultural Practices in the Community

### Agricultural Plan

The purpose of the Agricultural Plan is to define the City’s role with respect to agriculture and identify actions to support the viability of farming. To make longer-term investment decisions in agriculture instead of placing their energies and money elsewhere, farmers need assurance that land will be available for the long term. The Agricultural Plan identifies the need for the City to continue to protect its existing agricultural land, to encourage agricultural development, where appropriate, on other land zoned to accommodate agriculture.

As part of the development of the vision for the enhancement of agriculture in the plan, three goals were developed:

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

The final outcome of the development of the vision and goals was the identification of three strategies and twenty-four recommendations. As part of the ongoing implementation of the Agricultural Plan recommendations, the City has made excellent progress in not only implementing the broader strategies into multiple aspects of City processes but also completing many of the recommendations:

**Knowledge of Normal Farm Practices**

Due to West Kelowna’s land use fabric, there are interface areas where agricultural operators are adjacent to residential areas. Recognizing the challenges that operators face with residents adjacent to their operations, the City actively tries to ensure residents understand farming activities and what they can expect at different times. One method of communicating this information is through print and web materials that highlight the important factors to healthy rural living (Figure 16).



Figure 16. Information Bulletin

**City of West Kelowna Good Neighbour Bylaw No. 0.154**

Another key resource that has been designed to ensure the rights of agricultural operators are not infringed upon and that agricultural operators have the ability to conduct their necessary operations is the City’s Good Neighbour Bylaw. The Bylaw has specific exemptions designed to avoid limiting farm operations and prompt the acceptance of normal farm practices:

*s.7.4 Exemptions Notwithstanding anything contained herein, no person shall be guilty of an infraction of this Bylaw while:*

*(e) conducting farm operations conducted in accordance with normal farm practices under the Farm Practices Protection (Right to Farm) Act;*

*s.8.2 (a): Section 8 of this Bylaw (private property maintenance) does not apply to farm operations conducted in accordance with normal farm practices under the Farm Practices Protection (Right to Farm) Act.*

**City of West Kelowna Restrictive Covenant for Residential Parcels Abutting Agricultural Land**

As part of rezoning applications that abut agricultural land, the City requires that a restrictive covenant be registered as part of the application. The intent of the covenant is to limit the types of planting that can occur on the property to avoid conflicts with agricultural operations as well

as serve as a form of notice to future property owners. The standard phrasing included in the covenant is:

*The Transferor acknowledges, understands, and agrees that the Lands are adjacent to lands within the agricultural land reserve and may be adversely affected by normal farm practices carried out by the owners of the farm land (including, without restriction, noise from farm operations including propane cannons and other devices used to deter birds and pests, farm smells and chemical sprays, aesthetic appearance of fields including unkempt areas, materials storage, and light from greenhouses).*

### **Establishment and Support of AAC**

Established in 2009, the Agricultural Advisory Committee (AAC) assists staff and Council in protecting, enhancing, and promoting agriculture within the City of West Kelowna. The AAC's mandate has been consistent and continues to apply to various applications that are brought forward to the AAC consideration on a monthly basis. Staff and Council utilize comments from the AAC as part of application processing and policy development. As a valuable component to the City's ongoing agricultural efforts and applications that may affect agricultural operators in West Kelowna the City has and will continue to support the AAC through financial means and the allocation of staff time.

### **Protection of Agricultural Land**

The City has developed a strong regulatory framework that is applied to applications pertaining to property zoned for agricultural uses and those included in the ALR. Often in conjunction with ALC staff, direction regarding agricultural proposals must adhere to the framework outlined in the OCP. The OCP identifies the following as the key objectives related to agricultural land uses:

1. Support the preservation and enhancement of the agricultural land base through land use decisions consistent with identified agricultural policies, Agricultural Land Commission policies and decisions where applicable, and the Agricultural Plan when completed.
2. Promote and support innovative community agricultural activities and their connection to local and regional markets.
3. Support consultation with the Agricultural Land Commission regarding the use of ALR land for community land use needs, as described in the Agricultural Land Commission Act and the Subdivision and Development Act.

The impact of these objectives has led to the continued success of existing operators, as well as the establishment of new operators in West Kelowna.

