

Agricultural Advisory Committee

Minutes

Date: Thursday, September 8, 2016
Location: Council Chamber
City Hall, 1435 Water Street

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

Committee Members Absent: Pete Spencer, Jeff Ricketts (Alternate), and Kevin Daniels (Alternate)

Staff Present: Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; Senior Airport Finance & Corporate Services Manager, Shayne Dyrdal*; and Legislative Systems Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:02 p.m.

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

2. Applications for Consideration

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

Staff:

- Displayed a PowerPoint Presentation summarizing the application.
- The Applicant is proposing to enter into a Heritage Revitalization Agreement to allow for a proposed carriage house to be used for tourist accommodation.
- The subject property is currently zoned A1 and is within the Agricultural Land Reserve.
- The Thomson Family has owned the property since 1904 and farmed in the area since the late 1800's, and there are two (2) heritage registered buildings on site. The Farm House was constructed in 1920 and the Tobacco Barn was constructed in 1925.
- The property is currently actively farmed and has been producing beef and hay since 1980.
- The subject property is associated with property to the south, which currently has an intensive organic vegetable and hay crop.

- Noted that the specific design and siting of the proposed carriage house will be evaluated through the Heritage Alteration Permit application this is tied to 4th reading of the Heritage Revitalization Agreement.
- The proposed carriage house is less than 90m2 and is proposed to be sited at the southwest corner of the property.
- A septic tank is proposed for the carriage house as well as a non-permanent foundation.
- This application is similar to:
 - o an A1t zone application for agri-tourist accommodation; and
 - o an A1c zone application for carriage house accommodation.
- The Heritage Revitalization Agreement allows for both while preserving Heritage assets.
- Noted that the following considerations were considered as part of the agri-tourism value of the subject property:
 - o Active farming; and
 - o Old Meadows Market to the south.
- Noted that the following considerations were considered as part of the heritage value of the subject property:
 - o Farm house;
 - o Tobacco barn; and
 - o History of farming on the land.
- The subject property falls within Section 5.7 of the Official Community Plan which identifies and conserves heritage resources.
- The subject property also falls within Section 5.33 and Policy 5 of the Official Community Plan which supports agri-tourism uses that can be proven to be in aid of and directly associated with established farm operations.
- Staff are requesting that the Committee comment on the following aspects of the application:
 - o Increased uses on the subject property (Tourist Rentals) and the potential impacts to farming on site and adjacent operations;
 - o Potential buffering and mitigation measures; and
 - o Siting and design considerations.

AAC/Staff Discussion:

- Confirmed that staff have not reached determined the level of buffering that will be required for the site.
- Advised that the City's Zoning Bylaw now requires specific buffering with respect to agri-tourist Accommodations.
- Confirmed that there is a synergy and relationship with the market garden to the south as the properties share a driveway.
- Advised that this application is for a unique use due to the heritage aspect of the property and clarified that the carriage house would be used as agri-tourist accommodation.
- Provided the rationale for the different uses due to the fact that the property is on the heritage register.
- Provided the rationale for recommending a Heritage Revitalization Agreement for the property, given that a Heritage Revitalization Agreement provides the scope for a site specific agreement, such that the heritage components can be preserved while incorporating a complementary tourist component.
- Provided the rationale for supporting a non-permanent foundation for the carriage house.
- Advised that the Heritage Revitalization Agreement is a tool that City's uses in order to ensure that the carriage house won't be rented year-round. Noted that another tool the City can pursue is a covenant registered on title that would specify the use.

Colin Thomson, Applicant:

- Displayed a photo of the farm for context.
- Would like to put a little cottage just in the corner, off of Gordon Drive.
- Advised that the site would accommodate RV parking on the main body of the farm for overnight purposes only. The RV storage would be specifically for the cottage guests only, not a RV campsite.
- Proposing to provide minimal parking (1-2 spots) just outside of the proposed cottage.
- Has planted dogwood along Gordon to act as a buffer, which should grow to approximately 10 feet. It is establishing well.
- Not sure how buffering would apply to the cottage as it is not a RV site, and that the hay field adjacent is not sprayed on a regular basis.
- The cottage would be adjacent to his mother's house and will be constructed in the same style as the 'old farm house' on the site.
- The location of the cottage, close to the road, will not have a significant impact on farm production. In addition, given that it will be on temporary foundations and have a septic tank, not field, it could be returned to agriculture at any time.
- Will be offering offer tours of the farm to the guests of the cottage.
- Provided an overview of the history of the farm.
- Provided the rationale for proceeding with the Heritage Revitalization Agreement application.
- Confirmed that the farm is production year-round (cattle and hay), but the income is not enough to support his family.
- Provided the rationale for the non-permanent foundation and advised that the cottage will constructed in a manner so that it is easily moveable.
- Advised that power, water and gas are already in the proposed location.
- Due to servicing under the driveway, it would be cost prohibited to hook up to the sewer and that is why a septic tank (rather than a septic system or City sewer) will be used for the cottage.
- Responded to questions from the Committee Members.
- Advised that the cottage will be located within the setbacks required and will be located as closed to Gordon Drive as possible to minimize any impacts to the farm.
- Confirmed that he does not spray his crop on a regular basis. The crop is only sprayed if it has been turned over.
- Confirmed that the intend is not to rent long-term; only short-term rentals through the entire year.

