



Agricultural Advisory Committee Minutes

Date:	Thursday, November 12, 2015
Location:	Council Chamber City Hall, 1435 Water Street
Committee Members Present:	Domenic Rampone, Ed Schiller, Jeff Ricketts (Alternate), John Janmaat, Keith Duhaime, Pete Spencer, Yvonne Herbison, Jill Worboys (Interior Health)
Committee Members Absent:	Tarsem Goraya and Kevin Daniels (Alternate)
Staff Present	Urban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn and Legislative Systems Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:01 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read. The Chair reviewed the Terms of Reference for the Committee.

2. Applications for Consideration

2.1 1040 Old Vernon Road, A15-0010 - 0698329 BC Ltd. (Benson Law LLP)

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee;
- The applicant is requesting permission from the Agricultural Land Commission to exclude the property from the ALR under Section 30(1) of the ALC Act.
- The property is located on Old Vernon Road, west of Morrison Road, in the Rutland Sector of the City.
- The property is outside the Permanent Growth Boundary, and is adjacent Regional District lands to the north, and to the east, opposite Old Vernon Road.
- The property is in the ALR, surrounded by properties in the ALR within the City of Kelowna to the west, south and east. ALR properties are adjacent also within the Regional District, to the north, not shown here.
- The property is within the Resource Protection Area, surrounded by others in the Resource Protection Area. There is Single / Two Unit Residential to the southeast.
- Prior to the enactment of the ALR, a small sawmill existed on the property. Over time, its footprint expanded to the adjacent property to the west and to the east. In 2000, the ALC retroactively gave permission to allow an existing recycling operation on the property, for construction waste products such as concrete and wood. This was allowed with the

conditions of fencing and the reclamation of Lot 1 back to agriculture, to the east. In 1985, the ALC gave the permission to expand, to include the adjacent property to the west, 982 Old Vernon Road.

- **The Agricultural Capability:**
 - Provincial Rating Class 5 (Improvable to Class 1);
 - 2013 Report for 982 Old Vernon Road (not the subject property): *The improved ratings increased to Class 1 (northwest corner) to 3A (south and central area) with irrigation;*
 - Conclusion of report: rehabilitation costs prohibit soil based agriculture on 982 Old Vernon Road.
- Provided rehabilitation quote/costs and the conclusion: rehabilitation costs prohibit soil based agriculture on 982 Old Vernon Road (Lot 3).
- **982 Old Vernon Road Agrology Report - Non-Soil Based Agriculture.** Soil bound livestock (e.g. Grazing) - cost prohibitive
 - Report cited the ability to install buffers as benefit to farming
 - Conclusion of report: rehabilitation costs prohibit all Non-soil based agriculture on 982 Old Vernon Road.
- **Public Notification:**
 - posted signage on their property of the application for exclusion;
 - advertised the application in the Kelowna Capital News (July 17th and July 24th, 2015); and
 - sent registered mail to all neighbours immediately adjacent their property.
- City Council is asking the Agricultural Advisory Committee for your recommendation for this application with respect to the City of Kelowna and ALC regulations and policies. Considerations should be given to agriculture capability, as well as the potential impacts to agriculture, both on this property and any potential impacts to surrounding agricultural parcels.
- Responded to questions from Committee members.

Brett Sagquin, Applicant's Representative

- Provided a brief history of the subject property.
- This property has not been farmed since at least the 1950's.; however it was included in the ALR back in 1974-1976.
- Why a property operating a sawmill was part of the ALR in the first place is not known. Since the ALR, the property has never been used for agricultural purposes.
- This process started back in 2006, prior to the owner actually having purchased the property.
- Displayed a sketch of the proposed operation on the subject property and confirmed that the owner is proposing a recycling facility.
- Contacted the ALC and was made aware of the conditions required in order to have the property excluded from the ALR.
- The ALC approved of the recycling facility on 1040 Old Vernon Road.
- Displayed a copy of the ALC's letter advising of their approval. As a result of the ALC letter, he completed the purchase of the property and resumed the recycling operation.
- Was then advised by the City that the non-conforming use could no longer exist as recycling operation had ceased on the property for a period of 6 months.
- Displayed a copy of the letter from the City and advised that the ALC then issued a stop work order.
- The events have led to this application before the Committee today.
- An OCP amendment will also be required along with the exclusion of the property.
- Advised that the owner is relying heavily on the agrologist report as the properties are identical.
- The sawmill operation started on Lot 2, was expanded on Lot 2 and was then moved to Lot 3.
- The owner suggests that Lot 2 is in worse shape that what was suggested.
- The owner has tried to remediate the property to the tune of \$25,000.00.
- There have also been a few spontaneous combustion fires resulting in the owner having to purchase firefighting equipment.
- The owner has also fenced the property at considerable cost.