### **Agri-Tourism, Heritage, and Cultural Tourism Support**

Agriculture holds a significant place in the history, identity, and future sustainability of West Kelowna. Agriculture has contributed to the creation of land use patterns, transportation routes, community identity, and the economy. Agriculture has also been identified as two of four of the City's key pillars for tourism:

- |                            |                                      |
|----------------------------|--------------------------------------|
| 1. Westside Wine Trail     | 3. Westside Farm Loop                |
| 2. Westside Trails & Parks | 4. Westbank First Nation Experiences |

Throughout the City’s marketing materials, visitor guides (<https://www.visitwestside.com/wp-content/uploads/2019/05/2019visitor-guide-web.pdf>), brochures, etc., there is a very strong presence for agriculture as it is a key component to the sense of place for West Kelowna. Residents and visitors across Canada, the United States, and abroad know our area because of our agricultural roots and it is one of the reasons they come to visit. Many visitors to the Okanagan choose to come to West Kelowna to visit wineries, farms, pick fruit, meeting the farmers, and learn about where their food comes from.

The City’s tourism and marketing surrounding agricultural experiences is not only a key aspect of the materials that the City produces but is generally incorporated into every aspect of discussions about our community. Key examples are the promotional video featuring Mayor Milsom and other PSAs:



1. Visit Westside Advertisement (<https://www.facebook.com/watch/?v=1760209007487755>)



2. Farms, Markets & Wineries (<https://www.youtube.com/watch?v=HuaTa2qWPds>)

**Community Gardens**

**Shannon Woods**

The Shannon Woods Community Garden is located at 2490 Shannon Woods Drive and is part of the new Shannon Woods Park Rejuvenation Project led by the City of West Kelowna (Figure 17). This garden was built in the spring of 2011 with the help of the Lincoln Ford Group,



**Figure 17. Shannon Woods Garden**

subscribed gardeners and residents. There are 29 plots in total, all plots have wood surrounds with premium topsoil including Glenmore Grow on top as a mulch. Additional amenities at this garden include a shed, tools, water access, and compost bins.

### **Town Centre**

The Town Centre Community Garden is located in Westbank Centre and this garden was built as a community partnership with the Regional District of Central Okanagan (Figure 18). Funding was contributed by RDCO through a Provincial Spirit Grant and by Interior Health with a Community Action for Health Grant in 2007. This garden is the biggest of all the community gardens located in the Central Okanagan with 56 plots. In addition to the community use of the gardens, George Pringle Elementary School has a designated garden area that is delineated by a fence.



**Figure 18. Town Centre Garden**

### ***Labour Availability and Housing Options***

Since 2015, the City of West Kelowna has participated with the Regional District of Central Okanagan, City of Kelowna, and District of Lake Country to create a regional standard (with specific community variations) with regard to zoning regulations for agricultural worker dwellings.

In addition to the participation in the development of a regional standard, a community delegation to West Kelowna Council in August 2017 requested that the City of West Kelowna review the City's regulations regarding temporary agricultural worker dwellings citing recent bylaw infractions and illegal occurrences on agricultural lands in the community. Following this delegation, a review of the City's Agricultural Worker Dwellings was initiated in November 2017 and included consultation with property owners, agricultural operators, BC Tree Fruits, Central Okanagan Food Council, BC Cherry Association, and the ALC. The resulting zoning bylaw amendments updated the City's regulations for agricultural worker dwellings and temporary agricultural worker dwellings to ensure there are better standards of living for workers living in these dwellings (i.e. with the inclusion of washroom, shower, and kitchen facilities for workers accommodated in tents and recreational vehicles).

### ***Wine Trail***

In 2010, there were eight wineries in West Kelowna – seven located along the Boucherie Road corridor and one located on Glencoe Road. In 2011, the City of West Kelowna completed a major upgrade of Boucherie Road from the corner of Hayman Road through to Stuart Road as a result of water utility and sewer upgrades. At the time of these utility upgrades, Council decided to include the installation of bike lanes, curb, gutter, sidewalks, streetlights, and landscaping

upgrades (Figure 19). Upon completion, 54 banners were added to the street lights posts and that featured generic area branding of “Wine Trail” along with wine-related illustrations.

