

**City of Kelowna
Regular Council Meeting
AGENDA**



Monday, June 17, 2013
9:30 am
Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

	Pages
1. Call to Order	
2. Confirmation of Minutes	3 - 4
Regular AM Meeting - June 10	
3. Committee of the Whole	
3.1 Jeet Dukhia, President, BC Fruit Growers Association, re: Presentation to Kelowna City Council	10 m 5 - 14
To provide Council with information regarding an Industry Update.	
4. Issues Arising from Correspondence & Community Concerns	
4.1 Mayor Gray, re: Issues Arising from Correspondence	30 m
4.1.1 Central Okanagan Bursery and Scholarship Society	15 - 15
To seek Council's consideration of giving an Award through the Central Okanagan Bursery and Scholarship Society.	
5. Reports	
5.1 Agricultural Advisory Committee (AAC)	60 m 16 - 48
To provide background information in order to facilitate a discussion between Council and the	

Agricultural Advisory Committee Chairperson.

6. Resolution Closing the Meeting to the Public

THAT this meeting be closed to the public to Section 90(1) (c) and (e) of the Community Charter for Council to deal with matters relating to the following:

- Acquisition, Disposition or Expropriation of Land or Improvements;
- Labour Relations.

7. Adjourn to Closed Session



City of Kelowna Regular Council Meeting Minutes

Date: Monday, June 10, 2013
Time: 9:45 am
Location: Knox Mountain Meeting Room (#4A)
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Robert Hobson, Mohini Singh, Luke Stack and Gerry Zimmermann

Staff Present: Acting City Manager, Doug Gilchrist; City Clerk, Stephen Fleming, Manager, Urban Land Use, Danielle Noble*; Environment & Land Use Planner, James Moore*; Subdivision Approving Officer, Ryan Smith*

1. Call to Order

Mayor Gray called the meeting to order at 9:53 a.m.

2. Confirmation of Minutes

Moved By: Councillor Stack/Seconded By: Councillor Singh

R397/13/06/10 THAT the Minutes of the Regular AM Meeting of May 27, 2013 be confirmed as circulated.

Carried

3. Issues Arising from Correspondence & Community Concerns

3.1. Mayor Gray, re: Issues Arising from Correspondence

Councillor Singh:

- Advised that she met with residents in the Mission area regarding Lakeshore sidewalks around Anne McClymount School.

Councillor Given:

- Advised that the subject also came up during the recent Safe Schools Committee Meeting.

Councillor Basran:

- Advised that the Regional District of Central Okanagan looking at how it administers Grants-in-Aid. Any input from Council to be provided to Councillor Basran.

4. Reports

4.1. Development Permits and the Rezoning Process

Staff:

- Displayed a Powerpoint Presentation and responded to questions from Council.

Council:

- Relatively satisfied with some minor changes to process.

Moved By: Councillor Hobson/Seconded By: Councillor Given

R398/13/06/10 THAT Council receives, for information, the report of the Land Use Management department, dated June 4, 2013 with respect to Council authorized Development Permits and the Rezoning process;

AND THAT Council direct staff to prepare a report for Council consideration providing an analysis of potential minor adjustments to the current process, as described and discussed by Council in the report of the Land Use Management Department, dated June 4, 2013.

Carried

5. Resolution Closing the Meeting to the Public

Moved By: Councillor Given/Seconded By: Councillor Basran

R399/13/06/10 THAT this meeting be closed to the public pursuant to Section 90 (e) and (j) of the Community Charter for Council to deal with matters relating to the following:

- Acquisition, Disposition, or Expropriation of Land or Improvements
- Third Party Information

Carried

6. Adjourn to Closed Session

The meeting adjourned to a closed session at 11:21 a.m.

The meeting was terminated at 12:22 p.m.

Mayor



City Clerk

Tree Fruit Industry Municipal Update Summer 2013



THE BC FRUIT GROWERS' ASSOCIATION

125 IN 2014

Outline

- Competitiveness of the BC Tree Fruit Sector
- Worker Housing
- Water
- Invasive Pests
- Municipal Partnerships with the agriculture sector
- Request for action

Competitiveness

- **Later season:**
 - High colour apples: Ambrosia, Gala
 - Latest cherry production
- **Relative isolation from other areas:**
 - Last area in North America free of Apple Maggot
 - Area-wide Control of Codling Moth (a pest of apples and pears)



Competitiveness (2)



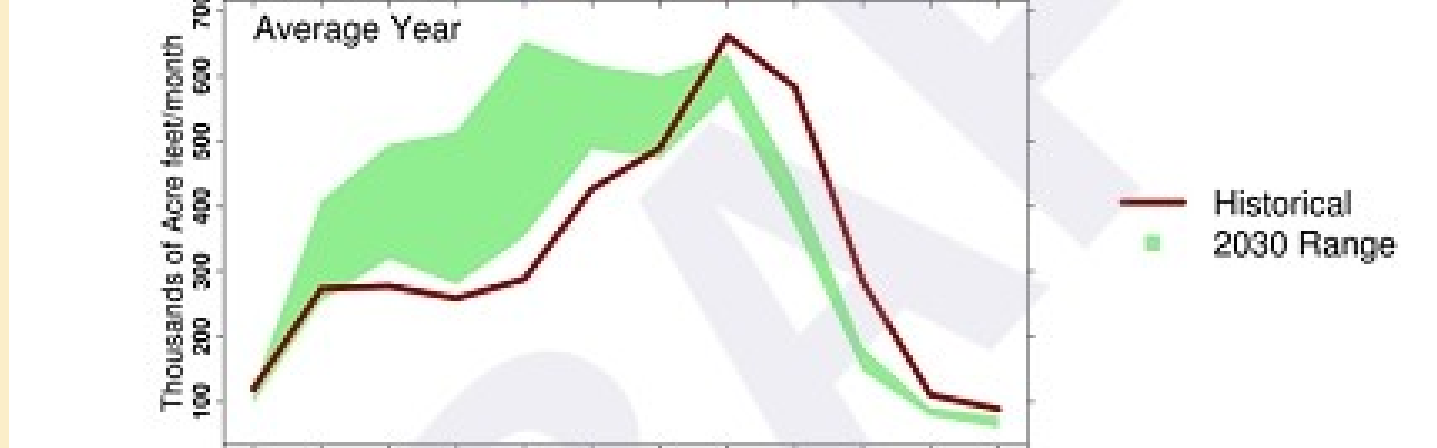
- How does BC compete with Washington State tree fruit production?
 - Smaller: nimbler, smarter
 - ‘Boutique’ : local consumption and tourist attraction
 - Institutional support:
 - ✦ School Fruit and Vegetable Nutrition Program
 - ✦ ‘Needs work’: hospitals, universities and colleges
- Factors of production: management, labour, climate, water