- Asking for an exclusion as the cost to remediate the property would be in excess of \$1 Million.
- There is potential contamination of the ground water and soil on the property. The cost of future improvements does not take into account the true cost of remediation.
- Advised that BC Farm Assessment Office shares the concerns of the Agrologist: Can the property actually achieve 'farm classification'?
- Referred to parts of the Committee Report and believes that this property qualifies as an extra-ordinary circumstance and should be excluded from the ALR.
- The owner purchased the property in the hopes of cleaning up the site and operating a recycling facility.
- The new zone of I2 would provide a buffer between the neighbouring properties and the sawmill property.
- The previous owners, the Russos, are unaware of any farming on the property prior to 1950.
- This would not set a precedent as it is unique as far as viable agricultural property.
- Requesting support for the exclusion.

AAC/Applicant Discussion:

- The Applicant responded to questions from the Committee members.
- The applicant advised that if exclusion is granted, the proposal is to operate the land as a recycling facility.
- Advised that the owner had discussions with the City for monetary reimbursement to assist with the removal of the waste. These were verbal and nothing has been put in writing.
- Confirmed the Applicant's decision to go with exclusion rather than non-farm use.
- Reconfirmed that the property has never used for agricultural purposes.
- Advised that the previous owners, the Kandolas, investigated using the property in other ways that would benefit agriculture such as composting for crops, greenhouse uses etc; however those operations would not generate enough revenue to rehab the property.
- The owner has been in the construction demolition business for the past 37 years.
- Advised that it was the previous owners, the Kandolas, who ceased operating the sawmill on the property which is the rationale for the grandfathered right to the non-conforming use being lost;

AAC/Staff Discussion:

- Confirmed that an agrologist report was not conducted on the subject property; however an agricultural assessment can be requested.

Moved By Domenic Rampone/Seconded By Jeff Ricketts

THAT the Agricultural Advisory Committee recommends that Council NOT support an application to the Agricultural Land Commission under Section 30(1) of the *Agricultural Land Commission Act* for an "exclusion" from the Agricultural Land Reserve on the subject property at 1040 Old Vernon Road.

Carried
Ed Schiller - Opposed.

ANECTODOTAL COMMENT:

The Agricultural Advisory Committee did not support the exclusion as the property has been in the ALR since 1974 and suggested that the City assist the landlord with any grants that may be available to assist with the rehabilitation of the site. The Committee recognizes the legacy of the property and encourages the City to work with the Applicant to address the costs of remediation.

2.2 2075 KLO Road, Rezoning Application No. Z15-0045 and Text Amendment No. TA15-0010- Tyler Lintell

Staff:

- Distributed a handout from the Applicant.
- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The Application is to rezone the subject property to facilitate the development of RV sites on the subject property. As well as amend the A1 zone to increase the allowable number of RV sites from 5 to 10.
- Subject parcel is located between KLO Road and Mission Creek in the South Pandosy - KLO sector of Kelowna.
- Subject parcel is in the ALR, with neighbouring properties in the ALR.
- Future land use in the area is Resource Protection, Park, Recreation and Single Two Unit Residential.
- The subject parcel is 14.2 acres (5.75 ha) in size and adjacent to KLO Road and Mission Creek Greenway.
- Existing conditions on the site include approximately 3.1 ha in hay, principal dwelling, accessory building, barn, tennis court and an ornamental pond.
- The highlighted structures and ornamental landscape areas are approximately 4,900 m², with the front lawn being 2,962 m².
- Homeplating principles outline that the total area of all agriculture and non agricultural buildings should take up 3,600m². The square shown on the aerial photo which includes a portion of the front lawn, tennis courts, ornamental pond, house and detached garage is 8,961 m².
- Including the barn and driveway / parking areas the total homeplate is 13,193 m².
- Agri-tourist accommodation is a **Permitted Non Farm Use** by the ALC. The use is not a designate **Farm Use** and may be restricted or prohibited by local governments.
- ALC requires the following items to be met in order to permit agri-tourist accommodation: The property must have farm status, the accommodation must be accessory to agriculture, and a maximum of 10 accommodation units.
- The Ministry of Agriculture has recently proposed the following requirements:
 - Defining "Accessory" which includes looking at farm income vs. non-farm income. Recommendations that local governments restrict unit amounts on smaller lots. And that homeplating principals are to be utilized.
- The City of Kelowna has taken steps since 2009 to restrict Agri-tourism Accommodation as it was being abused. Major concerns from neighbours, staff, and Kelowna residence were:
 - Year round & long term rentals;
 - Becoming the Principal Use on the property - farming was neglected or minimal;
 - Nuisance to both adjacent agriculture & residential lands;
 - Septic failures;
 - Land value speculation jeopardizing future farmers;
 - Storage of RV's.
- The City of Kelowna, working with Council and Residents worked towards restrictions. These included:
 - Agritourist accommodation is only permitted as a Secondary Use
 - Defining Agri-tourist accommodation as the seasonable availability of short term accommodation for tourists on a farm, orchard, or vineyard in association with an agri-tourism activity which is subordinate and secondary to the principal agricultural use. Typical uses include but are not limited to seasonal farm cabins, and campsites / recreational vehicle sites. Seasonal, in this instance, means the accommodation must be available for use only between April 1 and October 31 of each year.
- Rezoning to permit the use - any agri-tourism accommodations must be considered by Staff, AAC, and Council to ensure the use is appropriate on the land and meets current bylaws.
 - Must accompany agri-tourism;

- Maximum number of accommodation units based on parcel size - this is to help eliminate accommodations being principal use;
- Homeplating principals;
- Landscape buffering.
- The proposed rezoning and text amendment are to facilitate 10 rv sites on the subject parcel. A text amendment is required as current zoning bylaw limits the number of accommodation units based on parcel size with the intent of agri-tourism as a secondary use on the property, ensuring agriculture as principle use.
- The applicant is proposing to increase farming if rezoning and the ability to develop 10 RV sites is granted. The proposed increase in farming would create an agri-tourism environment that will warrant agri-tourism accommodation. At this time a hay field is the sole means of agriculture.
- The applicant will also be required to obtain a variance in order to locate the RV sites more than 30.0 m from the principal dwelling. This slide shows current homeplating principals, with the intent of keeping non-agriculture buildings within 60 m of a fronting road or property line.
- Ten RV sites on the subject property with current farming would not meet the bylaw in the following ways:
 1. Agri-tourism does not exist - there is no agriculture that would draw public to the property to enjoy agriculture;
 2. The principal use would be RV sites. 10 RV sites would out perform the existing hay field in income, staffing requirements, visitors to the property, and infrastructure (water, electricity, power);
 3. The allowable accommodation units is 5 for a parcel of this size;
 4. Homeplate principles are not met as the proposed location of the RV Sites is well outside the 30.0 m boundary of the principal residence.
- The applicant is addressing these items by proposing an increase of agriculture, an Amendment to the A1t zone to increase the number of units from 5 to 10, and applying for a variance to allow the units to be farther than 30.0 m from the principal residence.
- The soils on the property are Class 4W & 5W with improved ratings of Class 2. There is excess water, including high groundwater. The soil is common with the floodplain of Mission Creek. Overall, the soil and conditions in this area are suitable for forage crops. To date, no plan as to how fruit trees as shown on the proposed plan would be viable on the land.
- The applicant completed a neighbourhood consultation including information sheets to adjacent land owners and a public information session. Support and non-support were noted.
- Non-support voiced concerns including an increase in large vehicle traffic on an already busy road with sightline issues. Noise. Neighbours along mission creek were concerned with views from their yards. The possibility of expanding to more than 10 RV sites.
- Supporters liked the location of the RV sites in the rear of the property.
- Responded to questions from the Committee.

Tyler Linttell, Applicant

- Displayed a PowerPoint presentation summarizing the agri-tourism proposal.
- The proposal will provide for local food production and more RV accommodation, particularly during the summer months.
- Noted the previous plan and provided an overview of the revised plan.
- Advised that he has been in contact with BC Tree Fruits and Richard Bullock and has been advised that the only orchard that would likely succeed on the site would be pears. It should be noted that pears not immediately viable and would take 8-10 years to be viable.
- A market garden or berry farm would be more viable.
- Provided an overview of the type of market garden he is proposing.
- Wise Earth Farms has committed to a partnership with the proposed market garden.
- Advised that raspberries would be planted as part of the border of the property.
- Advised that the chickens will be separate from the garden and the other agricultural areas.
- The front lawn of the property is ready to be planted.

