

## Agricultural Advisory Committee

### Minutes

Date:	Thursday, February 9, 2017
Location:	Council Chamber City Hall, 1435 Water Street
Committee Members Present:	Domenic Rampone, Ed Schiller, Pete Spencer, Tarsem Goraya and Jeff Ricketts (Alternate)
Committee Members Absent:	John Janmaat (Chair), Yvonne Herbison (Vice Chair), Keith Duhaime, and Jill Worboys (Interior Health)
Staff Present:	Suburban & Rural Planning Manager, Todd Cashin*; Planner, Melanie Steppuhn; Planner, Tracey Hillis*; Sustainability Coordinator, Tracy Guidi; and FOI-Legislative Coordinator, Sandi Horning

(\* denotes partial attendance)

#### 1. Call to Order

Committee Member, Ed Schiller, called the meeting to order at 6:03 p.m.

Opening remarks by the Committee Member, Ed Schiller, regarding conduct of the meeting were read.

#### 2. Appointment of Acting Chair

**Moved By** Domenic Rampone/**Seconded By** Pete Spencer

THAT Ed Schiller be appointed the Acting Chair for the February 9, 2017 meeting of the Agricultural Advisory Committee.

**Carried**

### 3. Applications for Consideration

#### 3.1 2550 Benvoulin Road, A16-0015 - Antonio & Carella D'Anzica

##### Staff:

- Displayed a PowerPoint presentation summarizing the application for non-farm use.
- Noted that the proposal is to increase the non-farm product retail sales from a maximum of 150m<sup>2</sup> to a maximum of 1,205m<sup>2</sup>.
- Displayed the proposed Site Plan.
- Confirmed that the Committee needs to consider:
  - o the protection of agricultural lands;
  - o homeplating;
  - o the impacts of non-farms uses;
  - o supporting non-farm uses only when agriculture benefits; and
  - o supporting farm retail when produced on the farm.
- Noted the following concerns with the proposal:
  - o reduction in farm use; and
  - o non-farm use when agriculture is not in operation.
- Responded to questions from the Committee.

##### AAC/Staff Discussion:

- Staff provided an overview of the City's process regarding non-farm use applications.
- Staff provided the rationale for the definition of a 'farm product' as defined by the Agricultural Land Commission's regulations, container plants are considered agriculture
- A Committee Member inquired if there is a mobile home on the property.
- A Committee Member inquired if the property was within the City's Permanent Growth Boundary.
- A Committee Members noted that there are presently three (3) accesses to the property and inquired if all three (3) accesses are to remain as part of this proposal.
- Staff advised that the City's Development Engineering Department has concerns regarding the accesses.
- Staff confirmed that the property is outside the Permanent Growth Boundary.
- Staff confirmed that the light green squares on the proposed Site Plan are greenhouses.
- Staff confirmed that the property to the north is a separate parcel and this application does not apply to that parcel.

##### Jeff Vander Zalm, President, Art Knapp, Applicant's Representative:

- Provided historical information regarding the land use of the subject property.
- The site originally started as a composting facility and then evolved into a nursery sometime in the 1990's.
- Provided the rationale for commencing a retail sales operation on the subject property rather than housing the operation at the Springfield Road location.
- Advised that he worked with the City back in the 1990's regarding the retail sales operation on the site.
- Advised that he was contacted by the Bylaw Services Department last year regarding the use of the subject property.
- Provided background information regarding his work with the City.

- Advised that he does not know when the three (3) accesses to the property were constructed. The accesses were in place when he purchased the property and he believes that the accesses were constructed sometime in the 1980's.
- The mobile home on the property has been there since he took over the operation in the 1990's.
- Responded to questions from the Committee.
- Provided the rationale for the three (3) accesses and how only one (1) access would impact the operation. The site could operation with one (1) access if that is what the City required and he is willing to work with City staff with respect to the accesses.
- Confirmed that the operation does not work within the 150m<sup>2</sup> area due to the type of products they sell.
- Advised that the proposal does not add more square footage than what has always been on the site. This application is to conform to the City's rules and regulations.
- Provided the details of the non-farm uses on the property.
- Advised that the nursery business provides for the majority of his business.
- Advised that he would be willing to reduce the soil/gravel sales operation; however, he would be hesitant to do so as the public has come to expect those types of sales at that location.
- If the City would allow him to erect more greenhouses on the site, he would be willing to consider expanding the nursery business in order to reduce the soil/gravel sales operations.
- Believes that the current operation is a benefit to agriculture.
- Provided the rationale for the parking area on the proposed site
- Would be willing to put up bonding to ensure that the proposal actually comes to fruition.
- Advised that the pile of the dirt on the south end of the property is used for potting purposes.