Housing for foreign workers

- **Issues:**
 - Farms need workers to keep the land productive.
 - Consolidated farms house large numbers of workers (25 – 200) in a single location.
 - Rural neighbours have urban expectations.
 - Use in off-season.
 - Inconsistency between municipalities.
- **Competitive issue**
 - there is no government funding for worker housing in BC.
 - In Washington State, government has provided \$100 million towards worker housing.
- **For the Seasonal Agriculture Worker Program**
 - Health and safety-based standards are in place.
 - Independent inspections are carried out every year.
- **Recommend: agriculture advisory committee study and report on issues to council**



Water



- Is the Okanagan competitive with Washington (WA) State?
 - Research quality, **competitive**
 - ✦ led by Agriculture and Agri-Food Canada and BC Ministry of Agriculture, in combination with OBWB
 - Efficiency, **competitive**
 - ✦ Agriculture has adapted more efficient irrigation, urban areas not increasing the amount consumed
 - Infrastructure, **not competitive**
 - ✦ Massive investment in WA
 - ✦ WA: Beneficiary of Columbia River Treaty storage
 - ✦ BC: Lack of investment
 - Storage
 - Cost to grower, 'Competitiveness'
 - Splintered vs 'Master Plan'

Invasive Pests



- Our biggest concerns on introductions:
 - Brown Marmorated Stinkbug
 - Apple Maggot
- Our biggest concerns on recently introduced pests:
 - Apple Clearwing Moth
 - Western Cherry Fruit Fly
 - Spotted Wing Drosophila
- BCFGGA and fed-prov working on action plans.
- The ‘pathway’ for most pest introductions is through urban areas.
- Municipal role: through SIR, ability to control other pests.

Municipal-Regional District Programs currently in place

1. Wood Waste processing (chipping)
 - Alternative to burning
 - Reduces smoke
2. Sterile Insect Release Program
 - Codling moth, using sterile insects and pheromones
 - Urban trees / incursion of pests to orchards
 - Reduces pesticide use / controls damage to orchards
 - 50 % grower funded
 - 50 % property tax funding
3. Starling Control Program

Industry appreciates these partnerships – please continue

Request for Action

1. Refer Housing, Water, and Invasive Pest items to the city's Agriculture Advisory Committee.
2. Seek valley-wide approach to regulation: instruct Agriculture Advisory Committee to consider this in its study of issues.
3. Continue the great relationship with Agriculture, a major contributor to:
 - Economic stability
 - Support industries
 - Environment and Tourism





Thank You!





COBSS

A Gift That Lives & Grows

Central Okanagan Bursary and Scholarship Society
1 - 616 KLO Road, Kelowna, BC V1Y 4X4

Phone 250.861.4980
Email cobss@shaw.ca

Fax 250.861.4913

Web www.cobss.ca

Original to: ~~Communications~~
Copied: ~~Mayor~~

~~City Manager~~
Councillors

June 5, 2013

City Hall - Attention Mayor Walter Gray
1435 Water Street
Kelowna, BC V1Y 1J4

File Number:

Initials:

Date: June 10/13.

Dear Mayor Walter Gray and Councillors of the City of Kelowna,

Please allow us to introduce you to the Central Okanagan Bursary and Scholarship Society (COBSS) and give you some history about this longstanding community organization of forty years.

The Central Okanagan Bursary and Scholarship Society grew from a need to help young people pursue their education and training beyond secondary school. The expenses of obtaining a post-secondary education deterred many promising students from seeking a higher education. Forty years ago, several leaders of the educational and business community in the Central Okanagan joined forces to find a solution to this problem. Among the founding members instrumental in the creating the non-profit (then called) Bursary Society were businessmen; Ken Harding of Westbank, former KSS Principals: Harry Dewar and Lou Dedinsky, and Rosemary King of the School Board office. COBSS is proud to have been chosen as the recipient of the Central Okanagan Foundation Volunteer Organization of the Year in 2005.

COBSS is a non-profit group made up of 35 volunteer community members and school counsellors from schools in the School District #23 boundaries. They are dedicated in providing financial assistance to Grade 12 graduates in order that they may continue their post secondary education. COBSS provides a central online application form for graduating high school students to apply for many community bursaries and scholarships. This year **652 students applied for 503 awards for a value of approximately \$392,000.**

We accept and administer money from donors (i.e. community or school groups, business and/or individuals). Criteria for awards are set by the donor to recognize student achievement and to assist students who might find it difficult to finance their post secondary education. Donors can also be involved in selecting their student recipient for their award during our Allocation process that takes place in March/April of each year.

Currently the District of Peachland, District of West Kelowna and the District of Lake Country donate \$500-\$1000 annually to provide a COBSS award to deserving Grade 12 students in their respective regions. We would like to take this opportunity to ask if you and the councillors of Kelowna would consider giving an award beginning in June 2014 to deserving students that make up the school boundaries of Kelowna (Central School, Ecole de L'Anse-au-Sable, Immaculata Regional High School, Kelowna Christian School, Kelowna Secondary School, Okanagan Adventist Academy, Okanagan Mission Secondary School, and Rutland Senior Secondary School). Your consideration to give an award would be greatly appreciated.

For further information regarding COBSS please visit our website www.cobss.ca If you have any questions, we would be more than happy to answer them for you. Please do not hesitate to contact us at this email address or phone and leave a message at the COBSS office at 250 861 4980.

