

Agricultural Advisory Committee

AGENDA



Thursday, September 8, 2016

6:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.

(c) All representations to the Agricultural Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

2. Applications for Consideration

2.1 4193 Gordon Drive, Heritage Revitalization Agreement HRA16-0002 - Colin Gifford Magnus Thomson

3 - 18

The applicant is applying for a Heritage Revitalization Agreement to allow for a proposed carriage house to be used for short term and long term rentals on a Heritage Registered property that is zoned A1-Agriculture and is located in the Agricultural Land Reserve.

3. Old Business

3.1 Kelowna International Airport Update to Master Plan 2045

19 - 44

To present the Agricultural Advisory Committee (AAC) with the update to the Kelowna International Airport Master Plan 2045 and obtain input and feedback.

4. Minutes

45 - 48

Approve Minutes of the Meeting of June 9, 2016.

5. Next Meeting

October 13, 2016

6. Termination of Meeting

COMMITTEE REPORT



Date: September 8, 2016

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (TB)

Application: HRA16-0002

Owner: Colin Gifford Magnus Thomson

Address: 4193 Gordon Drive

Applicant: Colin Gifford Magnus Thomson

Subject: Application to Council for a Heritage Revitalization Agreement

1.0 Purpose

The applicant is applying for a Heritage Revitalization Agreement to allow for a proposed carriage house to be used for short term and long term rentals on a Heritage Registered property.

2.0 Proposal

2.1 Background

The subject property is zoned A1-Agriculture and is located in the Agricultural Land Reserve. It is of historical interest because of its long association (1904) with one family (Thomson) which settled in the area during the earliest phase of European Settlement. It was once part of a 120-acre block that ended at the shoreline of Okanagan Lake. Over the years it has slowly been subdivided and sold off to various developers including the City of Kelowna (Capital News Centre, and H2O Centre). The farm has historically been used as a tobacco farm, dairy farm, lettuce and celery, and nursery stock.

There are two heritage designated structures on the property - the Farm House and the Tobacco Barn. The house was constructed in the 1920's and has been well maintained. It has a 3-bay front elevation, gabled dormers, and a large verandah. The Tobacco Barn is associated with the second phase of the tobacco industry and was constructed after 1925. It is a well preserved and rare agricultural structure. Other structures of note on the property include a barn/horse stable (1913), and a milk house (1922).

The farm has been a beef and hay operation since 1980. Currently the applicant supports a cow/calf operation of 60 cows and 4 bulls. It is associated with the property to the south which is farmed with intensive vegetables and hay.

2.2 Project Description

The applicants propose to construct a small single storey carriage house (under 90m²) on the south-east corner of the property. The specific siting and design are to be finalized through the Heritage Revitalization Permit to ensure it meets the Heritage Design Guidelines and has minimal impact on the agriculture use of the existing operation. The applicant's rationale is to provide short term and long term rentals that would be associated with agri-tourism of the subject farm (beef, hay, and heritage) and the adjacent farm immediately to the south (Old Meadows Organic Farm & Market). The applicant proposes to provide tours when possible of the heritage buildings and farm operations on site.

The proposal is to have flexibility between short term rentals and long term rentals so that during seasons that are not as viable for tourists, low cost accommodation could be provided long term to other tenants. It is of note that this application is similar to an A1t (Agri-tourist Accommodation) or A1c (Agriculture with Carriage House) rezoning, however utilizing the Heritage Revitalization Agreement allows the application to be tied to the existing heritage value on the property.

The proposed siting would have minimal impact on the existing farm as the footprint would be located close to Gordon and the entrance to the farm. In addition, the applicant has proposed a non-permanent foundation, and a septic system that would involve a storage tank rather than a permanent connection or septic field. The water servicing for the property is located in close proximity to the proposed carriage house and therefore servicing works will be minimal and will not impact the existing farming operation.

2.3 Site Context

Parcel Summary - 4193 Gordon Drive

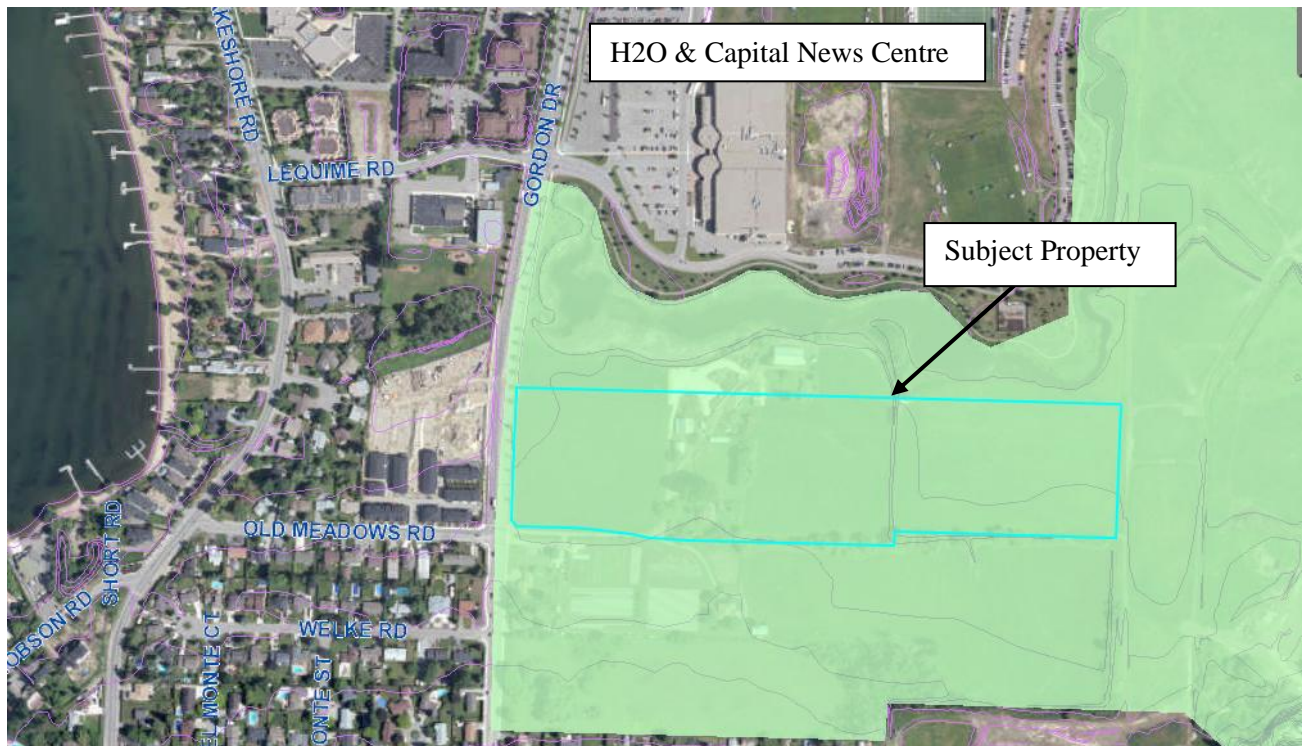
Parcel Size: 22.35 acres

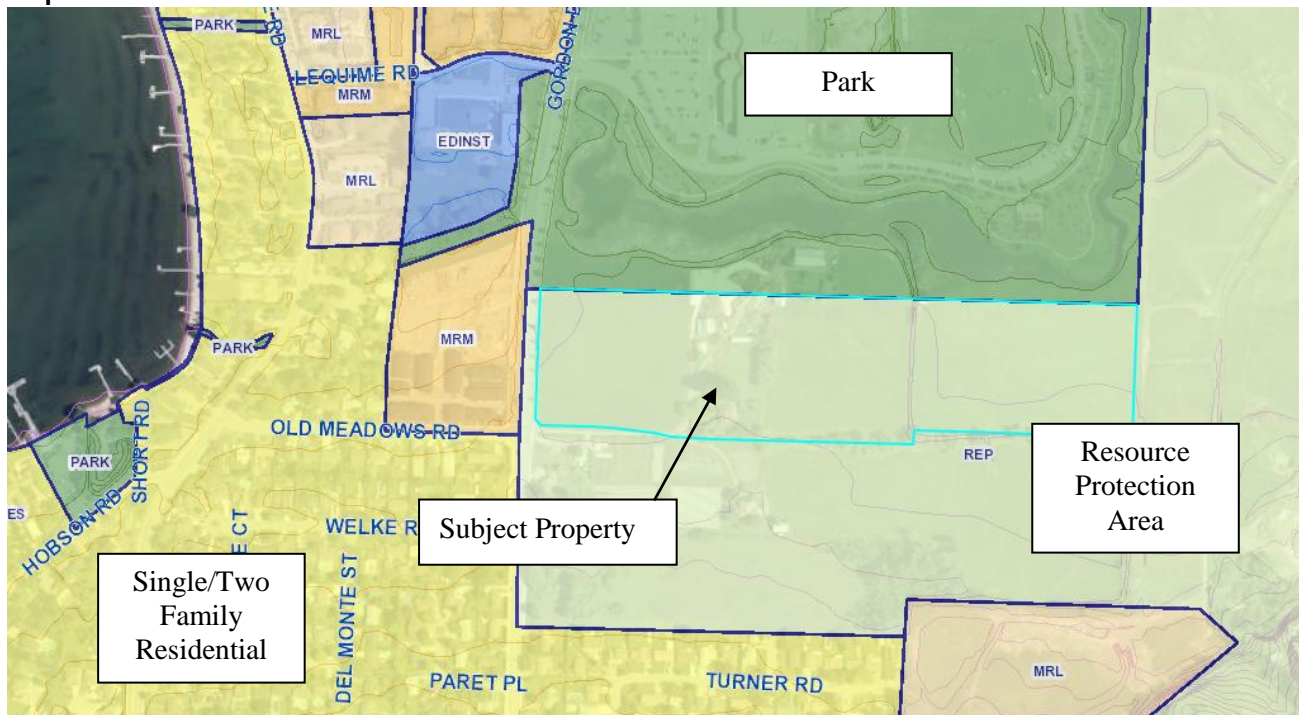
Elevation: 343 - 345 metres above sea level (masl) (approx.)