**Moved By Jeff Ricketts/Seconded By Domenic Rampone**

THAT the Agricultural Advisory Committee recommends that Council not support Application No. A16-0015 for the property located at 2550 Benvoulin Road, Kelowna, BC, to request permission from the Agricultural Land Commission for the Non-Farm Use of retail sales of non-farm product in an area exceeding 150 m<sup>2</sup>.

**Carried**

Ed Schiller – Opposed.

**ANCEDTAL COMMENTS:**

The Agricultural Advisory Committee did not support this application as the Committee did not feel the proposal was a benefit to agriculture. While the Committee recognized that there is an agriculture component on the subject property, the Committee has not supported similar applications in the past and would like to remain consistent with their recommendations. The Committee expressed a concern that there appears to be a significant amount of wasted land as it is not in agricultural production. The Committee also expressed a concern that the parking lot area on the site seems to have gotten larger over the years and should be reduced as 2.4 acres for a parking lot seems excessive. The Committee would like to see a reduction in the amount of soil/gravel sales (non-farm use) on the site and an increase to the nursery sales. The Committee would also like to see the non-farm uses in one area, potentially located abutting a property line appose to in the center of the property. The Committee also expressed a concern that the three (3) accesses on the site should be reduced in order to minimize the impact to traffic on Benvoulin Road.

#### 4. Minutes

##### Moved By Tarsem Goraya/Seconded By Domenic Rampone

THAT the Minutes of the December 8, 2016 Agricultural Advisory Committee meeting be adopted.

Carried

#### 5. Referrals

There were no referrals.

#### 6. Old Business

##### 6.1 Temporary Farm Worker Housing (TFWH) – Text Amendment

Staff:

- Displayed a PowerPoint presentation summarizing the application for non-farm use.
- Since the last time staff were in front of the Committee, the City has consulted with:
  - o Regional group (RDCO, West Kelowna and Lake Country);
  - o Ministry of Agriculture;
  - o BC Fruit Growers Association;
  - o Mexican Consulate; and
  - o Jamaican Liaison Service.
- Provided statistical data with respect to Mexican SAWP workers per farm in the Okanagan for 2016.
- Provided statistical data with respect to Jamaican SAWP workers per farm in the Okanagan for 2016.
- The intent of the text amendment is to:
  - o reduce the footprint on the farm;
  - o use existing dwellings as first option;
  - o new temporary farm worker housing on non-permanent foundations;
  - o addresses buffers to adjacent properties;
  - o minimizes the risk of temporary farm worker housing being used for non-farm purposes.
- Advised that the proposed policy is consistent with the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas.
- Policy updates will also be required to the City's:
  - o Official Community Plan;
  - o Farm Protection Development Permit Guidelines;
  - o Zoning Bylaw;
  - o Development Applications Procedures Bylaw.
- Provided an overview of the policy updates to the Official Community Plan and Farm Development Permit Guidelines.
- Provided an overview of the policy updates to the Zoning Bylaw.
- Provided an overview of the policy updates to the Development Applications Procedures Bylaw.
- Provided examples of the proposed policy and its impacts.

- Provided examples of Best Practices from Delta, Langley, Abbotsford, Pitt Meadows and Richmond.
- Provided an overview of the next steps in the process.
- Responded to questions from the Committee.

