

Agricultural Advisory Committee

AGENDA



Thursday, March 8, 2018
6:00 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING 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 McCulloch Rd 3305-3309, A17-0010 - Leonard & Tracey Wikenheiser

3 - 15

The applicant is requesting permission from the Agricultural Land Commission (ALC) for a "Subdivision of Agricultural Land Reserve" under Section 21(2) of the Agricultural Land Commission Act. The subdivision is more specifically a "Homesite Severance" request as per Policy #11 – Homesite Severance on Agricultural Land Reserve (ALR) Lands.

3. Minutes

16 - 23

Approve Minutes of the Meeting of January 25, 2018

4. ALC Decisions - Update

To provide the Committee with an update on Agricultural Land Commission decisions.

5. Next Meeting

April 12, 2018

6. Termination of Meeting

COMMITTEE REPORT



Date: March 8, 2018

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Community Planning Department (TA)

Application: A17-0010 **Owner:** Leonard and Tracey Wikenheiser

Address: 3305-3309 McCulloch Road **Applicant:** Leonard Wikenheiser

Subject: Application to the ALC for "Homesite Severance"

1.0 Purpose

The applicant is requesting permission from the Agricultural Land Commission (ALC) for a "Subdivision of Agricultural Land Reserve" under Section 21(2) of the Agricultural Land Commission Act. The subdivision is more specifically a "Homesite Severance" request as per Policy #11 – Homesite Severance on Agricultural Land Reserve (ALR) Lands.

2.0 Proposal

2.1 Background

The applicant is seeking a two lot subdivision for the purpose of a homesite severance. The owner purchased the subject property in 1962 and therefore qualifies for consideration of a homesite severance.

The 12-acre property is currently farmed as vineyard and has been continuously farmed as a vineyard since 1981, when a previous subdivision occurred.

There are currently two homes on the subject property, one is the main house and one is the foreman's accommodation for the farming activities. The two homes and their yards are approximately 1.5 acres. A standard Farm Residential Footprint would be applied to the home on the remaining parcel to ensure any future development occurs in the residential footprint.

The *Ministry of Agriculture's Guide for Bylaw Development in Farming Areas*¹ cites a maximum area of 0.2 ha (0.5 acre) as a standard farm residential footprint.

¹ Ministry of Agriculture, 2015. Guide for Bylaw Development in Farming Areas.
http://www2.gov.bc.ca/gov/DownloadAsset?assetId=E5EF85D8EF2D4C939D51C472DC0C4A51&filename=840000-1_guide_for_bylaw_development_in_farming_areas_april24_2015.pdf

2.2 Site Context

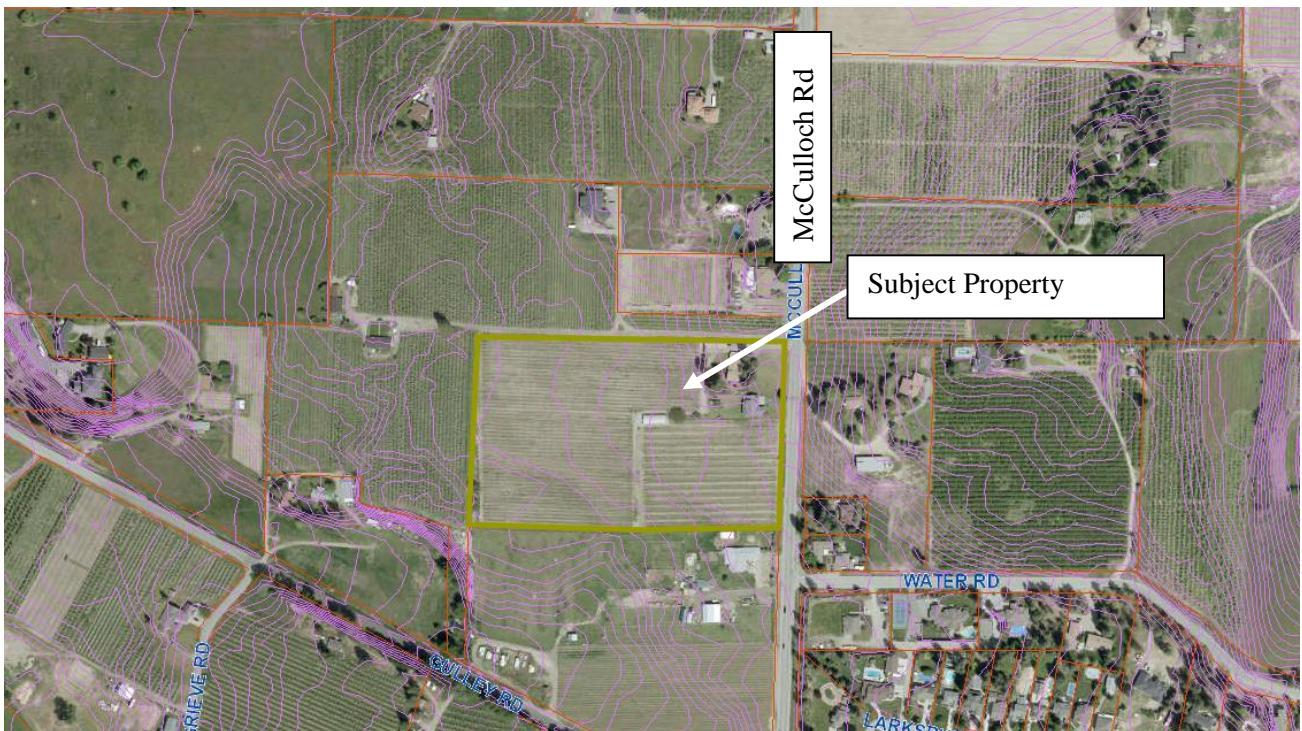
The subject property is located in the Southeast Kelowna City Sector. It is immediately surrounded by agricultural land in the ALR with the exception of three properties to the north which have portions of land not in the ALR. The property is located outside of the Permanent Growth Boundary in the Official Community Plan.