Map 1 - Neighbourhood



Map 2 - Agricultural Land Reserve



Map 3 - Future Land Use

2.4 Neighbourhood Context

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	A1 - Agriculture	Yes	Agriculture
South	A1 - Agriculture	Yes	Agriculture
East	A1 - Agriculture	Yes	Agriculture
West	RM4 - Transitional Low Density Housing	No	Multi-Family

3.0 Community Planning

Community Planning is seeking comment from the Agricultural Advisory Committee on the following aspects of the application and their potential impacts on existing agriculture:

- Increased Uses on the Subject Property (Short Term Rental/Long Term Rental)
- Siting and Design Considerations
- Heritage Component

4.0 Relevant Development Processes (Official Community Plan)

Chapter 5 - Development Process

Objective 5.7: Identify and conserve heritage resources.¹

Policy 1 Heritage Register: Use the Kelowna Heritage Register for fully informed decision-making regarding land use of heritage properties.

Policy 2 Heritage Designation: Encourage owners of properties listed in the Kelowna Heritage Register and identified as significant to voluntarily provide long-term heritage protection to their properties through the use of a Heritage Designation Bylaw.

Policy 3 Heritage Revitalization Agreements: Consider the adaptive reuse of heritage buildings appropriate within any future land use designation, provided that a Heritage Revitalization Agreement is negotiated with the City and provided that the project meets the criteria established for sensitive neighbourhood integration.

Chapter 5 - Development Process

Objective 5.33 Protect and enhance local agriculture.²

Policy 5 Agri-tourism, Wineries, Cideries, Retail Sales. Support agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations. Permit wineries, cideries and farm retail sales (inside and outside the ALR) only where consistent with existing ALC policies and regulations.

Report prepared by:

Trisa Brandt, Planner I

Reviewed by:



Todd Cashin, Community Planning Department Manager

Attachments:

Schedule A: Policies
Conceptual Site Plan, Elevations, Floor Plans
Photos of the Site
Applicant's Rationale

¹ City of Kelowna, Official Community Plan Chapter 5, Objective 5.7

² City of Kelowna, Official Community Plan Chapter 5, Objective 5.33

SCHEDULE A - Policies



Subject: Address

4.1 City of Kelowna Agriculture Plan (1998)

ALR Application Criteria³

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

1.1 City of Kelowna Strategic Plan

Objective⁴: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective⁵: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

1.3 Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area⁶

Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Permanent Growth boundary⁷

Lands within the permanent growth boundary may be considered for urban uses within the 20-year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 5 - Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary⁸. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth

³ City of Kelowna Agriculture Plan. 1998. P. 130.

⁴ City of Kelowna Strategic Plan. 2004. P. 7.

⁵ City of Kelowna Strategic Plan. 2004. P. 29.

⁶ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁷ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

Boundary for more intensive uses **only** to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture⁹.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .2 ALR Exclusions. The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

1.4 Agricultural Land Commission Act (ALCA)

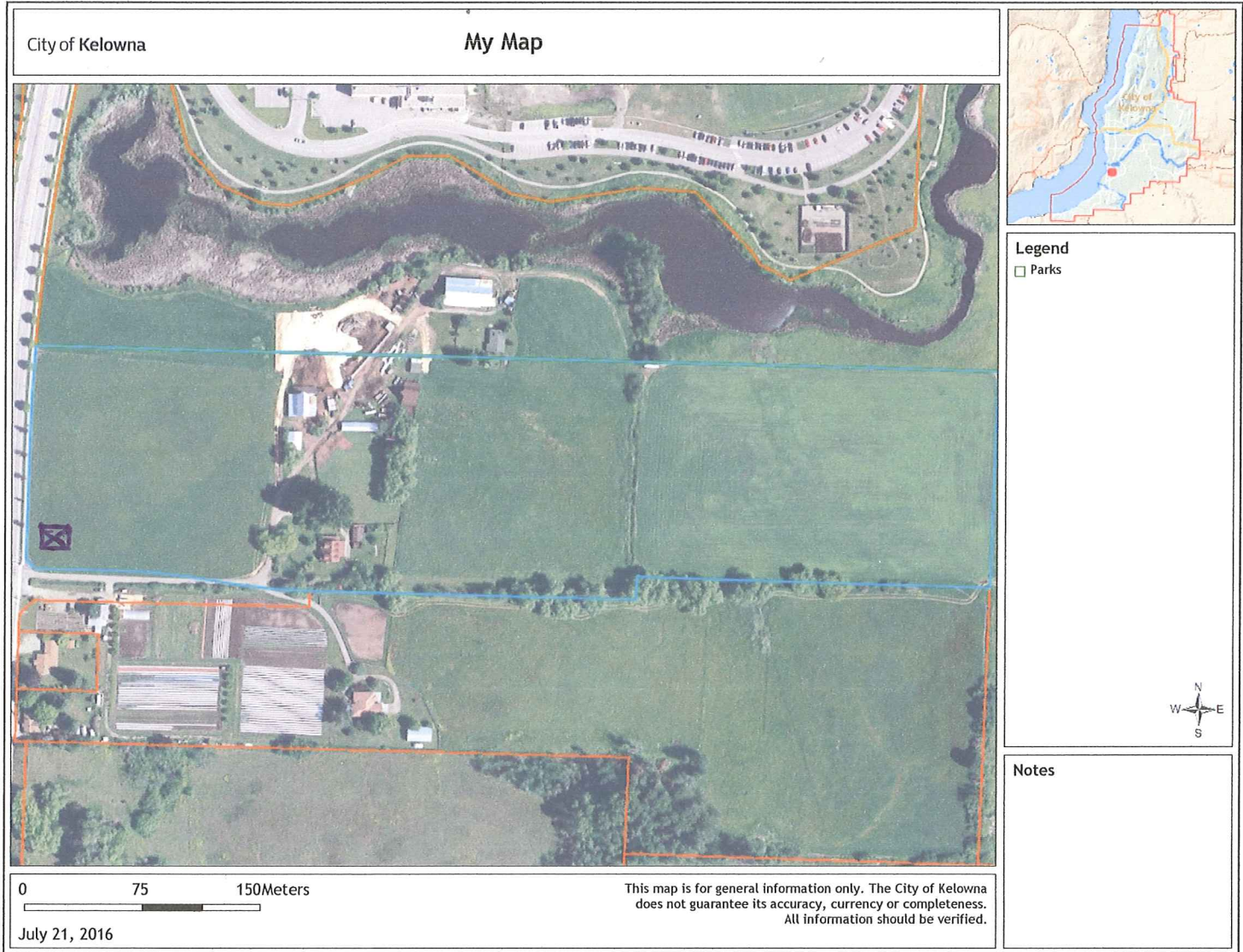
Purposes of the commission - Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

⁸ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

⁹ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.