Respectfully yours,

Anne Pistawka
COBSS President

Pauline Kirk
COBSS Administrative Assistant

Report to Council



Date: May 24, 2013
Rim No. 0615-20
To: City Manager
From: Greg Sauer, Environment & Land Use Planner
Subject: Agricultural Advisory Committee (AAC)

Recommendation:

That Council receives, for information, the report from the Environment & Land Use Planner dated May 24, 2013 with respect to the Agricultural Advisory Committee.

Purpose:

To provide background information in order to facilitate a discussion between Council and the Agricultural Advisory Committee Chairperson.

Background:

As noted in the AAC Terms of Reference, the primary objective of the AAC is to advise Council on sustainable agricultural land use from a multiple bottom line (i.e. cultural, economic, environmental, and social) perspective.

The City's AAC is comprised of seven full time members with diverse experience and skills as follows:

- Bob Hrasko - Civil Engineer/Administrator (Black Mountain Irrigation District)
- Gill Green - Professor/Department Chair, Geography (Okanagan College)
- John Janmaat - Associate Professor, Economics (UBC)
- Leo Gebert (Chair) - Vintner (St Hubertus Vineyard)
- Pete Spencer - Environmental Farm Plan Advisor (BC Agricultural Council)
- Pierre Calissi (Vice-Chair) - Orchardist, ret'd (Toscano Farms)
- Yvonne Herbison (Alternate) - Regional Pesticide Officer (Health Canada)

In addition to the full-time members, the AAC is supported by two "alternate" members as follows:

- Ed Schiller (Alternate) - Geologist, ret'd/Hobby Farmer SE Kelowna
- Paul Jeffares (Alternate) - Production Insurance Representative, BC Ministry of Agriculture & Lands

The AAC has a fairly broad scope of work relating to agriculture and agri-business including:

- consideration of Agricultural Land Commission (ALC) applications which are to be considered by Council;
- applications to amend the Official Community Plan Future Land Use Map or the zoning of the subject property where the parcel is within or adjacent to the Agricultural Land Reserve (ALR) or is zoned agricultural or is adjacent to an agriculturally zoned parcel;
- assisting with the review of various policies and plans as they relate to the City's agriculture and agri-business matters; and,
- working with Council, at Council's request, on submissions related to agricultural issues with other levels of government.

To date, the efforts of the AAC have been largely focused on the consideration of ALC applications with relevant OCP amendments and rezonings also referred to the Committee. Relative to most BC municipalities, the City of Kelowna reviews a higher number of ALC applications year in, year out. This held true in 2012 where the AAC met a total of seven times. Application types included those for ALR Inclusion, Exclusion, Subdivision in the ALR, and Non-Farm Use in the ALR. City of Kelowna rezoning and OCP amendments affecting agricultural land, and a complex request for farm help accommodation were also referred to the AAC for consideration. A total of 19 files were referred to the AAC in 2012 including 14 ALC files and five rezoning files potentially affecting ALR land.

Other 2012 activities included:

- AAC members were asked to collaborate with Land Use Management and Airport staff in a workshop format with respect to future expansion and development plans for Kelowna International Airport. The productive workshop was an excellent example of the potential of this Committee to add value to City projects at an early stage;
- Participated in the review of the City's new Agricultural Impact Assessment Terms of Reference (TOR) which are in use; and,
- Members attended the 2012 Agricultural Tour located in the District of West Kelowna. Unlike the 2010 Tour which was centered in Kelowna and where AAC members were heavily involved in the planning and execution, the 2012 Tour allowed Members to attend as participants of a very well-done tour.

AAC members look forward to ongoing dialogue with City Council. At this time the AAC has identified the following as potential discussion topics:

- rural/urban interface (i.e. potential source of ongoing conflict) and introducing additional density in rural/agricultural areas;
- the value of the agricultural (Farm) home plate concept in the Kelowna context;
- ongoing enforcement of farm worker housing and agri-tourist accommodations.
- opportunities to engage farmers to move unproductive land into production and the concurrent benefit of reducing speculation on ALR land; and,
- where to from here? Potential evolution of the AAC's scope as a result of impending changes to the ALC.

Considerations not applicable to this report:

Internal Circulation:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by:

Greg Sauer, Environment & Land Use Planner

Reviewed by:

Todd Cashin

Approved for inclusion:

Doug Gilchrist

COUNCIL/AAC DISCUSSION

JUNE 17, 2013



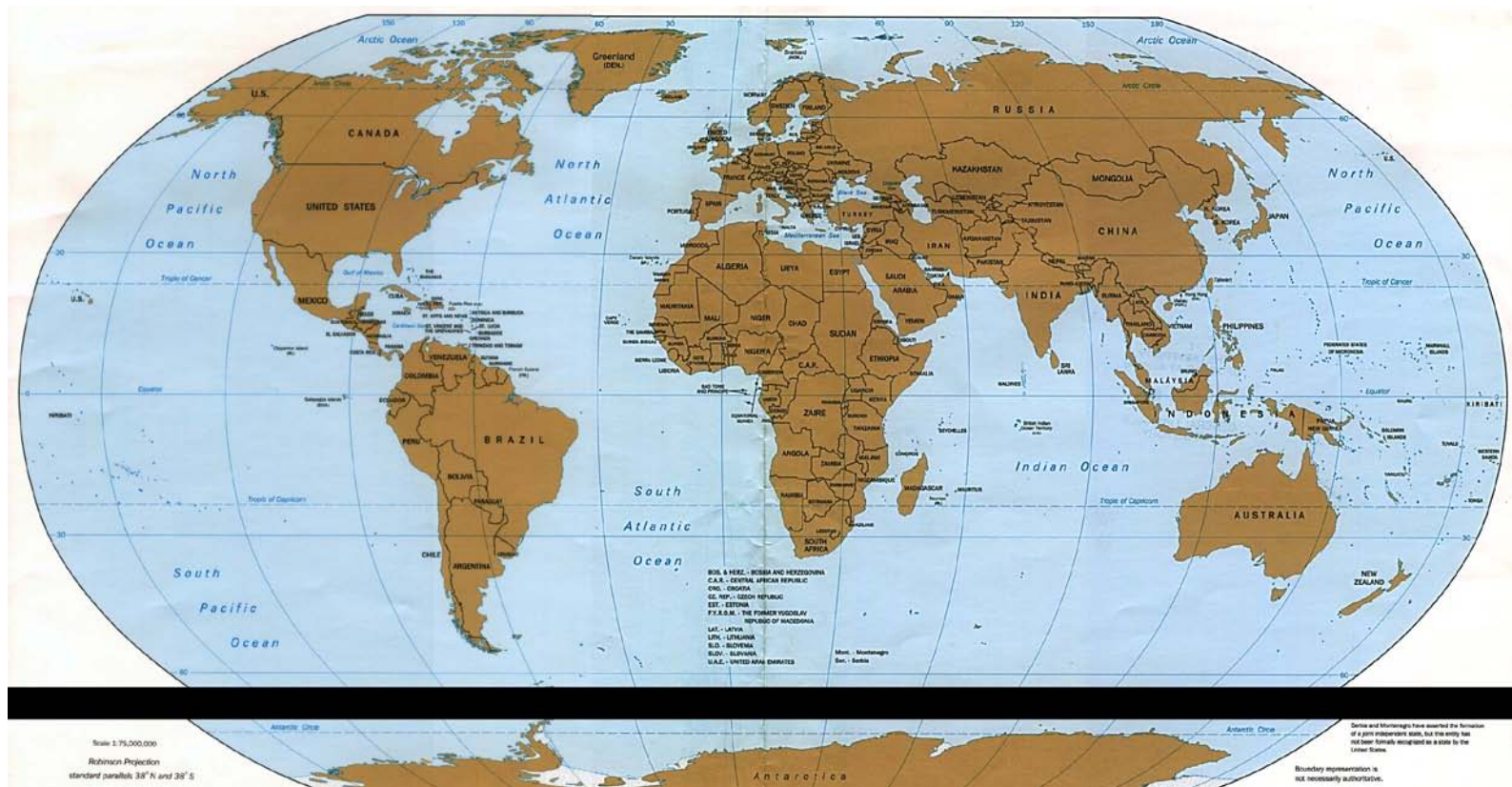
AAC MEMBERS

- ▶ **Bob Hrasko** - Civil Engineer/Administrator (Black Mountain Irrigation District)
- ▶ **Ed Schiller** (Alternate) - Geologist, ret'd/Hobby Farmer SE Kelowna
- ▶ **Gill Green** - Professor/Department Chair, Geography (Okanagan College)
- ▶ **John Janmaat** - Associate Professor, Economics (UBC)
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WHY DISCUSS AGRICULTURE AND AGRICULTURAL LAND USE?



POPULATION GROWTH



Population 2050 - 9 billion (UN Prediction)

IMPORTANCE OF AGRICULTURE TO CANADA

- ▶ 6th Largest Exporter
- ▶ \$43 billion/yr

WHAT do we produce?

Top commodities by province and territory



IMPORTANCE OF AGRICULTURE TO CANADA

- ▶ 8% of GDP
- ▶ 1/8 jobs



IMPORTANCE OF AGRICULTURE TO B.C.

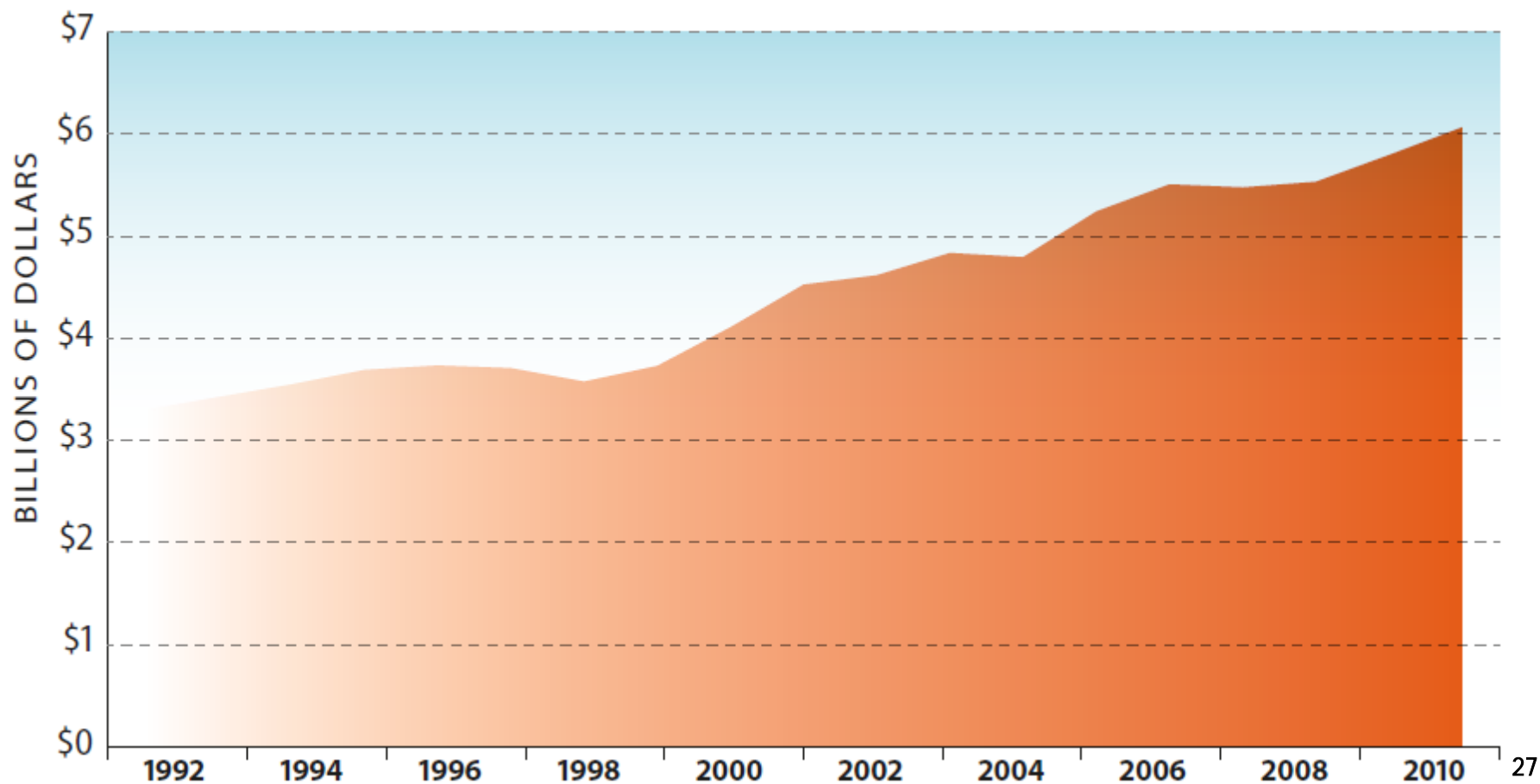
- ▶ 56,400 employed
- ▶ +200 agricultural commodities



