

Agricultural Advisory Committee

Minutes

Date: Thursday, December 8, 2016
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Ed Schiller, Keith Duhaime, Tarsem Goraya, Yvonne Herbison and Jill Worboys

Committee Members Absent: Domenic Rampone, Jeff Ricketts (Alternate) and Kevin Daniels (Alternate)

Staff Present: Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; and FOI-Legislative Coordinator, Sandi Horning

1. Call to Order

The Chair called the meeting to order at 6:17 p.m.

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

2. Minutes

Moved by Tarsem Goraya/Seconded by Yvonne Herbison

THAT the Minutes of the September 8, 2016 Agricultural Advisory Committee meeting be adopted;

AND THAT the Minutes of the October 13, 2016 Agricultural Advisory Committee meeting be adopted.

Carried

3. Agricultural Land Commission Decisions

3.1 3665 Hart Road

Staff:

- Provided an update regarding the Agricultural Land Commission's decision with respect to 3665 Hart Road. The Agricultural Land Commission provided a resolution for support of the lot line adjustment.
- Displayed the subject property map on the overhead and noted the lot line adjustments that would be occurring.

4. Old Business

4.1 Agricultural Plan Update – Engagement

Staff:

- Displayed a PowerPoint presentation entitled Agriculture Plan Update Draft Action Plan Discussion.
- Reminded that Committee Members that all of the 'actions' are draft. A more detailed review will occur during the plan development and all actions may not be in the draft plan. Actions that will take priority will include those where the City has a role.
- Advised that a resolution from the Committee will be required in order to move the actions forward for Plan consideration.
- The actions being discussed during this meeting are in addition to those proposed at Committee's October 13, 2016 meeting.
- Looking for Committee comments/feedback on the additional proposed actions:
 - o Does the City play a role?
 - o Do they link to the Plan's vision?
 - o Are the actions feasible?
- Reviewed the additional actions in conjunction with the seven (7) Themes and responded to questions from the Committee Members.

AAC Discussion:

- Had a discussion regarding how to fine-tune the business license process.
- Suggested mirroring the BC Assessment process for farm assessments.
- Had a discussion regarding the additional actions under the seven (7) Themes.

Moved by Yvonne Herbison/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee recommends that Council consider adding "Agricultural Liaison Services" as a recommended action to the Agricultural Plan Update.

Carried

Anecdotal Comments:

The Agricultural Advisory Committee suggested that a link be provided on the City's website that would direct the public to an agricultural information portal.

Moved by Keith Duhaime/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council consider adding the following recommended actions to the Agricultural Plan Update:

- Zoning compliance for business licenses on agricultural properties.

Carried**Anecdotal Comments:**

The Agricultural Advisory Committee suggested that a review of the City's process when a business license is issued be completed. The Committee recommends that there be no automatic renewal of business licenses on agricultural lands. A process should be put in place to ensure that the property complies with the City's zoning requirements prior to the business license being renewed.

Moved by Yvonne Herbison/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council consider adding "Farm Residential Footprint (Homeplate)" to the recommended action to the Agricultural Plan Update:

- Farm residential footprint (homeplate).

Carried**Anecdotal Comments:**

The Agricultural Advisory Committee suggested that the City should investigate restricting house size and the homeplate where the footprint is located on the property.

Moved by Keith Duhaime/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 1 - Harnessing and stewarding the bio-physical environment: taking advantage of great soil and sun, while minimizing water use and waste, with the following recommended actions:

- Support and promote sustainable production methods;
- Undertake a governance study, ideally by a third party, to determine how agricultural water users can best be served by either the current irrigation district, by a City water provider, a hybrid, or something else;
- Develop an Agricultural Water Plan for the City;
- Promote and support OKSIR and push for similar initiatives for other pests;
- Support an update to the noxious weed bylaw to ensure that the replacement noxious plants is done with pollinator-friendly species;
- Support an update to the noxious weed bylaw to include "noxious organisms" such as insects, diseases, animals and other potential pests;

- Work with fruit growers and experts on appropriate trees to distribute in urban areas (i.e. urban use and RV Park use of fruit trees for aesthetic purposes can spread pests and diseases into the farming areas);
- Ensure adequate water supply for farming (include a reference to water quantity, not just pricing);
- Support work being undertaken by OBWB and/or the BC CAI to model climate change impacts on water availability for the farming community (e.g. provide OCP and zoning buildout numbers for GIS modelling);
- Limit or restrict the sale of cedar hedging within the city as they are especially heavy water feeders;
- Update the soil deposit and removal bylaw, and include reference to composting;
- Include an action regarding the need for education of the public around existing bylaws;
- Provide leadership around best management practices for mulching (e.g. use mulch in city landscaping activities);
- Ensure that water restriction/drought level messaging is consistent across jurisdictions in the region;
- Support the creation of a regional composting facility for yard waste and food scraps; and
- Support the work that is being done in regional air quality plan (smoke reduction).

Carried

Moved by Yvonne Herbison/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 2 - Increasing consumer awareness and support for local agriculture: introducing Kelowna farms to residents and visitors alike, with the following recommended actions:

- Continue to support YLW programs such as Farm to Flight and expanded services at the airport such as a new restaurant in the departure lounge that will serve local apples, beer, and wine;
- Work with the BC Farmers Market Association on an expanded market strategy and investigate options for pocket markets;
- Work with the BC Farmers Market Association to determine what infrastructure is needed in order to find a better, permanent, year-round market location. Tourism Kelowna is also interested in a more consistent and permanent location for the market;
- Work with Tourism Kelowna to facilitate agricultural events (festivals, open houses, cycle tours, etc.);
- Increase public education of farming practices and what crops are being produced through signage;
- Developing a resource registry of farmers willing to go to schools or host school groups on their farms; and
- Investigate making multi-family shared gardens mandatory in new developments for urban agriculture through DCCs or amenity benefit tools.