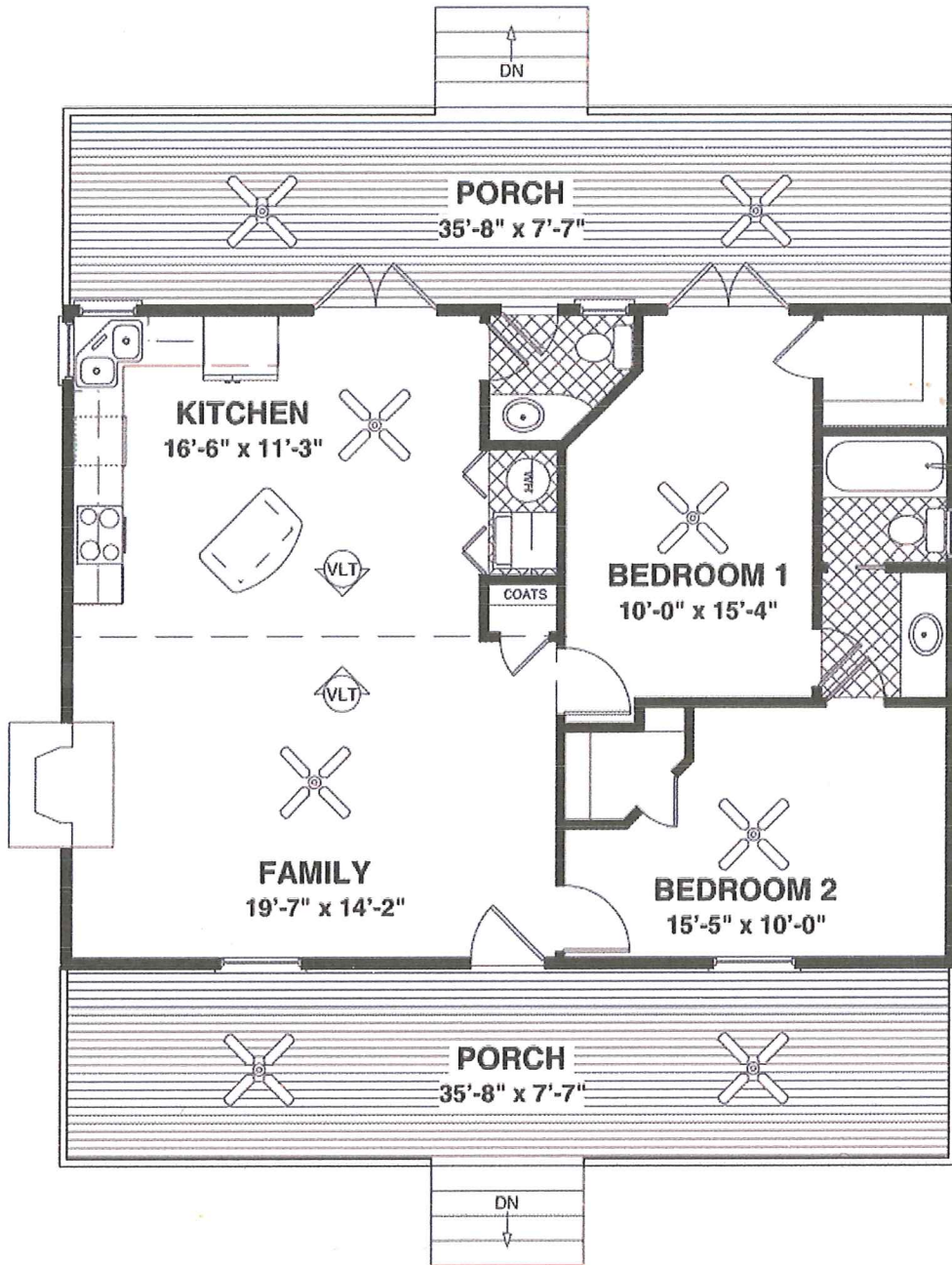
 PROPOSED COTTAGE LOCATION



SOMETHING VERY CLOSE TO THIS WE WOULD
LIKE TO BUILD

SIDING AND ROOF SHINGLES WOULD
MATCH HERITAGE FARM HOUSE WE
LIVE IN NOW BUILT 1922 BY MY
GRANDFATHER AND GREAT UNCLE!

PERHAPS SOME FALSE GABLES TO
MATCH THE FARM HOUSE ALSO WOULD
LOOK GOOD.



- WE LIKE THIS LAYOUT OR
SOMETHING VERY CLOSE TO IT.

**A
CENTURY FARM**

**THE
THOMSON FARM**

Established 1898
**OKANAGAN MISSION
B.C.**

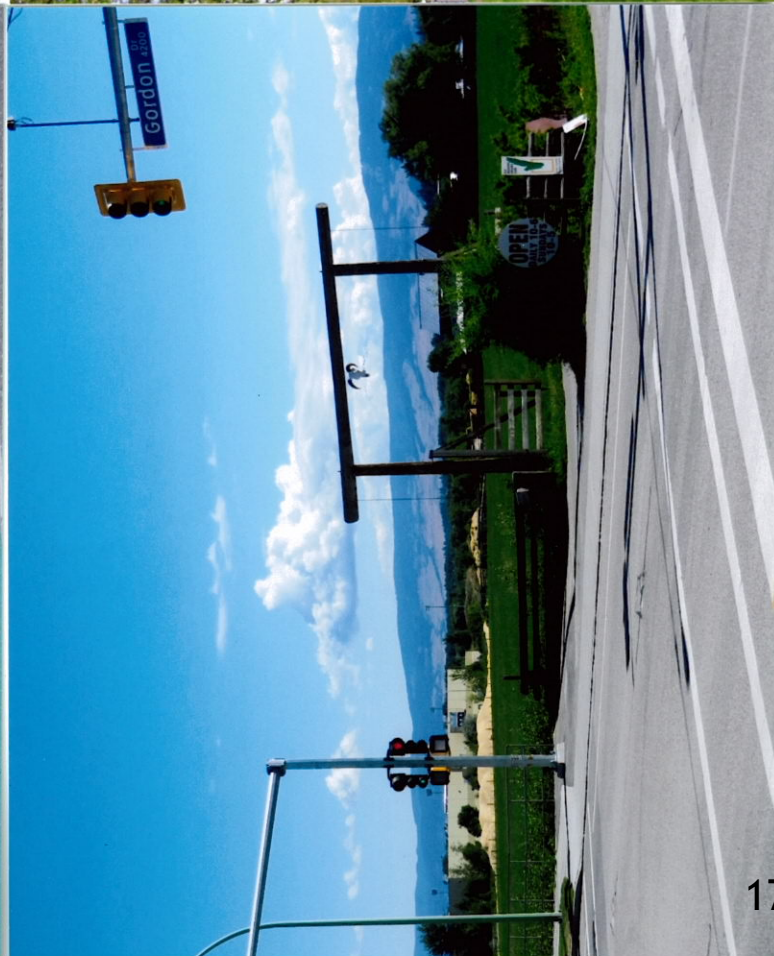


Ministry of Agriculture, Food and Fisheries









July 22, 2016

Thomson Heritage Farm:

The Thomson Family arrived in Okanagan mission in 1891. I am proud to be the fourth generation farming as my family has done all these years. The farm has seen many changes. Vegetables, tobacco, nursery stock, thirty years a Holstein Dairy, and since 1980 a beef and hay operation. Currently I work year round supporting a cow/calf operation of 60 cows and 4 bulls. I sell what feed I can and buy a lot of feed for the cattle. My wife and I are raising 4 boys. As careful as we are with our expenses, the farm is not profitable.

A guest cottage built in the corner of our farm would give us the extra income we need. We would like to invite guests to come and visit our heritage farm. Our location is ideal for tourists wanting to experience old mission history while being minutes away from wineries, beaches, recreational facilities and much more.

A guest cottage would be a wonderful addition to our farm and we are very confident that it would be successful. We are committed to farming here but to be profitable now and in the future, we need to diversify.

Thank you for your consideration,

Colin and Sarah Thomson

COMMITTEE REPORT



Date: September 8, 2016
RIM No. 1700-03
To: Agricultural Advisory Committee (AAC)
From: Kelowna International Airport (YLW)
Subject: Kelowna International Airport Update to Master Plan 2045

1.0 Purpose

To present the Agricultural Advisory Committee (AAC) with the update to the Kelowna International Airport Master Plan 2045 and obtain input and feedback.

2.0 Proposal

THAT the AAC receive, for information, the YLW Master Plan 2045 presentation, attached to the report.

THAT the AAC participate in discussions, identify issues and provide critical input on the YLW Master Plan 2045.

3.0 Background

YLW is the largest municipally owned and operated airport in Canada. With over 1.6 million passengers annually, a 6.5 per cent increase since 2013, the airport generates benefits not only for the City of Kelowna, but also beyond its boundaries to the entire Thompson Okanagan area.

With such a high growth rate comes the need to plan for future requirements for the aviation needs of the community. The new Master Plan will guide the development of YLW to 2045 and will be instrumental in its drive to become the best mid-sized airport in North America.

In March 2015, YLW engaged SNC-Lavalin to update the existing Master Plan 2025, approved in 2007, which will guide future airport development and cost effectively meet aviation demand while considering potential environmental and socio-economic impacts. The update focuses on a proven methodology, best practices, regular stakeholder input, a pro-active public consultation process and the delivery of clear recommendations.