IMPORTANCE OF AGRICULTURE TO B.C



FOOD & BEVERAGE MANUFACTURING IN B.C.



B.C. GROWTH PROJECTIONS

- ▶ \$10.5 billion (2010)
- ▶ \$14.0 billion (2017)¹



¹ The B.C Jobs Plan - Agrifoods Strategy Target

LOCAL ECONOMICS TREE FRUITS

- ▶ \$130 million in wholesale revenue
- ▶ \$270 million to the local economy



Source: Glen Lucas - Executive Director, BC Fruit Growers Association ²⁹

LOCAL ECONOMICS WINE & GRAPES

- ▶ \$1.43 billion in revenue
- ▶ \$2.01 billion of overall economic impact



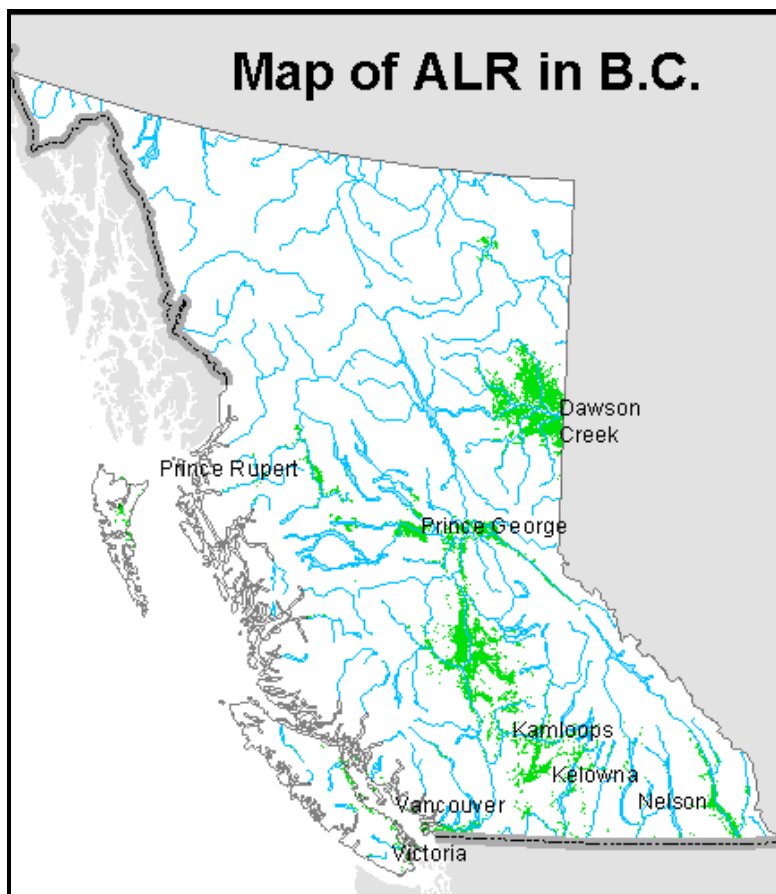
Source: The Economic Impact of the Wine and Grape Industry in Canada 2011 ³⁰

