

## **Agricultural Advisory Committee**

### **Minutes**

Date: Thursday, October 12, 2017  
Location: Council Chamber  
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair); Yvonne Herbison (Vice Chair); Pete Spencer; Tarsem Goraya; and Jill Worboys (Interior Health)

Committee Members Absent: Domenic Rampone; Ed Schiller; Keith Duhaime; and Jeff Ricketts (Alternate)

Staff Present: Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; Utility Services Manager, Kevin Van Vliet\*; and FOI-Legislative Coordinator, Sandi Horning

(\*denotes partial attendance)

#### **1. Call to Order**

The Chair called the meeting to order at 6:05 p.m.

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

#### **2. Applications for Consideration**

##### **2.1 1085 Lexington Drive, A17-0009 - Tom Stanbrook (Aspen Grove Golf Ltd.)**

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- In 1990, the clubhouse/restaurant, operations building, owners residence, parking area and former putting course were permitted as a non-farm use.
- In 2014/2015 as application was submitted for 30-40 RV sites. At the time the Council appointments to the Agricultural Advisory Committee were not complete so the Committee did not consider the application. Council supported the application; however, the Agricultural Land Commission did not.
- In 2016, the A1t zone was removed from the City's Zoning Bylaw as a permitted use.
- Confirmed that the use is not permitted in the P3 zone.

- Advised that if the application is approved, it would require either a text amendment or rezoning and possibly a restrictive covenant.

AAC/Staff Discussion:

- Responded to questions from the Committee with respect to the number of RV sites being proposed.

Dale Pilling, Applicant's Representative:

- Provided the rationale for the application.
- Spoke to the issues with the subject property.
- Provided this history of the lands and the previous Agricultural Land Commission decisions.
- Believes that there would be no impact to surrounding ALR lands as the only lands adjacent to the property is the golf course.
- Believes the proposal would be a major benefit to the surrounding recreational area and would be a perfect location for a RV park.
- The parcel was added onto the golf course lands and has no agricultural benefit and was never used for agriculture.
- Currently there are 12 golf courses in the Province that have a RV component that are currently within the ALR.
- Michaelbrook Golf Course has been in existence since the late 1980's.
- The property in question was not originally part of the original golf course parcel and was added later as a result of a deal with the City of Kelowna.

**Moved by Yvonne Herbison/Seconded by Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council NOT support Agricultural Land Reserve Application No. A17-0009 for the property located at 1085 Lexington Drive to allow for a Non-Farm Use on 1.4 ha (3.4 ac) area of a larger 21.45 ha (53.03 ac) parcel of Land (Michaelbrook Ranch Golf Course) for a 30-40 site recreational vehicle (RV) campsite on the subject property.

**Carried**

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommends that Council not support the application as there is a potential for using the parcel for agriculture. The Committee noted that there is no benefit to agriculture with the non-farm use, and as such does not correspond to the OCP Policy for support of non-farm uses. In addition, the proposal does not support food security. The Committee also noted that the Agricultural Land Reserve is a 'reserve' for agriculture. While agriculture cannot be forced, the intention is to keep it available for agriculture, and the introduction of paving and services will impede the objective of keeping it available for agriculture. The Committee noted that just because there are RV parks attached to golf courses in the ALR in other parts of the Province, doesn't mean that it is a good idea. Furthermore, the Committee notes that RV's should not be a use on agricultural land and that the use will remove it from being used for agriculture in the future, as well as being against current City policies.

## 2.2 841 Curtis Road, A17-0007 - Art & Linda Scheffler

### Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The property was purchased in 1984 and has been used for pasture as there are issues with high mineral salts in the soil.
- The Applicants intend to improve the land for pasture and planting.

### Art & Matt Scheffler, Applicants:

- Have lived on the property since 1985.
- Will be installing some tile drainage ditches to improve the drainage on the site.
- Provided an overview of the proposed improvements for the site.
- Would like the permit for 3 years so that they can take their time and rehabilitate the property properly.
- The property is currently being used for pasture, but want to turn it into more beneficial agriculture.
- The long term plan is to maintain the property for agricultural purposes.
- The current PH level does not allow for the soil to be farmed.
- Displayed photos of the property and made comment on how the property will be reclaimed for agriculture.
- Advised that the adjacent owner does not have any issue with using the ditch that abuts the property.
- Recognize the challenges to the property due to the different levels of elevation.

### AAC/Applicant Discussion:

- Responded to questions from individual Committee members.
- The ditch that exists is on the neighbouring property, however, the drain tile will not be placed along the neighbour's ditch, it will be placed along the ditch on the subject property.
- Currently the ditch on the northeast side naturally drains into Roberts Lake.
- Confirmed that during high water, the ditch is full, and during low water, the ditch is empty.
- Provided an overview of how the French drains will be installed.
- Provided information regarding what they might want to grow on the lands in the future (farm to table concept).

### **Moved by Pete Spencer/Seconded by Tarsem Goraya**

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Appeal Application No. A17-0007 for the property located at 841 Curtis Road to allow for a Non-Farm Use to place up to 1372 cubic metres of fill on the subject property and reclaim to agriculture pursuant to Section 20(3) of the *Agricultural Land Commission Act*.

**Carried**

### ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommends support for the application; however, the project needs to be engineered by a drainage professional and installed correctly to ensure it continues to work over time, to ensure that the objective of improving agricultural land is achieved, as well as the protection of adjacent agricultural lands from impact. The Committee supports the Applicants in trying

to improve the agricultural viability of the lands. Changing drainage can present risk of flooding other ditches in the area and sound engineering should be engaged to ensure that other properties are not impacted. In addition, a professional Agrologist should be consulted to ensure that the soil being added will improve the viability of the soil, that the soil is clean and free of contamination, and that the objectives of the project are being achieved.

### **2.3 Community Engagement Process – Agricultural Water Rate Design**

Staff:

- Displayed a PowerPoint Presentation summarizing the Community Engagement Process with respect to the new water rate design for agricultural water customers.
- The goal is to have the new rate structure in place by the Spring of 2019 with the rates going into effect in 2020 along with the appropriate bylaw amendments.

AAC/Staff Discussion:

- Responded to questions from the individual Committee members.
- A Committee Members made reference to the Climate Change Adaption Program, which is looking at water users and water rates for agricultural use.
- The Committee Members noted that the City needs to recognize the needs and challenges agricultural water users face.

**Moved by Yvonne Herbison/Seconded by Tarsem Goraya**

THAT the Agricultural Advisory Committee recommends that Council support the City of Kelowna's engagement strategy to inform of a new water rate design for agricultural water customers in order to update the City's Water Regulation Bylaw No. 10550 as presented to the Committee on October 12, 2017.

**Carried**

### **3. ALC Decisions - Update**

Staff did not have any updates.

### **4. Minutes**

**Moved by Yvonne Herbison/Seconded by Pete Spencer**

THAT the Minutes of the August 10, 2017 Agricultural Advisory Committee meeting be adopted.

**Carried**

**5. Old Business****5.1 Report to Council Discussion**

Staff:

- A draft of the Report to Council will be provided for the Chair's review, which will then be circulated for discussion at the next meeting.
- Confirmed that the Report will be presented at an afternoon Council meeting.

**6. Next Meeting**

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

**7. Termination of Meeting**

The Chair declared the meeting terminated at 7:35 p.m.

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John Janmaat, Chair

/slh