The Master Plan 2045 includes a number of items including:

- YLW's goals, vision, mission and values;
- Key success drivers;
- Economic impact;
- Air traffic growth;

- Airport infrastructure;
- Land considerations; and,
- Key findings.

Decision-making processes are significantly improved on a local, regional and provincial scale when stakeholders and the public are included in solutions. Accordingly, we request that the AAC participate in discussions, identify issues and provide critical input on the plan.

YLW's total economic impact is 4,545 jobs and \$789 million in total economic output to the province of British Columbia, so the future of the airport will greatly affect the entire Okanagan, including agricultural areas.

4.0 Community Planning

The City of Kelowna's Official Community Plan (OCP) provides a policy framework for City Council by addressing issues such as housing, transportation, infrastructure, parks, economic development and the natural and social environment. It deals with issues expected to arise over a twenty-year period.

The current 2030 Official Community Plan: Greening Our Future was adopted in 2011. It contains specific policies pertaining to compatible land use surrounding the airport. These are detailed later in Section 13 - Land Use Planning, of the OCP.

The OCP is typically reviewed/refined approximately every five years to ensure that it continues to meet community needs. The City of Kelowna anticipates initiating the next update in 2017. YLW's Master Plan 2045 will provide guidance to the aviation component and compatible land use planning of the upcoming OCP update.

Submitted by:

S. Dyrdal, Senior Airport Finance and Corporate Services Manager

Attachments:

Master Plan 2045 Summary Presentation



YLW

Kelowna International Airport

Master Plan 2045

Preliminary Draft Summary

Summer 2016



SNC • LAVALIN

YLW Master Plan

About

- Supports YLW's vision to become the best mid-sized airport in North America
- Supports the Drive to 1.6 Million Passengers Program and the Flight to 2020 Projects (Ongoing)
- Picks up where the 2025 Master Plan left off to guide airport planning and development
- Informs the City's Official Community Plan (OCP)
- Includes a Five Year Strategic Plan



YLW Master Plan 2045 Goals

Review and Analyze

all aspects of airport
infrastructure

Update

traffic forecasts and
economic data

Define

future growth and
development priorities

Guide

future capital planning
and phased implementation

Provide

stakeholders and the public
with engagement
opportunities

Apply

the final 2045 Master Plan as
the way forward

YLW Master Plan 2045

Timeline: Three-phase Approach



YLW Master Plan 2045

Master Plan Study Components: At-a-Glance



Air Traffic Analysis and Forecasting: Air Traffic and Passenger Growth



Apron and Aircraft Parking (Infrastructure)



Airside System: Runways and Taxiways



Air Terminal Building



Airport Economic Impacts



Public Roads, Access and Vehicle Parking



New Regulatory Requirements



Commercial Land Development: Airside and Groundside



Potential Land Acquisition Areas



Noise Contours and Other Environmental Considerations

Strategic Development Plan

Vision and Mission

The Vision of Kelowna International Airport (YLW) is to become the best mid-sized airport in North America.

The Mission of YLW is to provide safe, secure, customer-friendly economical services and facilities that promote the Okanagan.



Strategic Development Plan

Core Values

- Innovation
- Excellence in Safety, Security and Environmental Performance
- Teamwork and People
- Integrity
- Economic Development and Fiscally Responsible Ownership
- Quality Customer Experience



Strategic Development Plan

Key Success Drivers

- Operate and maintain safe and secure best-in-class facilities and services
- Foster economic development for the region
- Act in a financially responsible and sustainable manner
- Exceed customer service expectations of the travelling public in collaboration with airport partners and the community



Economic Impact of YLW Activities

YLW Fast Facts

Kelowna International Airport (YLW) is the largest municipally owned and operated airport in Canada – and we're growing!

**Our goal to welcome
1.6 million passengers**
was achieved in 2014



By 2020 we anticipate serving
2 million passengers
annually



We are the
11th busiest airport
in Canada

More than
15,400 passengers
every week choose our airport
as their starting destination



Our economic impact in 2010 was
2,730 jobs, representing
\$140 million in wages and
\$610 million in total
economic output in BC



From 2010 to 2015,
our full-time employment
increased by **9%**,
wages increased by **19%**
and our GDP increased by **27%**



Between 2010 and 2020,
we will have
invested over
\$92 million
in facility upgrades



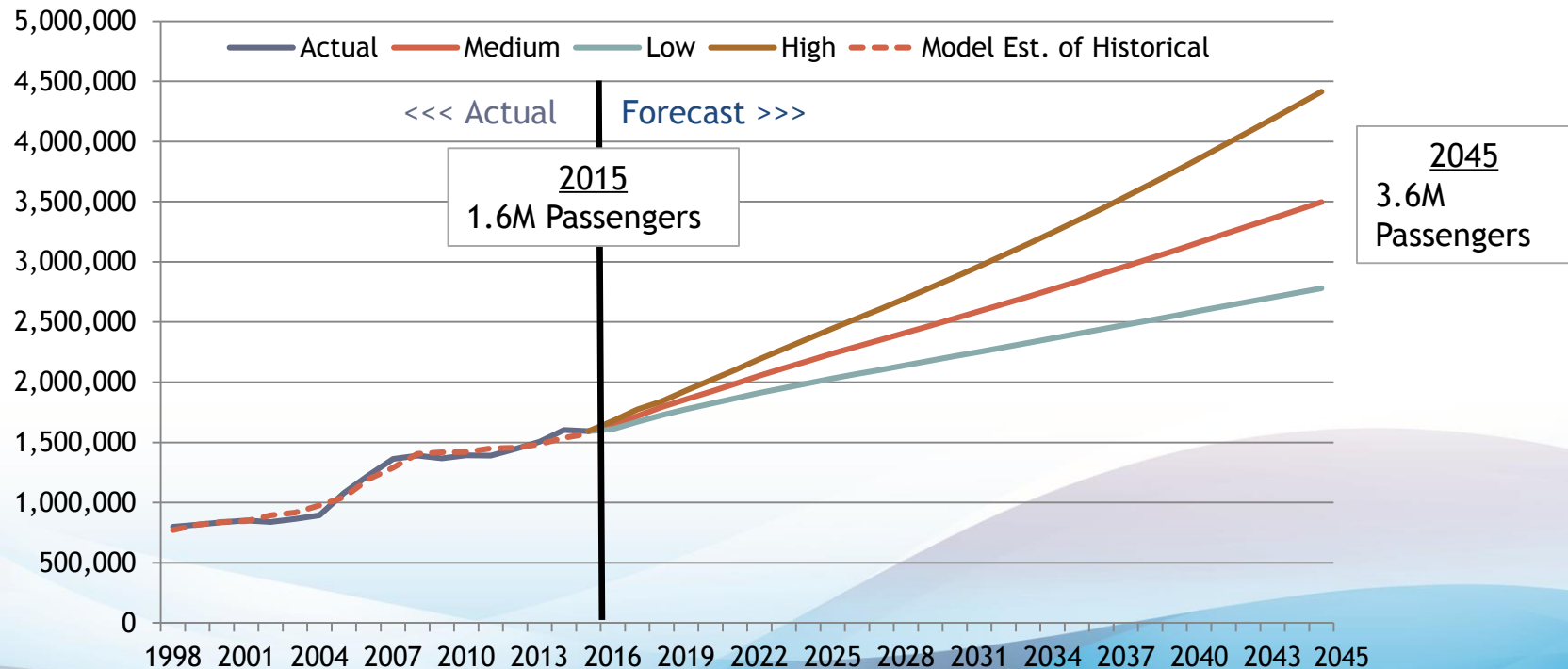
Every additional daily, year-round scheduled B737 flight also
generates up to 38 full-time jobs at YLW

Air Traffic Growth



Passengers

Passenger growth to continue at **3% annually** (medium forecast)

