



Agricultural Advisory Committee Minutes

Date:	Thursday, March 10, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Domenic Rampone, Jeff Ricketts (Alternate), John Janmaat, Tarsem Goraya, Yvonne Herbison, Jill Worboys (Interior Health)
Members Absent	Ed Schiller, Pete Spencer, Keith Duhaime
Staff Present	Planner, Melanie Steppuhn Council Recording Secretary, Arlene McClelland

(*Denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:03 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 DP16-0044 / DVP16-0045 - 375 Gibson Road - Robert Holden

- Staff:
- Displayed a PowerPoint Presentation summarizing the application.
- The applicant is requesting permission for a Development Permit for nine agri-tourist accommodation "villa" bedroom units and a Development Variance Permit to vary the setback from the villas to the adjacent property line from a permitted 10.0 m to 7.3 m proposed.
- In 2014 the applicant received a rezoning amendment for the subject property from A1t - Agriculture 1 with Agri-tourist accommodation for 9 RV units on the subject property in the same location.
- The proposed site plan for 9 units are to the east of the fruit stand and just off of McKenzie Road.
- Displayed drawings of the upper and lower floor; 5 units on the upper floor and 4 on the lower floor.
- There are no kitchens in the units and each unit has a balcony facing west.
- Displayed diagrams of the front elevation facing Gibson Road and rear elevation facing East.
- 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 impacts as well as the potential impacts to surrounding agricultural parcels.

AAC/Staff Discussion:

- Confirmed the property is outside the permanent growth boundary.
- Confirmed the footprint would be 50% of the original request.

Karmjit Gill, Applicant

- Have farmed in Kelowna for 25 years and farm 72 acres.
- Currently had been approved to have an RV site to compliment a fruit stand and agricultural tours and an education room.
- Believes many people have never seen how an orchard operates.

Avineet Gill

- I am the Applicant's son.
- Believes this is a great opportunity to show tourists what agriculture is all about.
- Believes many people do not see orchards due to a lack of accommodation.
- Believes this is a good way to show case and educate people about the attributes of an orchard.

AAC/Applicant Discussion:

- Applicant confirmed the approved RV site would have a sani-dump station and full water hook ups.

AAC/Staff Discussion:

- Members recommended that if the farming operation ceases the nine units be decommissioned.
- Members recommended that the City ensures the power and water be turned off during the off season.
- Concerns were raised regarding a permanent structure being erected as opposed to removable RV sites.
- Concerns were raised that by adding structures the land value will be increased and may make land unaffordable and unattainable for future farmers.
- Raised concerns that the units could be used for farm work helpers. Staff confirmed that through the Development Permit a covenant would be placed on the property stating the use and term of the use.

ANECTDOTAL COMMENT:

The Agricultural Advisory Committee supported the application, however, suggested there be a covenant placed on the property stating that if farming ceases the building be decommissioned. Suggested some form of condition be placed on the business license to ensure utilities are turned off during the non-tourist time as this structure is strictly for agri-tourism purposes. The Agricultural Committee is concerned with the permanence of the structure which effects land values and is long term unlike an RV Park. The Committee also raised concerns with added traffic volume in a rural area. The Agricultural Advisory Committee is supporting this special case recognizing it is a smaller footprint and the proposed area would be difficult to farm. The Agricultural Committee are not supportive in general rule of permanent structures.

Moved By Tarsem Goraya/Seconded By Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Development Permit Application No. DP16-0044 for nine agri-tourist accommodation "villa" bedroom units and Development Variance Permit Application No. DVP16-0045 to vary the setback from the villas to the adjacent property line from a permitted 10.0 m to 7.3 m proposed on 375 Gibson Road, Kelowna, B.C.

Carried

Yvonne Herbison and Jeff Ricketts - Opposed

3. MinutesMoved By Tarsem Goraya/Seconded By Domenic Rampone

THAT the Minutes of the February 11, 2016 Agricultural Advisory Committee meeting be adopted.

Carried**4. Old Business**

Staff:

- Inquired if Members had any feedback regarding the Okanagan Adaptation Strategies Workshop No. 2.
- A Member suggested that future planning or funding should be provided to mitigate waterway issues.
- Advised Members there will be one more Strategies Workshop to narrow down next steps.
- Will email Members detailed information regarding the next Workshop.

5. Other Business

Staff:

- Advised that the Policy and Planning Division has been given approval by Council to update the Agricultural Plan. A Consultant has been retained to provide this update. The Consultant wants feedback from the Committee with respect to setting priorities as well as review the document and provide direction.
- Displayed a PowerPoint Presentation summarizing the Agricultural Plan as follows:

Kelowna has 11,996 hectares with Agriculture zoning (55% of land base) and 8,621 hectares in ALR (40% of land base).

Changes since the 1998 Agriculture Plan:

- Two major OCP updates
- Introduction of Permanent Growth Boundary
- Regional Growth Strategy
- Changes to provincial agricultural regulations

- Develop clear prescriptive policies;
- Identify opportunities to strengthen farming and develop agriculture as an economic driver;
- Increase the amount of and access to locally grown food; and
- Build resilience against rising food costs and climate change.

- Phase 1 - background scoping and agricultural profile - May 2016
- Phase 2 - public consultation and identified issues - Spring 2017
- Phase 3 - plan development - Spring 2017

- Vision, goals and priority areas;
- Updated agricultural mapping;
- Local government market opportunities;
- Recommended policy and actions:
 - protection strategies
 - policy directions
 - climate change adaptation and mitigation
 - bridging gaps in local food system
- Implementation strategy and monitoring framework

The value of a new Agriculture Plan provides tools to review development applications. Establishes baseline profile of agricultural activity. Inform upcoming 2040 OCP update and inform the "Healthy Food Systems" chapter of the Healthy City Strategy and guide policy regulations in A1 zone updates.

The Plan will be funded as follows:

Real Estate Foundation of BC (approved)	\$20,000
Investment Agriculture Foundation	\$20,000

(decision to be made April 2016)	
Policy & Planning Existing Budget	<u>\$20,000</u>
Total	\$60,000

AAC/Staff Discussion:

- Members suggested the Ministry of Agriculture provide accurate stats of how much acreage the city has in ground crop production as well the cattle industry should be included.
- Staff advised that the Ministry of Agricultural has just completed a thorough land use inventory in Kelowna. Feedback from staff was submitted by January 31st.
- Members suggested more integration with tech and farm community.
- Members suggested there needs to be more cycling paths in the agricultural areas to enable people to be more connected with the landscape.
- Members suggested investigating strategies on how the tax system could better benefit farmers.
- Staff will send Members a link to the ALU1, if it is ready for distribution, from the Ministry of Agriculture

6. Next Meeting

The next Committee meeting has been scheduled for April 14, 2016.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:26 p.m.

John Janmaat, Chair

/acm