AAC/Staff Discussion:

- Staff advised that any temporary farm worker housing applications that have already been approved, or are in-stream, will not be impacted by the proposed new policy.
- Staff provided the rationale for the eight (8) month policy.
- Staff advised that any housing needed beyond eight (8) months would require a permanent farm worker housing application.
- Staff provided the rationale for the minimum 3.8-hectare parcel size as a requirement for temporary farm worker housing.
- Staff advised that the Regional District of Central Okanagan has its own process and will be applying similar policy changes to their rules and regulations.
- Staff advised that the average farm in the Okanagan houses approximately ten (10) temporary farm workers per farm.

**Moved By Jeff Ricketts/Seconded By Ed Schiller**

THAT the Agricultural Advisory Committee recommends that Council lobby the Ministry of Agriculture to reduce the allowable parcel size for temporary farm worker housing from 3.8 hectares to 2.0 hectares in order to reflect what is actually happening in the agriculture industry.

**Carried**

**Moved By Domenic Rampone/Seconded By Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council encourage the Regional District of Central Okanagan and the City of West Kelowna to join Kelowna in lobbying the Ministry of Agriculture to lowering the minimum parcel size for Temporary Farm Worker Housing from 4.0 ha to 2.0 ha.

**Carried**

**Moved By Domenic Rampone/Seconded By Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council support the draft policies for temporary farm worker housing that meets the needs of farmers, which adheres to provincial standards, in conjunction with a consistent regional approach, as presented by staff on February 9, 2017.

**Carried**

## 7. New Business

### 7.1 Proposed change to Notification Policy for properties outside the Permanent Growth Boundary

Staff:

- Advised that Committee member has inquired if the City would be willing to change the notification policy for applicants providing information regarding properties outside the Permanent Growth Boundary.
- Staff advised that Council Policy 367 sets out the procedures for public notification, including notification for properties outside the Permanent Growth Boundary.
- Displayed a map showing the City's Permanent Growth Boundary.
- Displayed a buffer map indicating how Council Policy 367 could be amended.
- Responded to questions from the Committee.
- Demonstrated a 700 m notification buffer.
- Demonstrated a 500 m notification buffer.
- Explained where an application abutted the Permanent Growth Boundary, practice has been that the applicant would provide information to residents within the 50 metre radius required within the Permanent Growth Boundary, which is the current radius per Council Policy.

AAC:

- The Committee, in general, likes an expanded notification area for properties outside the City's Permanent Growth Boundary for Council Policy 367.

**Moved By Domenic Rampone/Seconded By Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council amend Council Policy No. 367 – Public Notification & Consultation for Development Applications to reflect a 500 m neighbour consultation notification area for properties outside the City's Permanent Growth Boundary.

**Carried**

### 7.2 Request from Committee Member for a meeting with the Agricultural Land Commission's Regional Panel

Staff:

- Advised that a Committee member has inquired whether or not the Committee could meet with the Agricultural Land Commission's Regional Panel.
- Staff reminded the Members that the Committee's Terms of Reference does not allow for direct interaction with the Agricultural Land Commission and any request would have to be approved by Council.
- Staff suggested that the Committee member requesting the meeting provide possible agenda topics so that the specific topics can be provided to Council when the request to meet is considered.

### **7.3 Request from Committee Member for a meeting with other Agricultural Advisory Committees in the area**

Staff:

- Advised that a Committee member has inquired whether or not the Committee could meet with other Agricultural Advisory Committees in the area.
- Staff reminded the Members that the Committee's Terms of Reference does not allow for direct interaction with other Agricultural Advisory Committees in the area and any request would have to be approved by Council.

**Moved By Domenic Rampone/Seconded By Jeff Ricketts**

THAT the Agricultural Advisory Committee recommends that Council support a request by the Committee to meet with the District of Lake Country's Agricultural Advisory Committee, the City of West Kelowna's Agricultural Advisory Committee and the Regional District of Central Okanagan's Agricultural Advisory Committee in order to discuss common goals.

**Carried**

### **8. Next Meeting**

The next Committee meeting has been scheduled for March 9, 2017.

### **9. Termination of Meeting**

The Acting Chair declared the meeting terminated at 8:11 p.m.

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Ed Schiller, Acting Chair

/slh