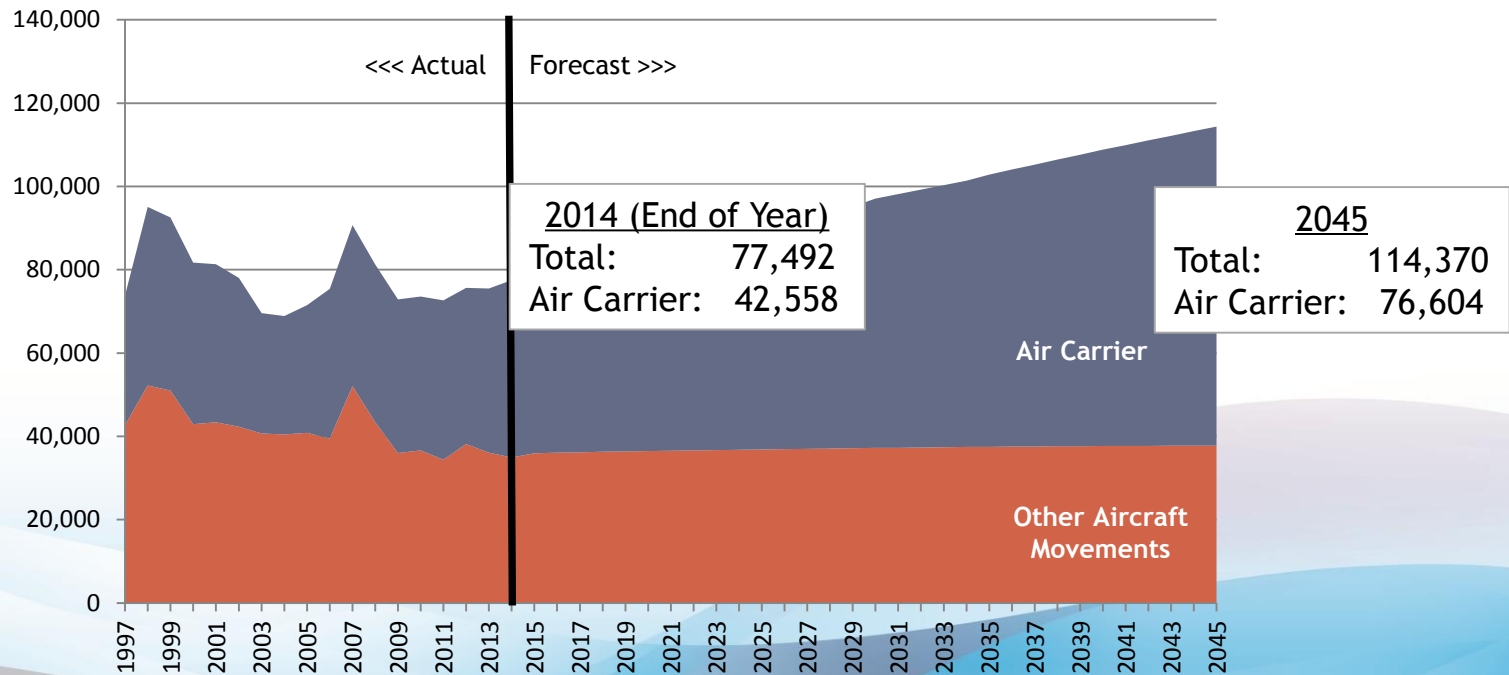


Air Traffic Growth



Aircraft Takeoffs and Landings

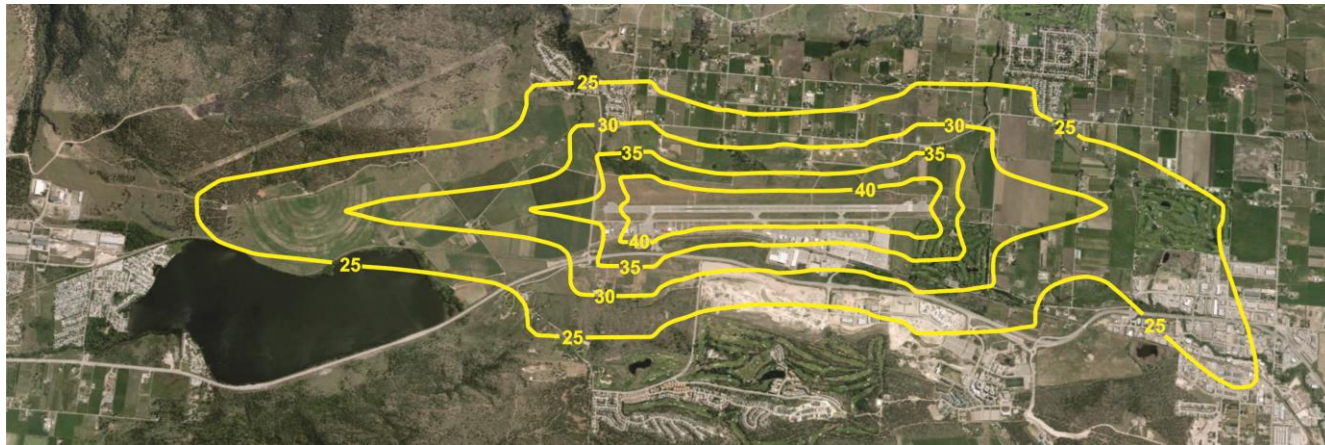
Growth at 2% per year (majority attributable to air carrier services)



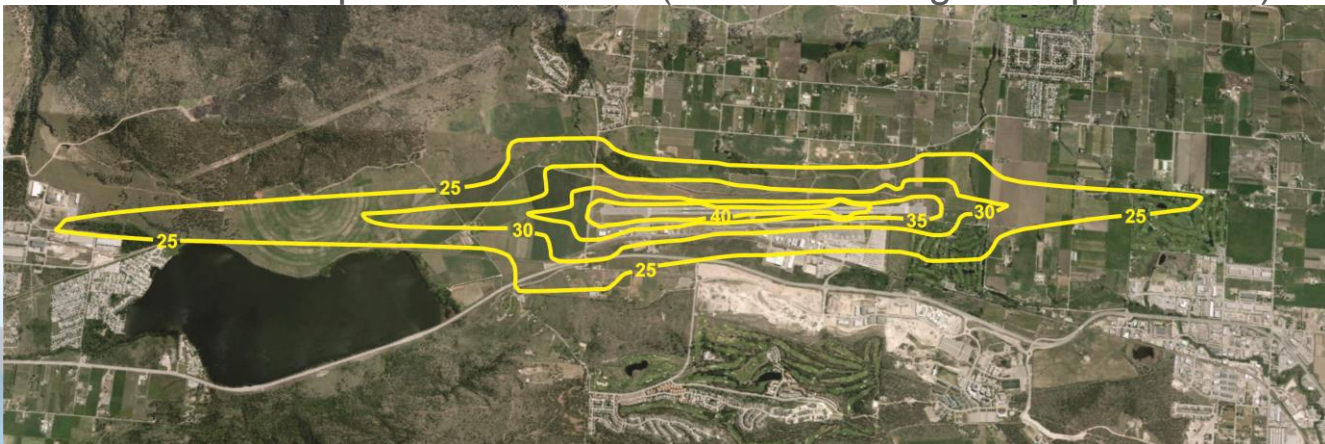
Air Traffic Growth

Noise Exposure – Preliminary Master Plan 2045

2025 Noise Exposure Forecast



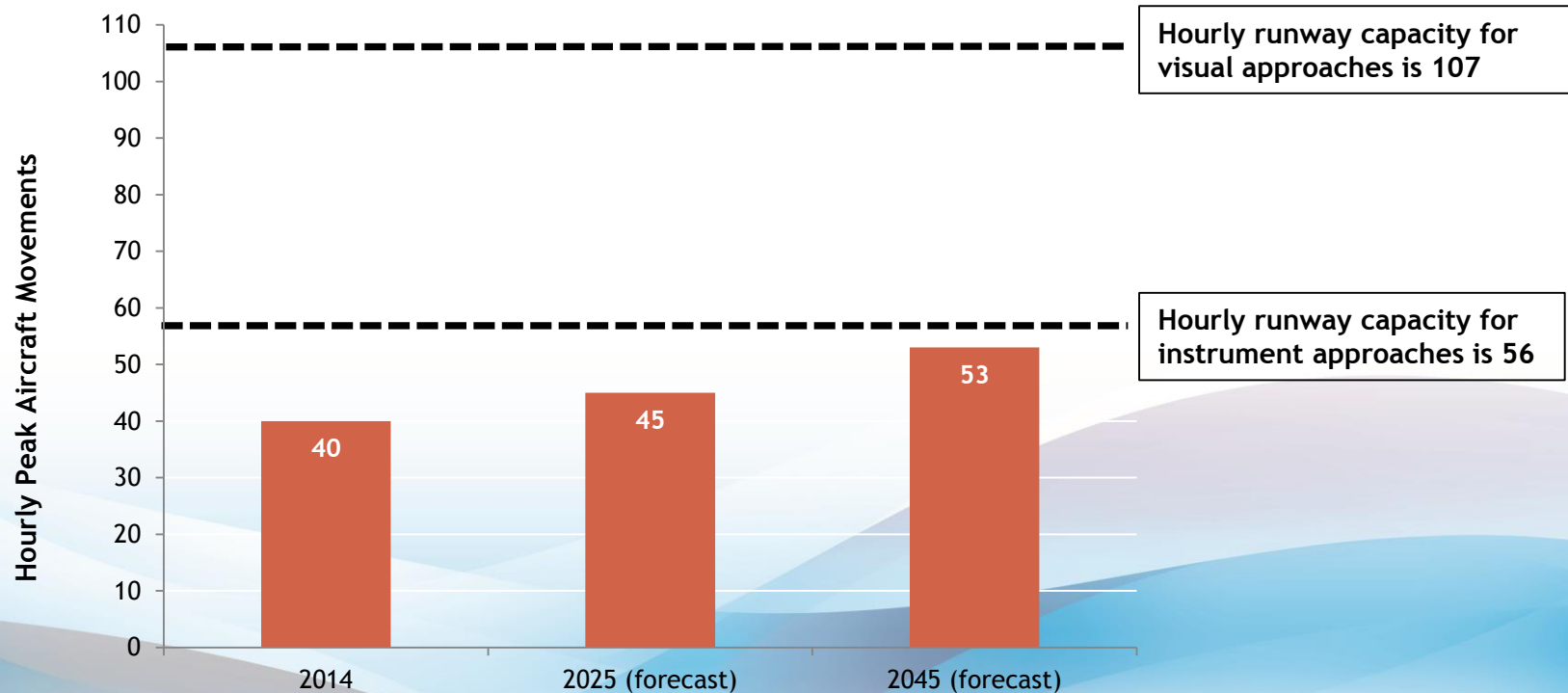
2045 Noise Exposure Forecast (Current zoning to be preserved)