Parcel Summary – 3305-3309 McCulloch Road

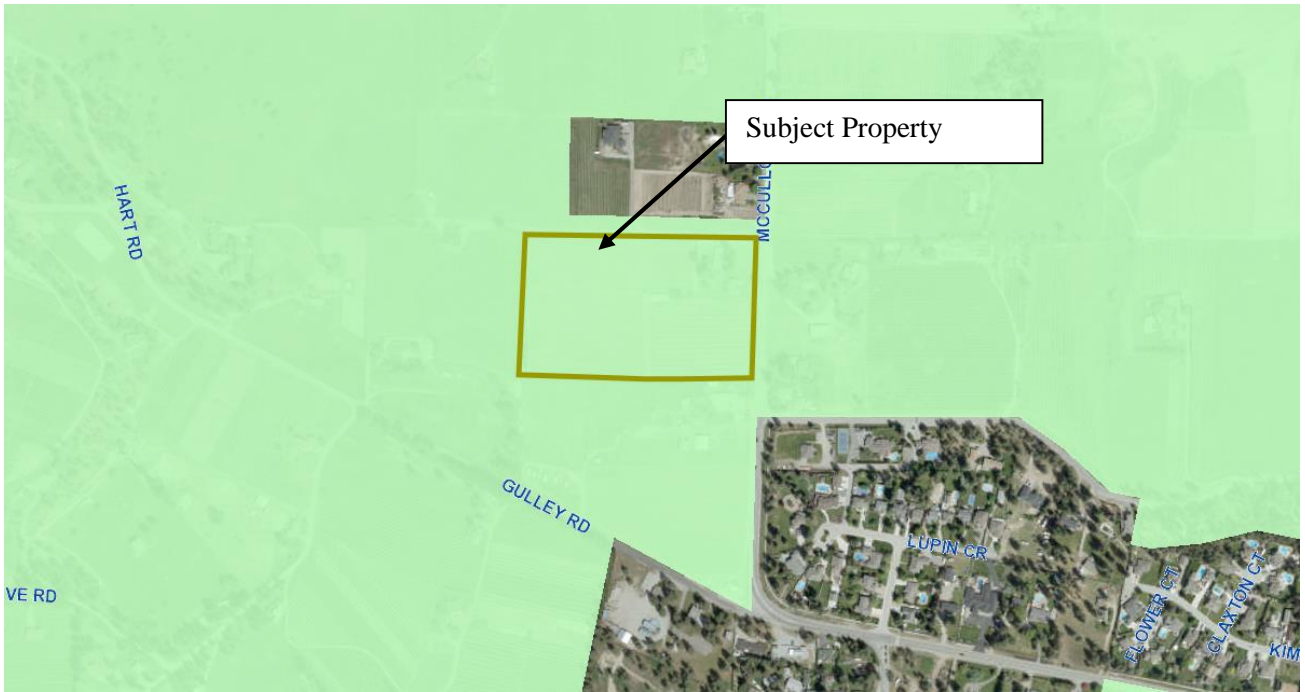
Parcel Size: 12.47 acres

Elevation: 484 - 493 metres above sea level (masl) (approx.)