- Spoke to the rationale for the proposed RV sites and confirmed that the proposal includes full hook-ups and no tenters.
- Prepared to meet both ALC and City regulations.
- Have 2 letters of support from adjacent neighbours.
- Provided an overview of the poultry side of the proposal.
- Have constructed an extensive chicken coup for the laying hens with the construction of the meat bird coup is in progress.
- Provided an overview of the apiary (bees).
- Made reference to an email with Martin Collins of the ALC and confirmed that the site meets all ALC regulations and has farm status.

AAC/Applicant Discussion:

- Responded to questions from the Committee members.
- None of the property has ever been sprayed, except for the front lawn. The entire hay field has never been sprayed.
- Part of the property cannot be certified organic, but the majority of the property may be.
- Advised that the ALC is okay with this proposal without a bond; however City staff is not willing to accept a bond to ensure agriculture.
- The RV park will assist in supplementing the farm's income. Believes that RV parks are not viable on commercial land, but are viable on agricultural land.
- Advised that there is a crop-share agreement with Wise Earth Farms.
- Indicated the location of the existing sewer line and the proposed expansion to the RV site.
- Advised that the proposed RV site is currently not producing any agriculture.
- The property is part of the City water utility.

AAC/Staff Discussion

- Spoke to the difference between the ALC's regulations and the City's regulations regarding agri-tourism.
- Spoke to bylaw enforcement challenges.
- Confirmed that 28 acres would allow 10 RV sites if the existing parcel was consolidated with the adjacent property.

Moved By Ed Schiller/Seconded By Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council support Rezoning Application No. Z15-0045 changing the zoning classification located on 2075 KLO Road, Kelowna, B.C., from the A1 - Agriculture zone to the A1t - Agriculture 1 with Agri-tourist Accommodation.

Defeated

Domenic Rampone, Jeff Ricketts, John Janmaat, Keith Duhaime, Peter Spencer and Yvonne Herbison - Opposed

ANECTODOTAL COMMENT

The Agricultural Advisory Committee did not support the application as it is contrary to the policies and bylaws of the City of Kelowna. Historically RV sites are not very compatible with agriculture and do not benefit agriculture. The Members are pleased with the enthusiasm by the Applicant and admire the Applicant's plans; however the plan is contrary to City bylaws. The Members feel the proposal would be more comfortable if there was more agriculture on the site then envisioned as they believe that agriculture should come first and then agri-tourism.

The meeting recessed at 8:29 p.m. The meeting reconvened at 8:37 p.m.

2.3 4275 Goodison Road, A15-0011 - Kristi Caldwell

Committee Member Pete Spencer declared a conflict of interest as he has a business relationship with the property owners and left the meeting at 8:38 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The applicant is seeking approval from the Agricultural Land Commission for a “non-farm use” to permit wedding ceremonies and a distillery using primarily BC grains on the subject property.
- Staff notes that since the ALC Act Amendment of June 15th, 2015, distilleries are a designated ‘Farm Use’ if 50% of the product is grown on the farm. In this case, the flavourings, such as juniper and lavender, will be grown on the farm, but the bulk of the products will be grains produced from other BC Farms. As such, the applicants are applying for the Non-Farm Use to allow a distillery for these products.
- In addition, the ALC has advised us that ‘Wedding Ceremonies’ are not a Farm Use or Permitted Use in the ALR, and as such, require an approval from the ALC.
- The subject property is approximately 2.5 ha (6.09 acres) and is located along Goodison Road, in the Southeast Kelowna Sector of the City, west of June Springs Road, south of Mathews Road.
- The property has an existing dwelling and 5 various outbuildings. Several of the outbuildings house vintage farm equipment, which is used for agri-tourism tours. Also on the property are a shop and a barn.
- The property is located in the ALR, surrounded by ALR properties.
- The property is within the Resource Protection Area, surrounded by other properties in the Resource Protection Area.
- The wedding ceremonies are proposed for the front lawn of the residence (marked “A” in this plan). No new parking area is proposed as part of this application. Since taking over the farm in 2014, the applicants have started a market garden, floriculture, juniper and lavender plantings for the distillery, and a chicken and egg operation. Proposed additional farm activities for 2016 include acquiring three head of cattle and establishing honey production. The chickens are kept in a mobile chicken coop, which will share the pasture with the cattle.
- The property contains 60% Class 4AT and 40% Class 5TA Agriculture Capability
- Harriand soils are moderately coarse textured glacial till, typically capped sandy eolian material.
- Paradise soils have developed a sandy veneer between 25 and 60 cm thick, overlying gravelly fluvialglacial deposits.
- Policy .7 Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:
 - o consistent with Zoning Bylaw and OCP
 - o provide significant benefits to agriculture
 - o can be accommodated using existing municipal infrastructure;
 - o minimize impacts on productive land
 - o will not preclude the future use of land for agriculture; and
 - o Will not impact adjacent farm operations.
- City Council is asking the Agricultural Advisory Committee for your recommendation for this application with respect to the City of Kelowna and ALC regulations and policies. Considerations should be given to agriculture capability, as well as the potential impacts to agriculture, both on this property and any potential impacts to surrounding agricultural parcels.