Staff:

- Advised that this application will also be considered by the Heritage Advisory Committee which will consider the heritage aspects of the proposal.

Moved by Dominic Rampone/Seconded by Tarsem Goraya

THAT the Agricultural Advisory Committee recommends that Council support Heritage Revitalization Agreement Application No. HRA16-0002 for the property located at 4193 Gordon Drive, Kelowna, BC to allow for a carriage house to be used for short-term and long-term rentals on the Heritage Registered property.

Carried

ANECTDOTAL COMMENT:

The Agricultural Advisory Committee supports the application for a carriage house to be used for rentals as there is minimal impacts to agriculture and the buffering proposed is acceptable. The Agricultural Advisory Committee commented that they would like to see an improvement of some sort regarding the maintenance of the heritage property and suggested that Council may wish to seek to register a covenant on the title to ensure short-term rentals. The Agricultural Advisory Committee also noted that at this time, the proposed buffering is acceptable; however, in the future, more enhanced buffering may be necessary and should be considered.

3. Old Business**3.1 Kelowna International Airport Update to Master Plan 2045****Staff:**

- Introduced the item and the Airport staff in attendance.

Airport Staff:

- Displayed a PowerPoint Presentation summarizing the Kelowna International Airport's (YLW) Master Plan 2014 and responded to questions from Council.
- Advised that the gas station is being proposed in order increase the Airport's non-aeronautical revenue.
- Advised that there will also be two (2) food chain stores in the vicinity of the gas station.
- Advised that gas stations are utilized by people who drive to/from airports.
- Advised that currently a parkade is too cost prohibited and is not being considered; however, staff is open to a third-party development agreement in which a third-party would construct and manage a parkade.
- Advised that there are many different options being considered in order to move traffic to/from the Airport.
- Noted that there is no actively farmed land that surrounds the Airport and spoke to how the Airport would minimalize any impacts should that change.
- Advised that once the recreation corridor is constructed, the public will be encouraged to utilize the corridor and cycle to/from the Airport when possible.

AAC Discussion:

- Expressed a concern with the amount of parking on the Airport lands.
- Would like to see some sort of Airport sponsored grant that farmers could apply for.

Moved by Yvonne Herbison/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee receives, for information, the YLW Master Plan 2045 presentation, attached to the Report to the Committee dated September 8, 2016.

Carried**3.2 Previous AAC Decisions****Staff:**

- Provided an update regarding previous decisions by the Committee as follows:

- Agricultural Land Commission Reconsideration Request - 1629 KLO Road - A reconsideration request for a previous decision for 'Better Earth Garden Projects' application that was approved for an additional 700 m2 of additional retail sales for rock mulch and soil products, could NOT be transferred to the new business owner, but that a new application by the new business owner is required to the ALC.
- Exclusion for the Airport - Supported with certain conditions;
- City of Kelowna - Text Amendment to Council to prohibit A1t - A1t - Agri-tourist Accommodation applications in the A1 - Agriculture 1 zones was supported by Council. A site specific text amendment for the use is still a possibility, as long as it complies with the ALC Regulation as well;
- Ministry of Agriculture - In August 2016, issued a declaration that weddings and other commercial assemblies, up to 150 persons per event, are a permitted use on ALR lands; however, there cannot be more than 10 events per calendar year. All parking must be on-site and parking cannot impact the farm. No new permanent structures are allowed to be built. This use cannot be prohibited by local government.

3.3 Grapes & Tortillas

Staff:

- Provided an overview of the Grapes & Tortillas exhibit at the Kelowna Art Gallery.
- The Executive Director of the Art Gallery would like the Committee to encourage people to attend the exhibit.

3.4 Agriculture Plan Update

Staff:

- Advised that staff is proposing a workshop format at the next Committee meeting in order to review the Agriculture Plan with the assistance of a consultant.
- It is anticipated that the workshop will be approximately 2 hours in length.

3.5 Seasonal Workers

A Committee member inquired if it would be possible to meet with other Agricultural Advisory Committee's to discuss the various issues and options available with respect to seasonal workers.

The Committee members had a discussion regarding what the Agenda would look like should a meeting be arranged.

Staff provided comment on what the Province is already doing regarding Agricultural Advisory Committees and agricultural issues.

Moved by Yvonne Herbison/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support a financial contribution towards the 2017 Okanagan Agricultural Tour and that recommends that Council and staff be encouraged to participate.

Carried

4. Minutes

Moved by Keith Duhaime/Seconded by Ed Schiller

THAT the Minutes of the June 9, 2016 Agricultural Advisory Committee meeting be adopted.

Carried

5. Next Meeting

The next Committee meeting has been scheduled for October 13, 2016.

6. Termination of Meeting

The Chair declared the meeting terminated at 8:15 p.m.

John Janmaat, Chair

/slh