Airport Infrastructure

Airside Capacity (e.g. Runways)

YLW's existing runway capacity accommodates future demand



Airport Infrastructure



Runway Length

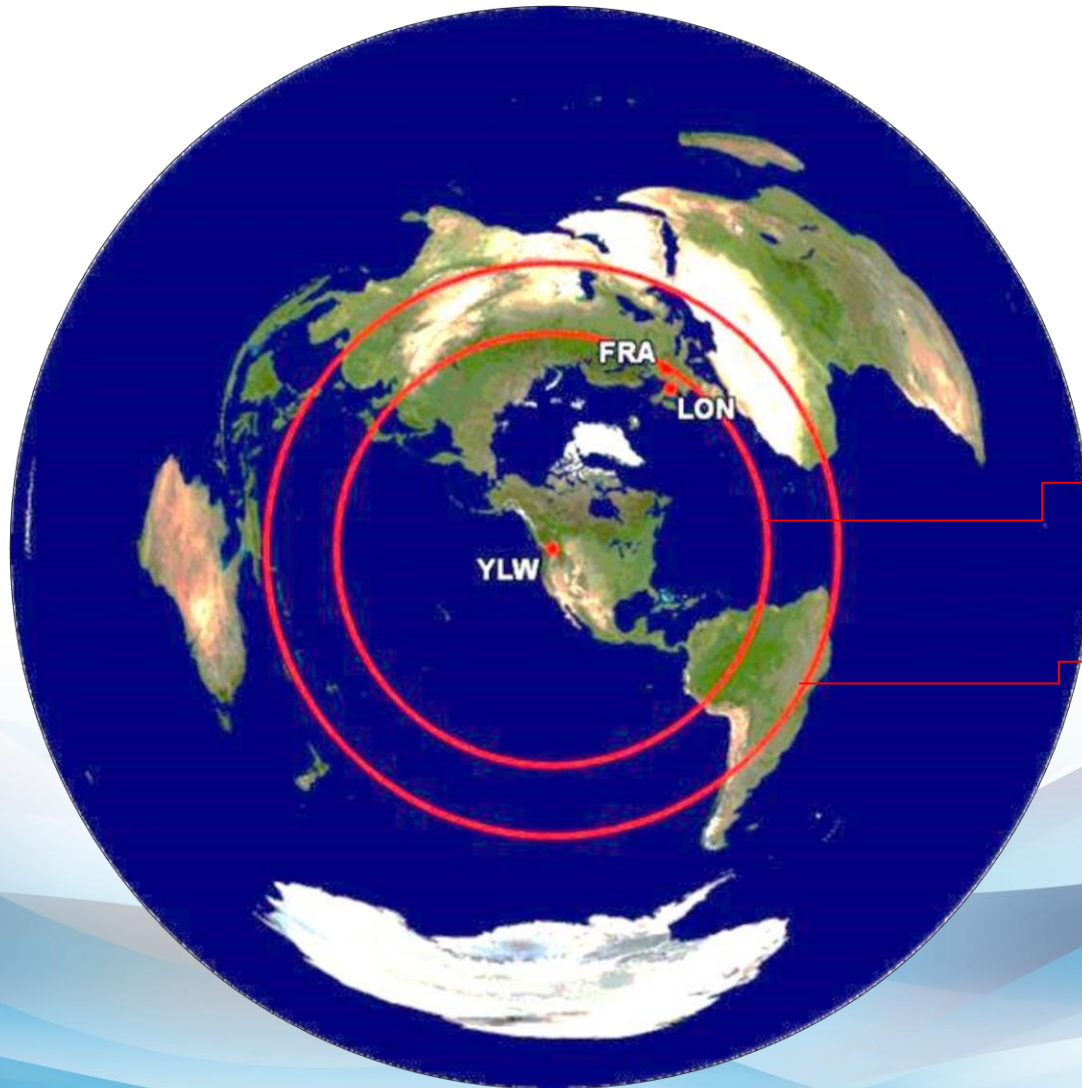
- Current runway length is sufficient for B767-300ER aircraft to fly non-stop to London and Frankfurt with full passenger load

B767-300ER

4300 nm

B787-8HI

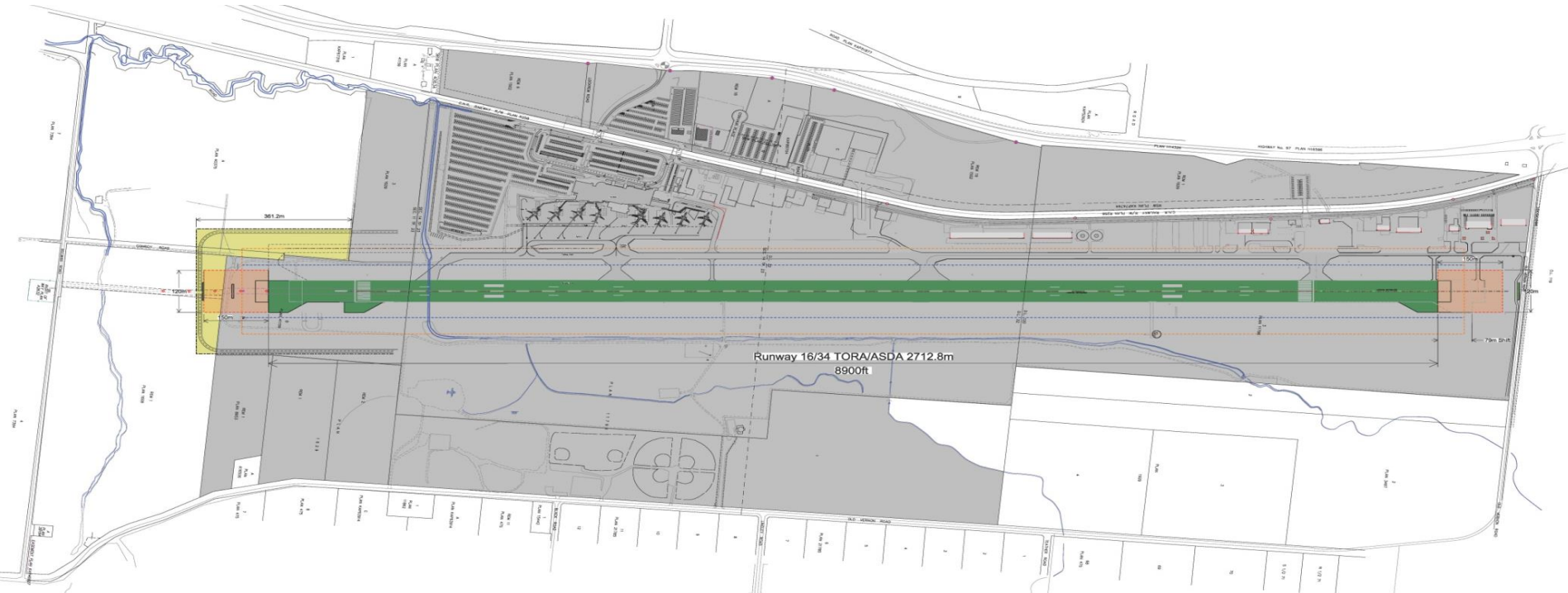
5700 nm





New Aerodrome Regulation Changes

- TP 312 5th Edition came into effect September 2015
- New regs impact zoning for clearances under and around approach surfaces
- Runway End Safety Areas (RESA) will be required