Kristi Caldwell, Applicant

- Displayed a PowerPoint presentation and provided an overview of the history of the property.
- The property was purchased by her parents in 1990. After her parents passed away, the property was left to her, her husband and her daughters.

- Provided an overview of the proposed farming operation and non-farm use.
- Provided an overview of the proposed agri-tourism activities for the site. Confirmed that only wedding ceremonies are proposed and that there will not be any evening receptions. The wedding ceremonies would take place on existing lawn behind the house not on any agriculture property.
- Committed to using 100% BC products in the distillery process.
- Held a neighbourhood open house and obtained unanimous support from the Goodison Road residents and some surrounding areas.
- BC Assessment has confirmed the retention of the farm status for the next year.

AAC/Applicant Discussion:

- Responded to questions from the Committee members.
- Primary products at the start will be vodka & gin.
- Advised that her parents owned a steel fabricating business and that the farm was not their primary income source.
- This is more than a hobby farm than a primary income farm.
- Trying to maximize the agricultural viability of the land and have the sole owners of the property since 2014.
- Would be willing to conduct soil testing to determine the agricultural viability of the lands.

AAC/Staff Discussion:

- A non-farm use covenant could be registered on title so that if the property is sold, the non-farm use would cease. This could be a condition of approval.

Moved By Yvonne Herbison/Seconded By Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council supports an application to the Agricultural Land Commission under Section 20(3) of the Agricultural Land Commission Act for a "non-farm use" within the Agricultural Land Reserve on the subject property at 4275 Goodison Road to have a distillery with primarily non-farm products and to host wedding ceremonies.

Carried
Jeff Ricketts - Opposed.

ANECTODOTAL COMMENT:

The Agricultural Advisory Committee recommends that a covenant be registered on title to ensure that the distillery will be decommissioned and the wedding operations ceased once the property is sold (non-farm use should be tied to the ownership of the property) and the footprint of the existing buildings not be expanded.

Pete Spencer rejoined the meeting at 9:32 p.m.

2.4 3240 Pooley Road, A15-0012 - Wyn Lewis

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The applicant is seeking approval from the Agricultural Land Commission for a "non-farm use" to permit build a parking lot for an existing winery and special events, and for a Frisbee Golf area on the property.
- The ALC has advised us that when agriculture is removed for a parking lot or other non-farm use, a Non-Farm Use approval is required from the ALC.
- In addition, The Discussion Paper on Agri-tourism and Farm Retail Sales from September 2015 indicates that commercial banquets, celebrations and any other commercial assembly activity require ALC approval.
- The subject property is approximately 4.6 ha (11.3 acres) and is located along Pooley Road, in the Southeast Kelowna Sector of the City, east of McCulloch Road.

