

Agricultural Advisory Committee

Minutes

Date:	Thursday, June 9, 2016
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Domenic Rampone, Ed Schiller, John Janmaat, Keith Duhaime, Pete Spencer, Tarsem Goraya, Jill Worboys (Interior Health)
Members Absent	Yvonne Herbison
Guest	Ione Smith, Upland Ag Consulting
Staff Present	Suburban & Rural Planning Manager, Todd Cashin, Planner, Melanie Steppuhn Council Recording Secretary, Arlene McClelland

(* 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.

2. Applications for Consideration

2.1 1640 Ward Road & 3690 Berard Road, A16-0008 - Wilma, Ron & James McMillan

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- The applicant is requesting permission from the Agricultural Land Commission under for a Non-Farm Use to hold up to 10 wedding ceremonies on the subject property.
- The subject property is approximately 22.5 ha and is located along Berard Road in the Southeast Kelowna Sector of the city, south of Spiers Road, and east of Mission Creek.
- The property is located in the ALR surrounded by ALR properties.
- The property is within the Resource Protection Area surrounded by other ALR properties within the Resource Protection Area.
- The property has been farmed by the family since 1950 primarily for hay and vegetables. Currently the farm grows hay, pumpkins, vegetables and more recently hops and strawberries. Since 2004, the applicants have been selling pumpkins and growing their agri-tourism operation with hay rides, a corn maze and pumpkin patch. They have recently added egg production to their farm operation.
- The application is for up to 10 weddings per year; no additional structures are proposed.
- Guests will sit on benches; catering is not provided but the guests will be welcome to have catering brought in or use BBQ's; water is provided with water bottles; and portable toilets are rented.
- The season will run from July 1st to October 31st.
- No site disturbance or grading is proposed. Vehicles will be parked on the existing pasture.

- The applicants will not supply liquor; if a liquor license is required it will be the responsibility of the clients.
- Capacity is expected to be a maximum of 100 cars at any one function.
- All parking is proposed to be accommodated on existing farm road and pasture. No gravel nor other surfacing is proposed.
- Ceremonies are proposed to be limited to 100 persons maximum; and bookings would be available on Saturday afternoons only from May to September.
- 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 that the entire property is zoned A1.
- Confirmed that more gravel will not be added for parking.
- AAC Member inquired about flood plain.

Ron McMillan, Applicant

- Advised that the selected site is part of a flood plain; clover grows in the area. At times water does extend to the ditch located in front of the proposed wedding site.
- Commented that they had been approached regarding hosting wedding ceremonies. The prospect made sense as well as the location as it is not affecting anything.
- Advised that the site will return to original state after each event; this site is also used by horses for grazing.
- Advised that hosting weddings will assist in financing farming activities.

AAC/Applicant Discussion:

- Applicant advised that flooding has not reached the designated parking area so far.
- Applicant advised that they have spoken with their neighbours regarding the application and there have been no issues raised.
- Applicant commented that the traffic will flow down Berard Road and does not foresee any traffic issues.
- Applicant confirmed there are 15 horses being boarded; noted that is part of his parent's side of the business.
- AAC inquired about music being played and noise issues.
- The Applicant noted that he will check the music level at the property line and if it is too loud he will request the patrons to reduce the level. We do our best to be respectful of our neighbours; we get along and want to keep it that way.
- The Applicant advised that hay product grown is used for agri-tourism and what is left over is fed to animals over the winter. If there is a surplus will sell off for pet consumption.

Moved By Keith Duhaime /Seconded By Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council support Application No. A16-0008 to the Agricultural Land Commission under Section 20(3) of the Agricultural Land Commission Act for a "Non-Farm Use" at 1640 Ward Road and 3690 Berard Road in order to hold up to 10 weddings / events per year.

Carried

ANECTDOTAL COMMENT:

The Agricultural Advisory Committee supported this application for "Non-Farm Use" on this property and commented that although this application for non-farm use does not support food security for the greater community it is recognized that holding events on this property does not impact the agricultural capabilities of this property. The Agricultural Advisory Committee commented that if this application is approved it is suggested that it is noted of the commitment of not having any permanent structures on the land. It was also suggested that there be an agreement on file that if the property is sold the wedding business may not

transfer to the new owner. The Agricultural Advisory Committee recognizes that the applicant is cognizant of their neighbours with respect to noise and hope that continues.

