

Regular Meeting – A.M.November 30, 2009

A Regular Meeting of the Municipal Council of the City of Kelowna was held in Meeting Room No. 3, 1435 Water Street, Kelowna, B.C., on Monday, November 30th, 2009.

Council members in attendance: Mayor Sharon Shepherd, Councillors Andre Blanleil*, Robert Hobson, Charlie Hodge, Graeme James, Angela Reid, Michele Rule and Luke Stack.

Staff members in attendance were: City Manager, Ron Mattiussi; City Clerk, Stephen Fleming, General Manager, Community Services, John Vos*; General Manager, Community Sustainability, Jim Patterson*; Director, Community & Media Relations, Carla Stephens*; Director, Real Estate & Building Services, Doug Gilchrist*; Director, Land Use Management, Shelley Gambacort*; Manager, Urban Land Use, Danielle Noble*; Manager, Real Estate Services, Jordan Hettinga*; Manager, Parks & Public Places, Terry Barton*; Director, Policy & Planning, Signe Bagh*; Director, Recreation & Cultural Services, Jim Gabriel*; Planner, Luke Turri*; Grants Manager, Lorna Gunn*; Manager, Strategic Land Development, Derek Edstrom*; Manager, Community & Neighbourhood Programs, Louise Roberts- Taylor*; Director, Financial Services, Keith Grayston*; and Council Recording Secretary, Sandi Horning.

Guests: President, Kelowna-Kasugai Sister City Association, Cathy Jennens*; Board Member, Kelowna-Kasugai Sister City Association, Ken Fix*; Export Officer, Central Okanagan Economic Development Commission and Board Member, Kelowna-Kasugai Sister City Association, Richard Takai*; and Agricultural Advisory Committee Members, Ed Henkel (Chair)*, Dominic Rampone*, Pierre Calissi*, Leo Gebert* and Matt Thurston*.

(* denotes partial attendance)

1. CALL TO ORDER

Mayor Shepherd called the meeting to order at 9:32 a.m.

2. Councillor Hodge was requested to check the minutes of the meeting.

3. ISSUES ARISING FROM CORRESPONDENCE & COMMUNITY CONCERNS

3.1 Mayor Shepherd, re: Kasugai Sister City

Mayor Shepherd:

- Provided background information.

Councillor Blanleil joined the meeting at 9:37 a.m.

Moved by Councillor Hodge/Seconded by Councillor Rule

R113/09/11/30 THAT Council hear from the representatives of the Kelowna-Kasugai Sister City Association.

Carried

Guest, Cathy Jennens:

- Provided background information regarding the events that are being contemplated for the 2010 trip to Kasugai.

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Guest, Richard Takai:

- Provided further details with respect to the Central Okanagan Economic Development Commission's report on Japan.

Council:

- Would like staff to provide all of Council with a copy of the Central Okanagan Economic Development Commission's report on Japan.

Moved by Councillor Hodge/Seconded by Councillor James

R114/09/11/30 THAT Mayor Shepherd and Councillor Stack be authorized to travel to Kasugai, Japan scheduled for October 15 – 17, 2010, with expenses paid in accordance with Council Remuneration and Expense Bylaw No. 7547, using funds from Account No. 8180.104.1004.99999.*.000.10.* and Account No. 8180.103.1003.9999.*.000.10.*.

Carried

The Guests, Cathy Jennens, Ken Fix and Richard Takai left the meeting at 9:44 a.m.

3.2 Ed Henkel, Chair, Agricultural Advisory Committee, re: Agricultural Issues

The Guests, Ed Henkel, Dominic Rampone, Pierre Calissi; Leo Gebert, Matt Thurston joined the meeting at 9:45 a.m.

City Clerk:

- Provided details with respect to Bylaw Enforcement on agricultural lands.
- Confirmed that fruit stand sales are enforced through the City's Sign Bylaw.

Staff:

- Advised that they are considering changes to the Zoning Bylaw with respect to the "agricultural plate" of agricultural lands.

City Manager:

- Provided background information regarding the Agricultural Advisory Committee and the Agricultural Land Commission.