- The property has an existing dwelling a wine tasting building. According to the application, the property currently has:
 - o 6 acres of grapes, 2 acres of apples, 2 acres of home, 1 acre for the winery , 05. Acre for access roads and parking.
- The property is within the Resource Protection Area, surrounded by other properties in the Resource Protection Area.
- The property is located in the ALR, surrounded by ALR properties.
- The request includes a parking lot area. The applicant has indicates that they experience overflow parking onto adjacent roadways, especially during special events such as Shakespeare plays. The plan, attached, also indicates a Frisbee Golf area.
- In 2012, the tasting room was located in an existing building. Vineyard occupied the southeast corner.
- In 2014 and 2015, the tasting room was expanded, and a lawn area located in the southeast corner of the property.
- The plan will reduce the size of the existing parking (now 20 car capacity) down to 10 handicapped parking spaces. They propose to replace 500 square metres of existing crush with asphalt, and plant grass on 400 square metres of the remaining existing parking.
- The new parking area will be 1500 square metres of crush. The existing hedges will remain. The parking is planned in an area where the existing vines have been damaged by frost, where no crop was grown in 2014 or 2015.
- The proposal includes interplanting a portion of the existing vineyard, by adding an extra row of vined between the current 12 ft spaced vines. This spacing of 6 foot vines has been done successfully on the north planting on the property. They estimate a 75% increase in yield with this approach.
- The majority of the subject property contains primarily Class 5A Agriculture Capability. Class 5A has limitations to crops based on aridity, due to either soil permeability or climate or both, and is considered improvable with the addition of irrigation.
- With improvements, this area can be improved to Class *3 capability, which refers to specific capability with respect to grapes and tree fruits.
- Policy .7 Non-farm Uses. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:
 - o consistent with Zoning Bylaw and OCP
 - o provide significant benefits to agriculture
 - o can be accommodated using existing municipal infrastructure;
 - o minimize impacts on productive land
 - o will not preclude the future use of land for agriculture; and
 - o Will not impact adjacent farm operations.
- City Council is asking the Agricultural Advisory Committee for your recommendation for this application with respect to the City of Kelowna and ALC regulations and policies. Considerations should be given to agriculture capability, as well as the potential impacts to agriculture, both on this property and any potential impacts to surrounding agricultural parcels.

Moved By Domenic Rampone/Seconded By Jeff Ricketts

THAT the Agricultural Advisory Committee recommends that Council NOT support an application to the Agricultural Land Commission under Section 20(3) of the Agricultural Land Commission Act for a "non-farm use" within the Agricultural Land Reserve on the subject property at 3240 Pooley Road to build a parking lot for the Winery, special events at the Winery and for a proposed Frisbee golf area.

Carried

ANECDOTAL COMMENT:

The Agricultural Advisory Committee did not support the application as the proposed parking, special events and Frisbee golf do not benefit agriculture. Council should review the types of events that are occurring on agricultural lands and establish policy and guidelines to enforce

infractions. Council should consider enforcement rather than doing and asking for forgiveness later. The Committee believes that there is no clear benefit to agriculture.

3. Minutes

Moved By Ed Schiller/Seconded By Domenic Rampone

THAT the Minutes of the October 8, 2015 Agricultural Advisory Committee meeting be adopted.

Carried

4. Referrals

There were no referrals.

5. Old Business

5.1 Ministry of Agriculture - Discussion Paper on Agri-tourist Accommodation and Farm Retail Sales

Staff:

- Displayed a PowerPoint presentation summarizing the Minister's Bylaw Standards on Agri-tourist accommodation and farm retail sales.
- Provided an overview of the discussion paper.

AAC Discussion:

- The Ministry needs to develop a way to audit agri-tourist accommodation and create some sort of auditing process
- It was suggested that business license fee should be increased to cover the cost of enforcement.
- Experience has shown that the people that are operating the RV sites are not necessarily farming the land resulting in a further deterioration of agriculture.
- The Ministry needs to find ways to encourage young farmers.

Staff:

- Provided clarification with respect to ALC enforcement and City enforcement.

AAC Discussion:

- Noted that there are issues with respect to monitoring/enforcement on agricultural property and the Ministry needs to deal with the issue.
- The Ministry needs to ensure that agri-tourism is truly supplemental to farming, specifically RV parks, and should tie agri-tourism activity directly to farming.
- Agri-tourism should be tourism that involves agriculture.
- The Ministry needs to find ways to ensure that the resources are adequate to enforce regulations.
- Suggested a business license fee or some sort of tax that would be allocated to enforcement. The ALC should maybe be charging a fee for non-farm uses as well as establish an audit process.

6. New Business

6.1 City of Kelowna Agriculture Plan

Staff:

- Advised that the Policy & Planning Department is working on a terms of reference for a new Agricultural Plan and is considering applying for funding. If the City gets the funding, the plan will move forward.

6.2 Agriculture Adaptation Workshop - Agriculture and Climate Change

Staff:

- Provided information on the upcoming workshop.

7. Next Meeting

The next Committee meeting has been scheduled for December 10, 2015.

8. Termination of Meeting

The Chair declared the meeting terminated at 11:02 p.m.

John Janmaat, Chair

/acm/slh