Between 2012 and 2020, seven new wineries have opened in the community, with two of those wineries opening on Glencoe Road. Looking ahead, there are anticipated to be at least eight future wineries in the coming years, with the potential of two more wineries along the Glencoe & Elliot Roads corridor.

In addition to the general road improvements, two roundabouts were installed to help improve traffic safety for the Hudson Road and Anders Road intersections. Within these roundabouts, barrel stacks were installed as a feature in addition to the planned landscaping (Figure 20). Those barrels featured the Westside Wine Trail Association’s logo and the logos of all of the wineries in West Kelowna.

Overall, the investment in the Westside Wine Trail is one of the largest capital projects the City has undertaken, illustrating the significant investment in agricultural tourism.



**Figure 19. Wine Trail Standard**



**Figure 20. Barrel Display**

## **Commitment as Part of Non-Farm Use Application Consideration**

Understanding that the continued use of the subject property as West Kelowna’s most prominent gathering spaces for residents, visitors, and community partners such as Westbank First Nation, the City recognizes the need to further promote agriculture on the subject property and adjacent City Hall and library site. As part of the City’s commitment to supporting and advancing agriculture, the City is willing to advancing the following projects as part of the future use of the subject property:

### ***Permanent Farmers’ Market Site***

A permanent farmers’ market site can encourage year-round availability of local agricultural products, particularly those provided through local processing facilities. Farmers’ markets often attract consumers to the community creating economic activity for local farmers as well as for other local businesses. It has been identified that median incomes of households in West Kelowna are higher than for BC<sup>4</sup> and those who purchase local food products tend to consider

<sup>4</sup> Central Okanagan Economic Development Commission. District of West Kelowna 2009 Demographic Profile, page 15

price the least important factor drawing them to farmers’ markets<sup>5</sup>. A permanent location for a farmers’ market on the subject property would be convenient for local consumers and provide greater economic security for local farmers and be supplemented by the improvements proposed as part of this application (e.g, parking area). As part of this application, the City is committed to ensuring space is made available to any community organizations interested in operating a farmers market site.

**Agricultural Learning Centre**

A sustainable food system is enhanced by facilities for education for the farm community, public figures, and consumers of agricultural products. The subject property already includes community amenities and resources and as part of the future development of City Hall, space could be allocated to support the agricultural community by providing resources and presenting materials that illustrate the historical significance of agriculture in West Kelowna. Part of the learning centre could also be through passive activities such as presentation board, ongoing project materials, etc. (Figure 21). Space allocated for use for agricultural learning could also lead to effective agricultural training and mentoring programs for beginning farmers.

**Wayfinding Program**

Since the two initial phases of the Wine Trail, the wineries in the Glencoe and Elliot Road corridor requested additional signs and upgrades (banners and barrels) similar to what was used along the Boucherie Road corridor to help improve awareness of the area as part of the community’s Wine Trail, promote more visitation amongst the wineries in the corridor, and make it easier for visitors to find their wineries (Figure 22). In the summer and fall of 2020, additional Ministry of Transportation style wayfinding signs were added along the corridor and driveway signs were installed to support this request. Costs for these additional signs have been covered by existing 2020 Roads and Tourism budgets.

In addition to the signage that has been previously identified for installation, the City is also committed to advancing a larger comprehensive sign program as part of the requested Non-Farm Use application. Through the implementation of a Wine Trail and Farm Loop Wayfinding program, the City hopes to have a consistent level of exposure for all of the agricultural operators in West Kelowna.



**Figure 21. Irrigation Display**



**Figure 22. Wayfinding Standard**

<sup>5</sup> Agriculture and Agri-Food Canada. The National Farmers’ Market Impact Study, 2008.