2.2 1380 Latta Road, FH16-0002 - Hardeep Khela

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- The applicant is requesting farm help housing for temporary farm workers at 1380 Latta Road. There are currently no other structures on the property.
- The application is to provide housing for 40 farm workers that are coming in from out of country through the federal Seasonal Agricultural Worker Program. As part of the program, farmers are required to provide appropriate accommodation for their workers. The application includes:
 - o Temporary structures (trailers)
 - o Use ~ 3 to 4 months / year - up to 6 months when orchards grow-
 - o Staff notes that Temporary Farm Worker Housing is 'Farm Use' where documented under ALC Regulation.
- The subject property is approximately 7.61 hectares and is fully planted in apples. The property slopes gradually from east to west with a grade drop of over 35 metres. The proposed trailer site is near the south property line on a slight bench that is not currently planted.
- The farm is one of over 50 hectares currently farmed by the applicants within the City limits. The applicants also farm an additional 48.6 hectares throughout the Central and South Okanagan.
- The layout includes a large sleeping/washroom trailer. There is a separate kitchen and dining trailer and two recreation trailers. The area around the trailers is gravel and orchard will be planted around the homeplate.
- Staff have been working with staff from the Regional District, District of Lake Country and the City of West Kelowna on developing a Bylaw template to address Temporary Farm Worker Housing from a Regional approach. The proposal is consistent with the direction of that policy, in that:
 - o Structures are temporary
 - o Number of workers for size of farm operation
 - o Document need
 - o Using less arable / unused portion of farm
 - o Size of homeplate 0.2 hectares (0.5 acres)
- The subject property is in the ALR with the Regional District boundary to the north and surrounded by properties in the ALR. The Tower Ranch Golf Course is to the east of the 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 impacts as well as the potential impacts to surrounding agricultural parcels.

AAC/Staff Discussion:

- Staff advised that the Applicant was not present as they are currently very busy picking cherries. The Applicant is comfortable with staff's report.
- The Applicant recommended staff answer any questions on their behalf.

Moved By Keith Duhaime /Seconded By Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Application No. FH16-0002 for a "Temporary Farm Worker Housing" at 1380 Latta Road in order to provide temporary housing for 40 temporary farm workers.

Carried

ANECTDOTAL COMMENT:

The Agricultural Advisory Committee supported this application for "Temporary Farm Worker Housing" on this property and commented that this proposal is using low quality land to erect

the trailers as well as using a small footprint. The Agricultural Advisory Committee would recommend a covenant, bond or agreement to ensure that should the farm operation cease or change the Temporary Farm Worker accommodation be removed from the property. The Committee recognizes that the application is conforming with Policies and Guidelines.

3. Minutes

Moved By Tarsem Goraya/Seconded By Keith Duhaime

THAT the Minutes of the May 12, 2016 Agricultural Advisory Committee meeting be adopted.

Carried

4. New Business

Agriculture Plan Update - Public Engagement Process

Ione Smith, Upland Ag Consulting

- Reviewed the meeting notes from the first Stakeholder meeting and Open House.
- Advised of those in attendance at the Stakeholders meeting and areas of representation.
- Advised that the Stakeholders liked the Vision Statement that the Agricultural Advisory Committee drafted; suggested an addition to one of the sentences in the Vision Statement being "Farmland and 'Food Producers' will be valued".
- Advised that a lot of the weaknesses were worked through and turned them into a positive.
- Advised that a Survey has been released and noted that 260 surveys have already been completed.
- Advised that approximately 30 participants attended the Open House at Mission Creek Park.
- Advised that the Ministry of Agriculture Entrepreneur Business & Assessing Markets Workshop to be held on November 15th.
- Responded to questions from AAC Members.

5. Old Business

Staff:

- Advised of an ALC Decision regarding a carriage house that was refused at 1838 Heimlich Road.

6. Next Meeting

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

7. Termination of Meeting

The Chair declared the meeting terminated at 6:52 p.m.

John Janmaat, Chair