INTRINSIC VALUE

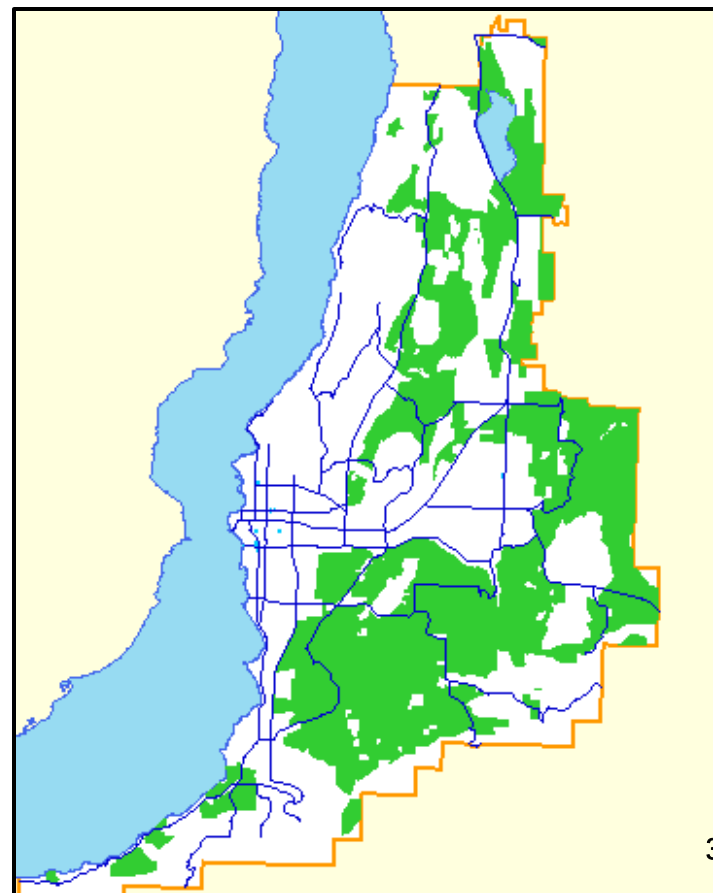


DISTRIBUTION OF ALR LAND

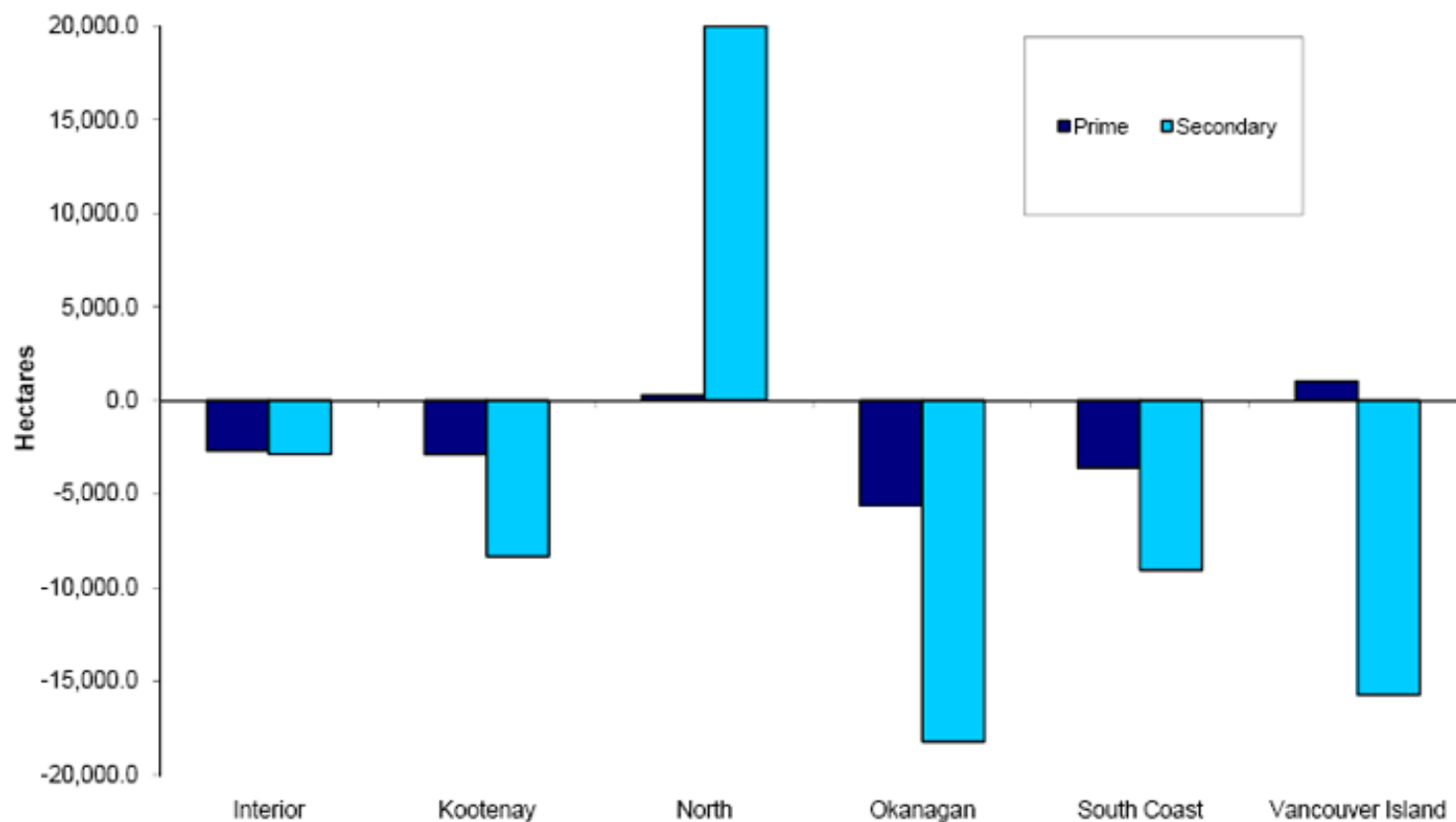
ALR = 5%



ALR = 39 %

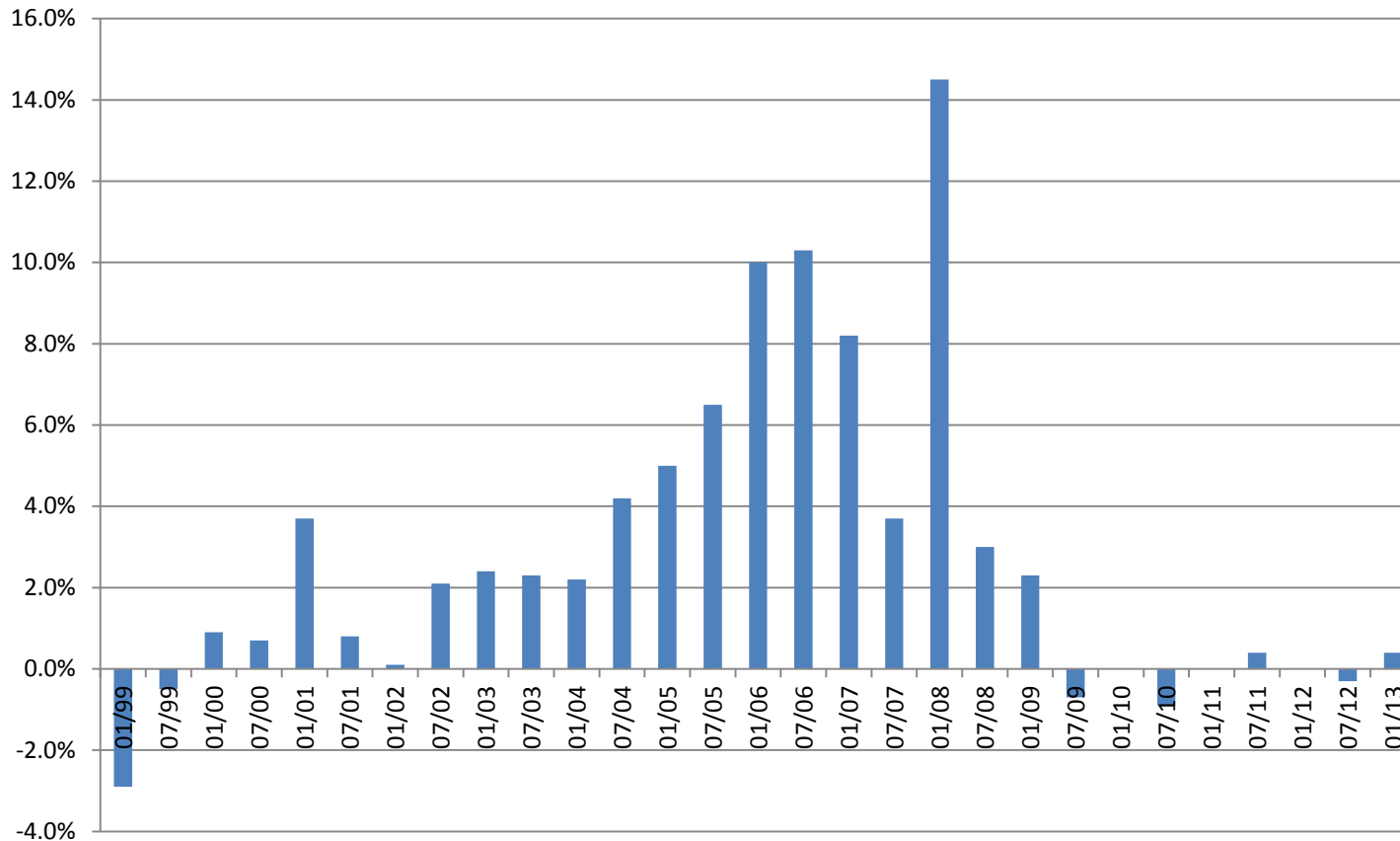


NET CHANGE IN THE ALR (1974 - 2000)



BRITISH COLUMBIA FARMLAND VALUES

Semi-annual % change in farmland values



BRITISH COLUMBIA FARMLAND VALUES

- ▶ Avg. Farm Price 2001 -> \$305,000
- ▶ Avg. Farm Price 2013 -> \$1.6 Million

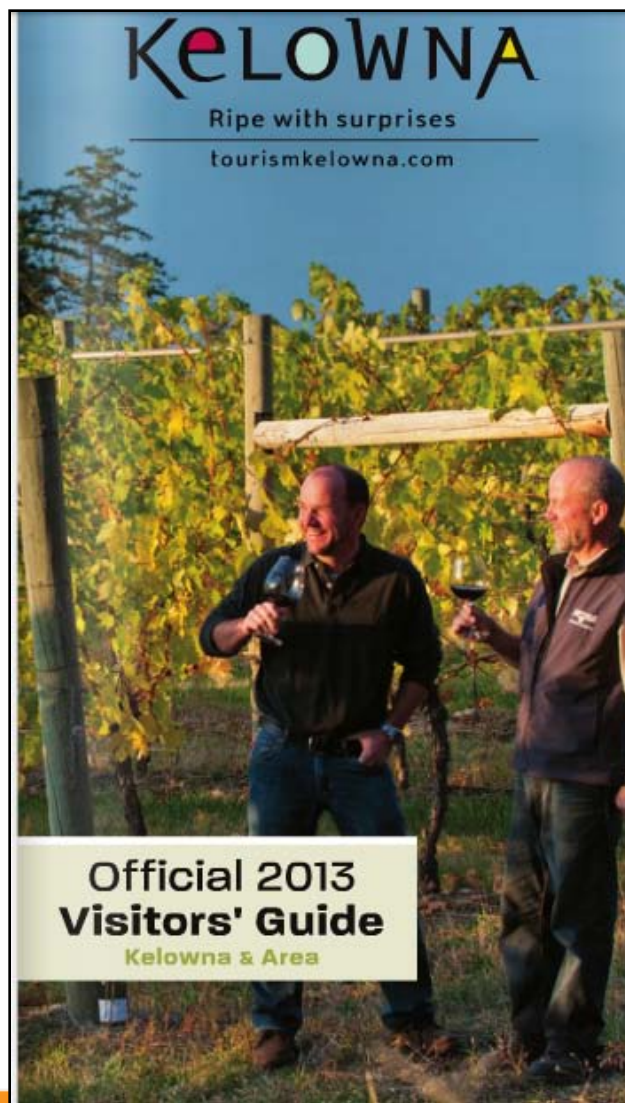
AAC MANDATE

- ▶ Advise Council on agri-business issues.
- ▶ Liaison with the agricultural community.
- ▶ Working Group for items identified by Council.

AAC SCOPE

- ▶ ALC applications.
- ▶ OCP and Zoning Bylaw applications.
- ▶ Review planning documents as they relate to agriculture and agri-business.
- ▶ Submissions to other levels of government.
- ▶ Other matters as referred by Council.

LEO GEBERT AAC CHAIR



DISCUSSION

Potential Discussion Topics

1. Urban/Rural Interface (Conflict)
2. Large vs. Small Parcel Sizes
3. Agricultural (Farm) Home Plate
4. Enforcement - Farm Worker Housing
- Agri-tourist Accommodations
5. Unproductive Land -> Productive
6. AAC Scope

URBAN RURAL CONFLICT



NOTICE:
THIS PROPERTY IS A FARM
FARMS HAVE ANIMALS.
ANIMALS MAKE:
FUNNY SOUNDS
SMELL BAD. AND
HAVE SEX OUTDOORS.
UNLESS
YOU CAN TOLERATE.
NOISE,
ODORS, AND
OUTDOOR SEX.
DON'T BUY PROPERTY
NEXT TO A FARM!