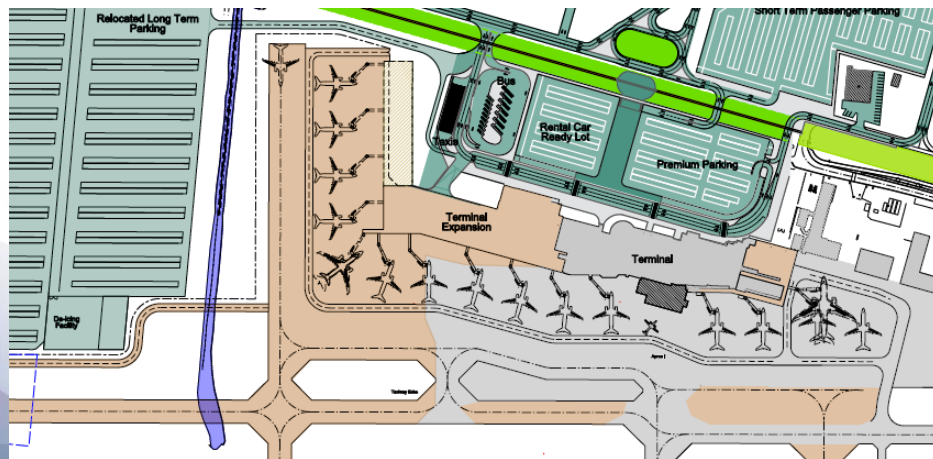


Airport Infrastructure

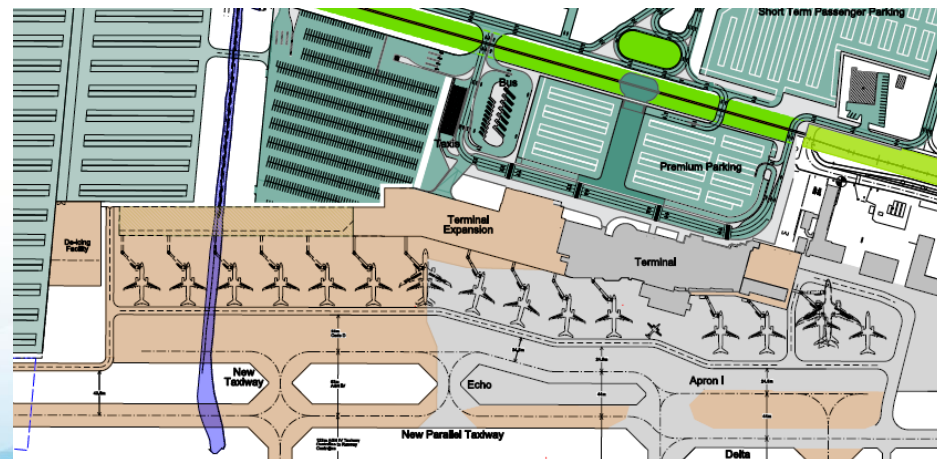


Apron and Aircraft Parking

- One to two terminal gates required by 2035
- Five new remote parking stands required by 2045
- Apron expansion options under review



Scenario 1



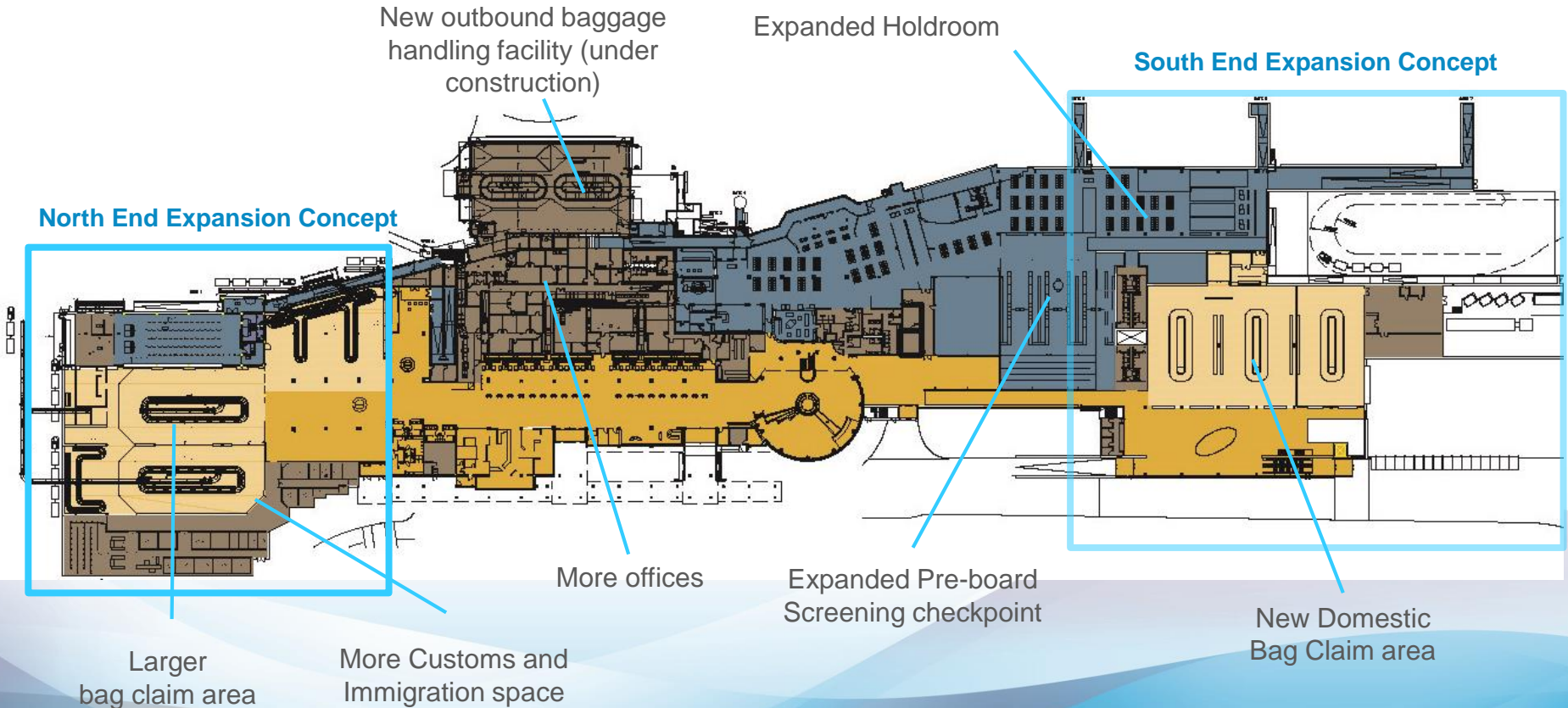
Scenario 2

Airport Infrastructure



SNC • LAVALIN

Air Terminal Building – Long-Term Expansion Program



Source: Dialog and SNC-Lavalin

* Details of future layouts are at the discretion of the airport



Air Terminal Building – Demand/Capacity

Proposed North Terminal Expansion Areas vs. Updated Functional Program Requirements (2015)

	Note	Existing, Incl. New Bag Make Up /HBS (m2)	Updated ATB Functional Program Requirements (m2)					
			2016	2020	2025	2030	2035	2045
Enplaning								
Departures Concourse Area (incl. check-in queue)		1,447	756	854	968	1,031	1,151	1,321
Check-in Counters (excl. queuing)		175	124	138	152	166	179	195
Preboard Screening Checkpoint		457	429	429	572	572	572	715
Holdroom Space (Usable)	1	793	969	1,105	1,274	1,375	1,544	1,770
Holdroom Space (Underutilized)	1	396						
Concessions, including storage		1,104	1,113	1,358	1,601	1,824	2,041	2,451
Bag Make-up/HBS		1,042	448	511	589	636	714	819
ATO Support/Airline Offices		648	612	712	819	928	1,346	1,553
Deplaning								
Domestic Bag Claim	2	595	691	1,012	1,012	1,012	1,012	1,012
International/Transborder Bag Claim	2	248	321	321	642	642	1,012	1,012
CBSA PIL, Secondary and Support		488	371	455	594	688	745	876
All								
Arrivals Lobby Landside		294	236	276	299	305	313	348
Car Rentals/Tour Operators		44	263	320	363	388	401	453
Total All Spaces		7,731	6,333	7,491	8,885	9,567	11,030	12,525