Guests, Ed Henkel, Dominic Rampone, Pierre Calissi, Leo Gebert, Matt Thurston:

- Feels that applicants are pushing the envelope with permitted uses on agricultural lands.
- Concerned about what is happening on Benvoulin with respect to more and more businesses being set up in the area that are not agricultural in nature.
- Advised that Bylaw Enforcement is doing a tremendous job on enforcing agricultural uses and issues.
- Would like to suggest policy changes to the Agricultural Land Commission for Council to consider and possibly recommend to the Province.
- Supportive of the concept of agri-tourism accommodation and RV parks, but advised that the accommodation should remain as a seasonal option only and not for year-round, permanent housing.
- Believes that there is a lot of urban/rural conflict caused by the ALC's policies.

Staff:

- Advised that they are working on changes to the Zoning Bylaw in order to deal with agricultural accommodation issues as the accommodations are far beyond what the ALC policy contemplated. There is no regulation for this and the City needs to have a better way to monitor agri-tourist accommodations; however, nothing can be done about the existing accommodations.

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Guests, Ed Henkel, Dominic Rampone, Pierre Calissi, Leo Gebert, Matt Thurston:

- Expressed a concern about secondary suites within accessory buildings on farmland.
- Legitimate farm-help dwellings are not a concern to the members; however, most of the farm-help dwellings on agricultural lands are not housing people who are actually working on the farmland.
- Regular updates on City projects would be beneficial to the members when making recommendations to Council.

City Clerk:

- Confirmed the details regarding the Committee's Terms of Reference and mandate.
- The Committee could request that Council refer a certain item to the Committee for further comment.

Guests, Ed Henkel, Dominic Rampone, Pierre Calissi, Leo Gebert, Matt Thurston:

- Urban-rural conflict is one of the biggest problems that the Committee deals with.
- Confirmed that the Committee will be involved in the current OCP review.
- Expressed a concern about roads through agricultural lands and the safety of the farm help who are operating the farming equipment.

City Clerk:

- Provided details on how non-conforming uses are dealt with by Bylaw Enforcement.
- Advised that changes to the MTI fines could be considered in order to increase the fines for non-conforming uses.

Guests, Ed Henkel, Dominic Rampone, Pierre Calissi, Leo Gebert, Matt Thurston:

- It would be valuable if City Council could lobby the Federal and Provincial Governments to encourage incentives for farming agricultural lands.
- The members believe that the majority of farmland in Kelowna is not owned by farmers.
- Expressed a concern regarding the 50% reduction in property taxes for actively farmed agricultural lands.
- Believes that BC Assessment is currently reviewing all of the farmland within the Province.
- Expressed a concern regarding charging DCC's on extra dwellings on farmland.

The Guests, Ed Henkel, Dominic Rampone, Pierre Calissi, Leo Gebert, Matt Thurston, left the meeting at 10:51 a.m.

3.3 City Clerk, re: Swearing In of Councillor-Elect Craig

City Clerk:

- Advised that the first item on the December 14th Agenda will be the swearing in of Councillor-elect Kevin Craig.

The meeting recessed at 10:52 a.m. The meeting reconvened at 10:58 a.m.

3.4 Mayor Shepherd, re: Tolko Industries Request to Appear before Council

Mayor Shepherd:

- Inquired why the Tolko Industries request to appear before Council was denied by staff.

City Clerk:

- Advised that the request did not meet the criteria of Public in Attendance pursuant to the Council Procedure Bylaw.

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City Manager:

- Provided further details regarding the denial of the request.

4. RESOLUTION CLOSING THE MEETING TO THE PUBLIC

Moved by Councillor Rule/Seconded by Councillor Hodge

R1115/09/11/30 THAT this meeting be closed to the public, pursuant to Section 90(1) (e), (j) and (k) of the Community Charter for Council to deal with matters relating to the following:

- Acquisition/Disposition of Land or Improvements;
- Third Party Information; and
- Proposed Provision of a Municipal Service.

Carried

5. ADJOURN TO CLOSED SESSION

The meeting adjourned to closed session at 11:07 a.m.

The meeting was declared terminated at 12:19 p.m.

Certified Correct:

Mayor

SLH/dd

City Clerk