Carried

Moved by Pete Spencer/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 3 - Managing urban and rural growth & development: keeping non-farm uses off the ALR, with the following recommended actions:

- Work with YLW to determine how the impacts of ALR exclusion, for airport expansion, could be offset by creating benefits to the agricultural sector (e.g. provide topsoil to other farms, create on-site storage and warehousing for distribution by airplane, etc.);
- Clarify what are allowable activities on agricultural land (e.g. ensure that buildings for storage, non-soil bound agriculture is not taking up too much land);
- Include farmers in discussions regarding roadway changes and provide opportunities for farmers to apply for roadway changes;
- Create a public service initiative that includes messaging (e.g. website, social media, printed signs) to educate non-farming residents about what to expect month-to-month in terms of agricultural activities;
- Use signs to promote when spraying is occurring (e.g. please respect that farming is an industrial activity).
- Target those purchasing land in the ALR/A1 or near the ALR/A1 to educate them about normal farm practices. This could include information at point of sale (e.g. covenant or disclosure agreement to acknowledge agricultural activities and the Right to Farm Act);
- Plan traffic calming measures and transportation corridors such that they do not bisect agricultural communities; and
- Develop restrictions on new developments next to farming to include buffers and other edge planning tools.

Carried

Moved by Yvonne Herbison/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 4 - Supporting economic development of the agricultural sector: creating farms that create a profit, with the following recommended actions:

- Investigate options for DCCs for temporary farm worker housing;
- Support the concept of developing a cooperative food hub;
- Determine what the best role is for the City regarding agri-tourism (e.g. develop a strategy; clarify allowable uses, etc.);
- Provide a staff point-person (agricultural champion or extension staff) for farmers at the City level in planning and possibly engineering/infrastructure services. This could be an agrologist;
- Collaborate with OK College, UBCO and community farm groups on incubator farm and restaurants concepts; and
- Investigate ways to facilitate long-term leases on agricultural lands.

Carried

Moved by Tarsem Goraya/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 5 - Bridging existing gaps in the food system: getting local food onto local plates, with the following recommended actions:

- Support the Kelowna Okanagan Food Hub Initiative;
- Make grant programs accessible to food security and agricultural organizations that are registered societies but do not necessarily have charitable status;
- Partner with the Kelowna farmers market to plan a food hub;
- Include community pasture possibilities or leased public land for farming;
- Encourage people to farm in urban areas (e.g. zoning to encourage bee keeping and urban chickens);
- Conduct soil testing and publish results to identify where food could/should be grown in the City;
- Work with the airport to identify food storage opportunities for producers wishing to distribute products through YLW; and
- Facilitate education around economic viability of farming on small, urban lots.

Carried

Moved by Ed Schiller/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 6 - Planning for farm succession: making sure that retirement of the farmer doesn't mean retirement of the farm, with the following recommended actions:

- Encourage production on under-utilized land;
- Match tax rates with land production activities: Tax higher rates for under-utilized land instead of lower farm rates;
- Ensure options for keeping farm families on the farm exist;
- Lobby Provincial and Federal governments to support agriculture;
- Support new farmers by supporting the Central Okanagan Land Trust and partner with them to explore if and how agricultural land could be included as part of the trust;
- Promote business aspects of running a farm.

Carried

Moved by Keith Duhaime/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council adopt Theme 7 - Aligning local policies and regulations with the Agriculture Plan Update-'s vision: providing clear direction for decision-makers and landowners, with the following recommended actions:

- Provide information on who people can talk to about farming issues;
- Provide recognition that the expansion of YLW, as identified in the 2045 Airport Masterplan, will require the exclusion of ALR parcels;

- Support a third party review of irrigation districts and the city water provider(s) to determine what type of water governance best serves agricultural users (must consider cost, health standards, and agricultural needs);
- Ensure that water and agriculture is written into plans and bylaws (in particular if irrigation districts are amalgamated);
- Consider developing a drought management and response plan (e.g. as West Kelowna has done);
- Look to regional approach to address some issues;
- Provide support for NGOs that are working in the areas of food security and agriculture;
- Adopt effective procedures for enforcement of policies and regulations to support the Agriculture plan and ensure enforcement is appropriately resourced; and
- Recognize the benefit of agricultural lands to the community and investigate ecosystem services;

AND THAT the Agricultural Advisory Committee recommends that Council move the following recommendation action under Theme 1 - Harnessing and stewarding the bio-physical environment: taking advantage of great soil and sun, while minimizing water use and waste:

- Investigate options for addressing mule deer.

Carried

Staff:

- Advised of the next steps in the Agricultural Plan Update process.

5. Next Meeting

The next Committee meeting has been tentatively scheduled for January 12, 2017.

The Chair advised that he will be out of the country for the next few months and therefore will not be able to attend upcoming Committee meetings.

Staff advised that the Committee will need to appoint a Chair and Vice-Chair for 2017. The Chair confirmed that he will let his name stand as Committee Chairperson.

Moved by Pete Spencer/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee authorizes John Janmaat to be absent for three (3) or more consecutive meetings without forfeiting his appointment.

Carried

6. Termination of Meeting

The Chair declared the meeting terminated at 8:32 p.m.

John Janmaat, Chair

/slh