Demand less than 95% of Capacity

Demand within 95% and 110% of Capacity

Demand > 110% of Capacity

Notes

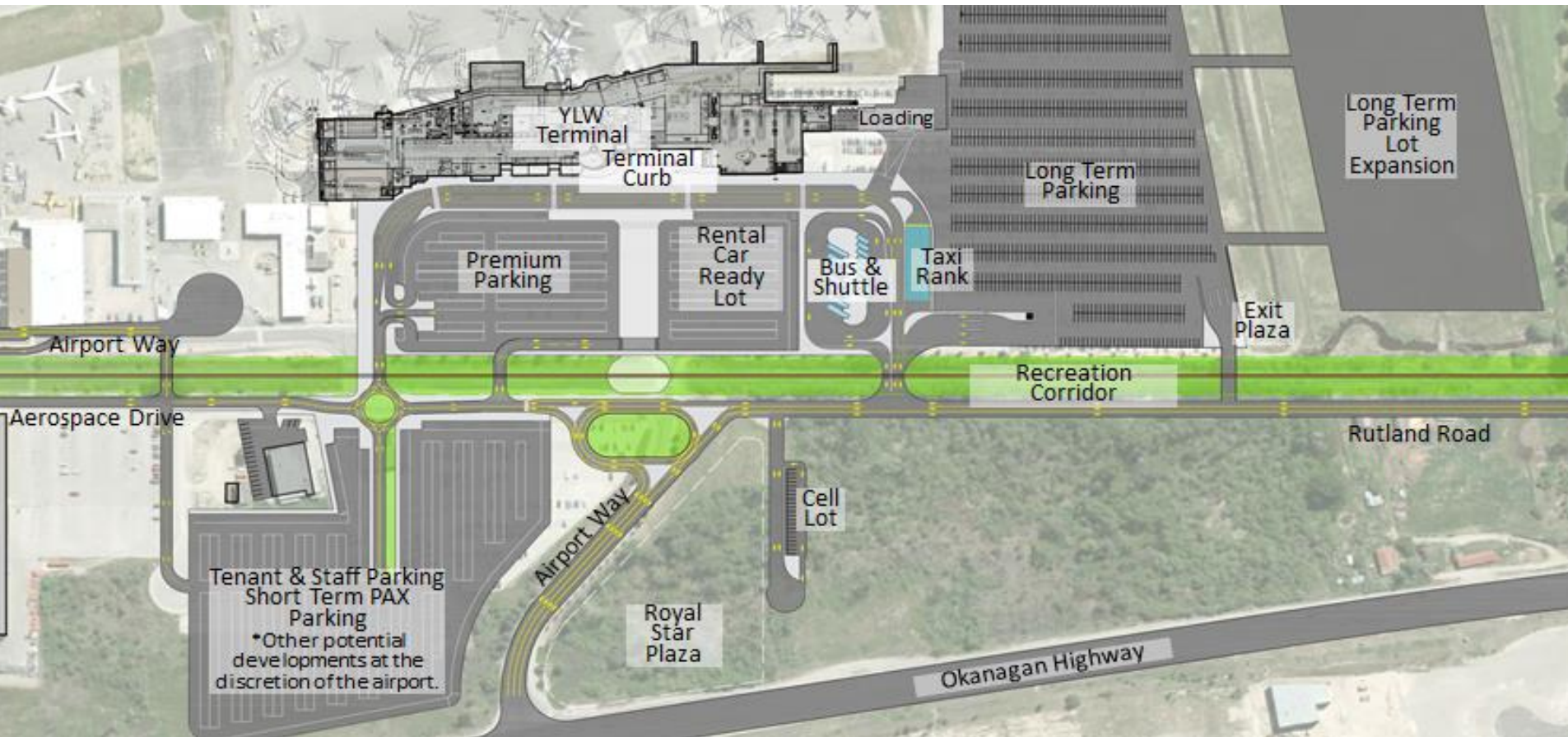
- Existing Sterile Holdroom area measures 1,189 m2, of which 396 m2 at the southern end is underutilized due to layout issues (and no access to boarding gates). This area is not included in the existing useable area.
- Assumes inbound bag ops area located outside (not included in terminal space requirements).

Airport Infrastructure



Car Parking and Roads

Preferred Groundside and Access Parking Development Option



Source: Airbiz, 2015

Airport Infrastructure



Car Parking and Roads

Industry trends

such as share ride services
will have impacts

Recommended to
increase parking stalls
by 1,800 by 2045

A portion of the
existing long-term lot
is needed for future apron
expansion – option of relocating the
lot to the south
is under review

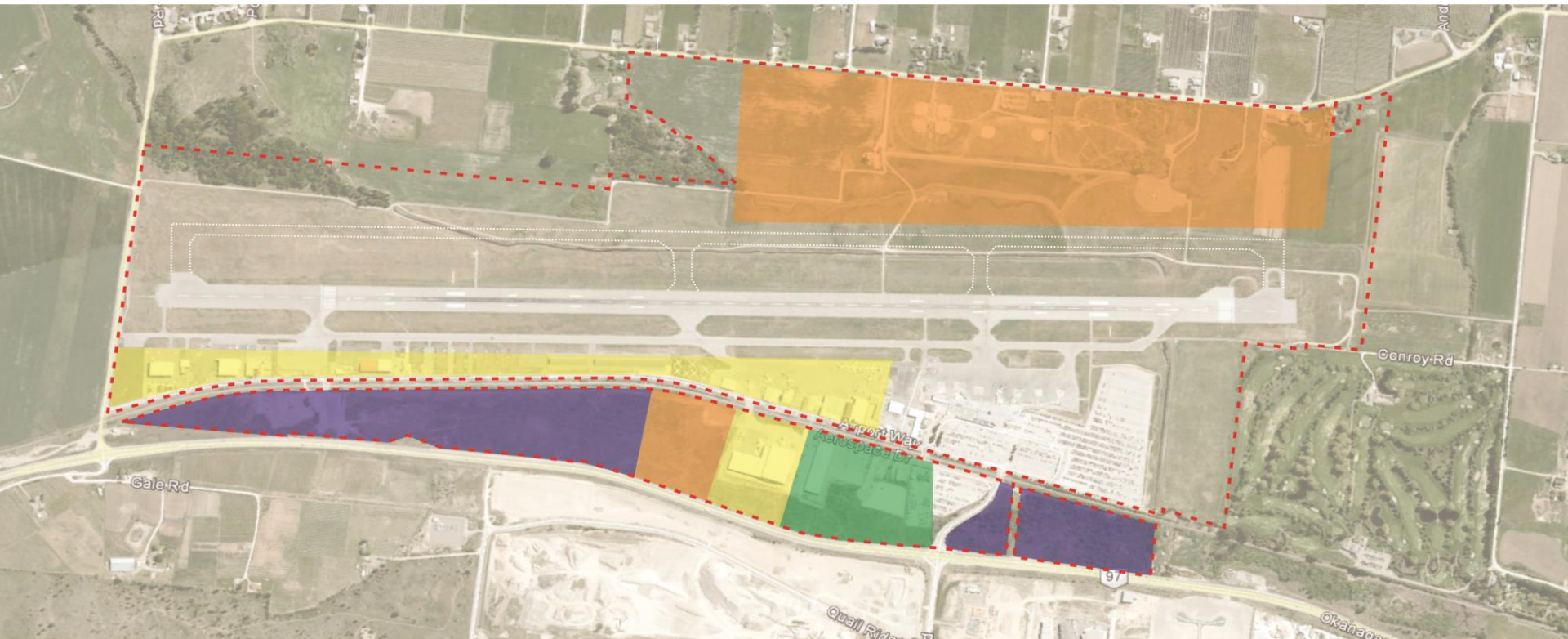
Current forecasts indicate
parking facilities will not meet
demand in 5 – 10 years




Existing roadways and
parking facilities
require reconfiguration and
expansion

Connectivity to/from YLW
to be considered as part of overall
transportation network

Land Considerations

Commercial Land Development – On YLW Property



-  Existing Groundside Commercial
-  Future Groundside Commercial
-  Airport Boundary

-  Existing Airside Commercial
-  Future Airside Commercial

Land Considerations

Potential Land Acquisition – Off YLW Property



 Potential Land Acquisition Areas

 Airport Boundary

 Recently Acquired Land (Golf Course Still in Operation)

Preliminary Master Plan 2045

Key Findings (Summer 2016)

Preliminary Master Plan Findings

YLW's current development strategy remains valid



YLW generates significant direct economic impacts over **1,400 jobs** and a GDP of **\$152 million**



Passenger traffic is forecast to increase from **1.6 to 3.6 million** passengers by 2045

Aircraft movements are forecast to **increase by approximately 50%** - most will come from air carriers



Current Official Community Plan (OCP) zoning should be preserved - **a future OCP amendment may be required**



New aerodrome regulations will impact planning

Current **runway capacity and length** are sufficient to meet future demand



Apron will require **five new remote aircraft parking stands** and **one new terminal gate stand** by 2045



Air terminal building will require an **expanded departure lounge** and **baggage claim** areas

Current roadways and parking facilities require **reconfiguration and expansion**



More commercial land (on YLW land) is required



Additional land (off YLW property) is required in addition to the golf course acquisition

HAVE YOUR SAY!

Your feedback is important!
Please complete the survey or visit us online at:

<https://www.surveymonkey.com/r/MASTERPLAN2045YLW-1>

Thank you for your participation



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

ANECDOTAL 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

/acm