AGRICULTURAL PARCEL SIZES

Larger Average Parcel Sizes



Smaller Average Parcel Sizes



AGRICULTURAL HOME PLATE

No "Agricultural Home Plate"



4.6 ha
(11.5 ac)
51%
farmed

7.9 ha
(19.7 ac)
89%
farmed

"Agricultural Home Plate"

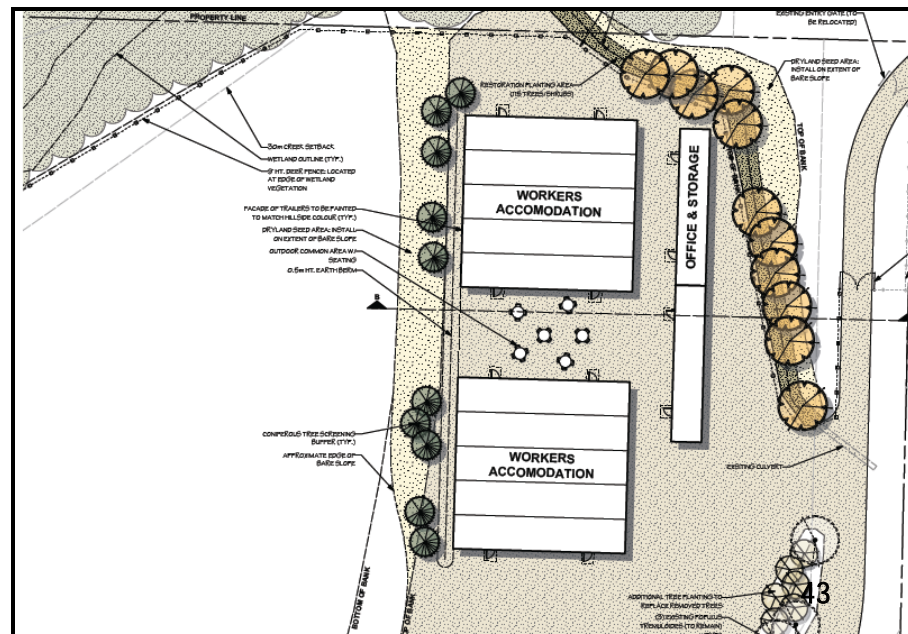


FARM WORKER HOUSING ENFORCEMENT

Farm Worker Housing



Seasonal Farm Worker Housing

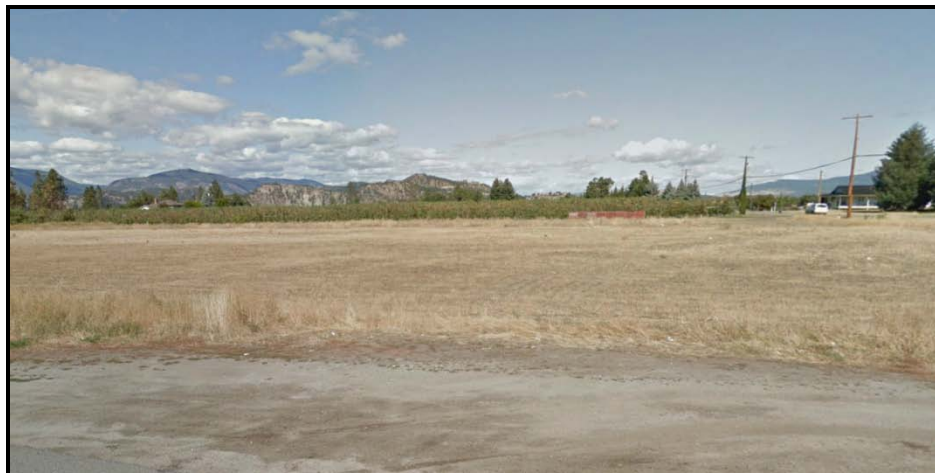


AGRI-TOURIST ACCOMMODATION ENFORCEMENT



INCREASING PRODUCTIVE LAND

FROM THIS  TO THIS



AAC SCOPE

- ▶ Possibilities include:
 - ▶ Fewer ALC files to consider with changes to ALC.
 - ▶ Opportunity to increase involvement in policy.
 - ▶ Working toward enhanced agricultural productivity (e.g. identify barriers and opportunities) city-wide.

THE END



VALUE OF AGRICULTURAL LAND

MLS®: 10043468 For Sale: \$1,795,000

- ADDITIONAL PHOTOS
- VIEW BROCHURE
- DRIVING DIRECTIONS
- MORTGAGE CALCULATOR
- PRINT
- E-MAIL TO A FRIEND

- Add To My Favourites
- Add to Compare

Farm Type : Unknown
Land Size : 19.7 ac|10 - 50 acres
Structures : Shed
Location : 2105 Morrison Road
 Kelowna, BC V1X 4W4
Walk Score® : 20



Jerry Geen
 Telephone: 250-
 Email REALTOR@
 REALTOR@ Wel



RE/MAX Kelov
 #100 - 1553 Ha
 Kelowna, British
 Telephone: 250-
 Fax:

19.7 ac
 \$1.79 million
 ~\$91k/ac



General Description
 19.7 ACRES WITH HOME AND SMALL RV PARK!! Ideal central, high profile location, minutes to all modern

MLS®: 10057237 For Sale: \$3,200,000

- ADDITIONAL PHOTOS
- DRIVING DIRECTIONS
- MORTGAGE CALCULATOR
- PRINT
- E-MAIL TO A FRIEND

- Add To My Favourites
- Add to Compare

Farm Type : Unknown
Land Size : 28.86 ac|10 - 50 acres
Structures : Workshop
Location : 1790 McCurdy Road East
 Kelowna, BC V1P 1B5
Walk Score® : 0



David Jurome
 Telephone: 250-
 Email REALTOR@
 REALTOR@ Wel



Macdonald Rea
 597 K.L.O. Road
 Kelowna, British
 Telephone: 250-
 Fax: 250-860-1



General Description
 28.86 acres with luxurious custom built home designed to maximize panoramic City, Lake & Valley views! Main

28.86 ac
 \$3.2 million
 ~\$111k/ac