## Organizational Alignment

### Westbank First Nation

West Kelowna and Westbank First Nation both identify as community partners in ensuring the success of the greater Westside. As illustrated in the cross-promotional materials earlier in this report, both the City and Westbank First Nation are supporters of the strong agricultural operators on the Westside. In the specific context of the subject property and adjacent City-owned lands, these properties are surrounded by band member lands. Similar to the use of the subject property, the adjacent Westbank First Nation lands have not historically been used for agricultural purposes. As mentioned earlier in this report, Westbank First Nation has identified these lands as being mixed-use development lands<sup>6</sup>. The land-locked nature of the subject property with surrounding band member lands that are identified for mixed-use development limit the viability for contiguous agricultural operations.

### School District 23

SD 23 recently announced that the adjacent Westbank First Nation owned parcel to the south is being considered for a potential high school. Westbank First Nation membership will be holding a referendum so the membership can provide input into the land lease process. The proposed area is directly adjacent to the Johnson Bentley Aquatic Centre and subject property (Figure 23). The proposed skate park would be a natural benefit to the potential school site and the relationship between existing recreational, civic, and educational uses.



**Figure 23. Lease Boundary Area**

## Conclusion

3743 Old Okanagan Highway has played an important role in West Kelowna's recreational and cultural identity prior to and since the City's incorporation. Moving forward with the construction of West Kelowna's first City Hall and new Okanagan Regional Library, as well as a potential high school on the adjacent Westbank First Nation property will continue to ensure this area of Westbank Centre remains the core of our community.

Through the various plans, bylaws, and strategies identified in this report, the long-term vision for the site has been clearly established and is in line with the historic use of the subject and surrounding properties. As a Provincial partner, the City is requesting that the Commission consider the various initiatives and commitments that are ongoing regarding the advancement of agriculture in West Kelowna as part of this application.

In addition to the proposal being well aligned with the City's long-term vision, and greater Westside context, the application aligns with the purposes of the Commission:

### **6(1)(a) to preserve the agricultural land reserve;**

The Non-Farm Use Application will ensure that the overall preservation of the ALR is maintained. While the proposal does include the potential for limited structural additions and surfacing of

<sup>6</sup> <https://www.wfn.ca/docs/land-use-law-schedule-a-land-use-plan.pdf>

parking areas, generally the uses proposed are not structurally intensive and would not overly inhibit the ability to use these lands for other agricultural uses in the future (compared to other structures such as schools). The proposed uses also generally align with the other agricultural initiatives that the City is committed to advancing as part of the application.

***6(1)(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;***

As illustrated earlier in this report, the City is a champion for agricultural operators, not only directly supporting operators through marketing and capital investments but also many ancillary initiatives including the support of the AAC, labour and housing availability related Zoning Bylaw amendments, and many other ongoing endeavors. The site-specific considerations presented as part of this application are intended to build on these successes while also making a strong consideration for the other community interests.

***6(1)(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.***

The City has taken a strong stance regarding the support for agricultural industries in and out of the ALR. A primary example includes the exemptions applied in the Good Neighbour Bylaw, the “Living Next to Farming” messaging that the City promotes, and the covenants that are required as part of developments in agricultural interface areas. Another key consideration as part of this application is that the proposed non-farm uses are compatible with the adjacent uses that are currently existing in the area and the planned future uses.

In summary, the key considerations that have presented in this report are outlined below:

- The subject property has been used for community purposes since prior to 1972 and the initial wastewater treatment use jeopardizes the viability of agricultural operations;
- JBMAC, Memorial Park, the Annette Beaudreau Memorial Amphitheatre, and skate park represent the most significant recreational, and cultural amenities in West Kelowna;
- The imminent development of City Hall and library as well as a potential SD 23 high school adjacent to the subject property are well aligned to supplement the requested non-farm use and will ensure this area continues to remain as an integral part of the City’s core area;
- The City’s non-farm use request aligns with both Westbank First Nation and School District 23’s identified and potential surrounding uses;
- The City’s plans, policies, bylaws, and overall guiding framework all align with the current and intended future recreational and cultural use of the property;
- West Kelowna has continuously supported agricultural operators and the preservation of agricultural land through various initiatives and capital investments;
- The adjacent Non-Farm Use approval (#19967) and previous OCP review comments by the Commission support recreational uses in this area; and
- The City is committed to allocating space in City Hall to support agricultural operators, providing an area for a permanent farmers market, and advancing a wayfinding as part of the consideration for the requested Non-Farm Use Application.