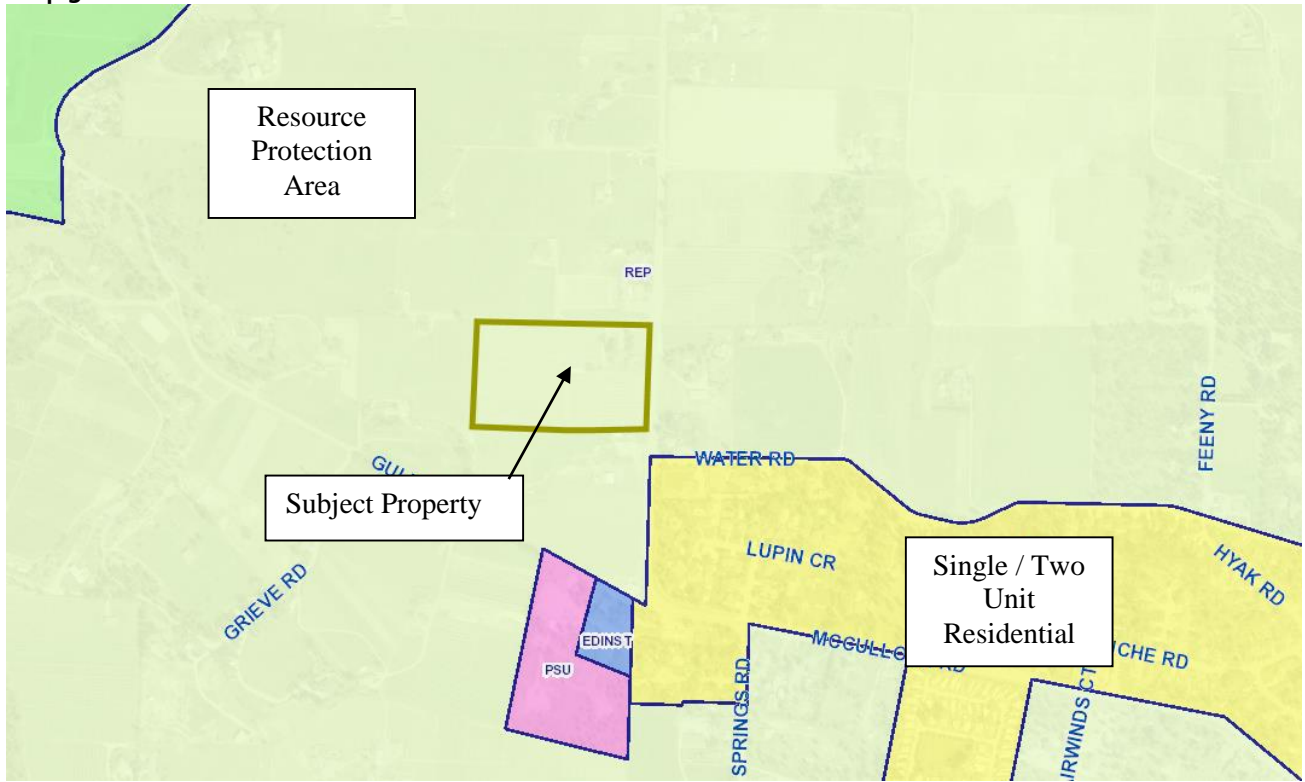
Map 1 - Neighbourhood



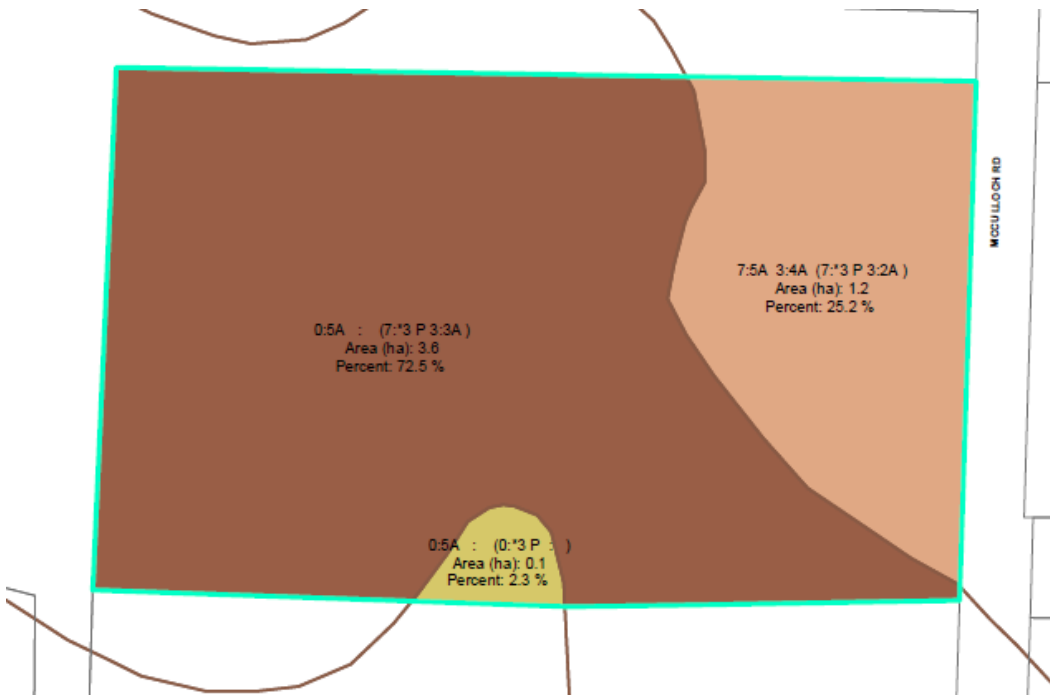
Map 2 – Agricultural Land Reserve



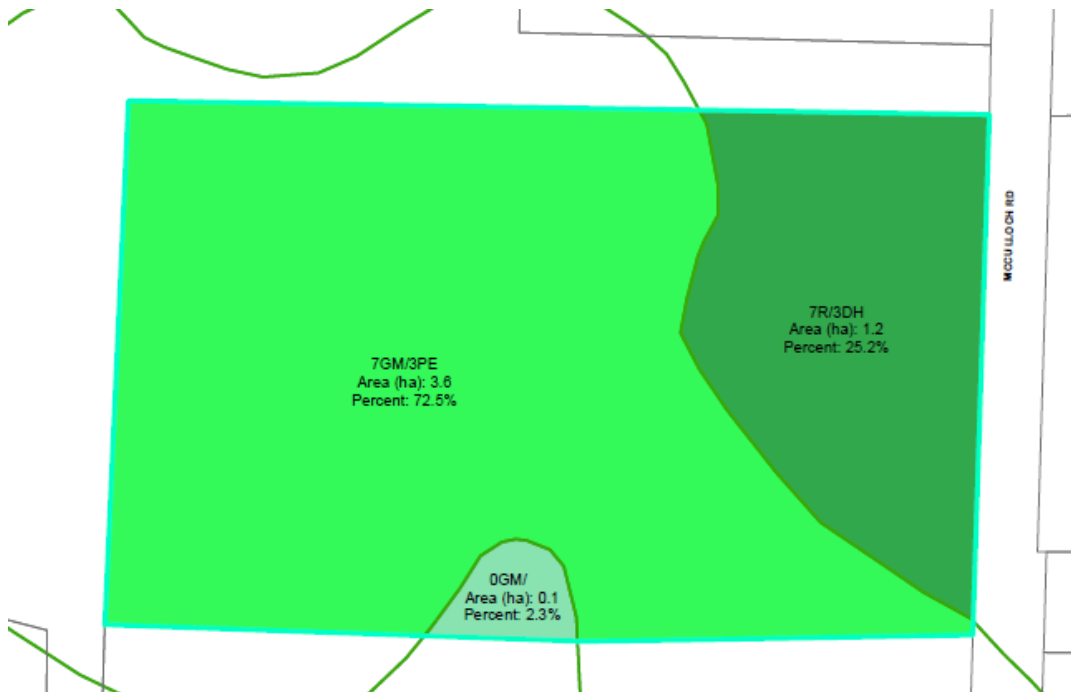
Map 3 – Future Land Use



Map 4 – BC Land Classification Inventory



Map 5 – Soil Classification



3.0 Community Planning

The City's Agriculture Plan recommends continued support for homesite severance applications consistent with ALC Policy #11, which allows farmers to retire or sell the property while retaining the homesite. ALC policies state that consideration of any homesite severance should be reviewed in the context of the overall agricultural integrity of the parcel, where the size and configuration will, in the Commission's opinion, constitute a viable agricultural remainder. To this end, homesite severance parcels should be minimized in size to help ensure the remainder is viable. This is particularly important in Kelowna where parcel sizes are already small.

Report prepared by: Trisa Atwood, Planner II

Reviewed by: Terry Barton, Community Planning Department Manager

Attachments:

- Attachment "A" – Policies
- Attachment "B" – Technical Comments
- Attachment "C" – Survey Plan
- Attachment "D" – Proposed Subdivision Plan
- Attachment "E" – Supporting Documents

Attachment "A" - Policies



Subject: Homesite Severance

Address: 3305-3309 McCulloch Rd

3.1 City of Kelowna Agriculture Plan (1998)

ALR Application Criteria²

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

Objective³: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective⁴: 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 Area⁵

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 boundary⁶

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 Boundary⁷. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more

² City of Kelowna Agriculture Plan. 1998. P. 130.

³ City of Kelowna Strategic Plan. 2004. P. 7.

⁴ City of Kelowna Strategic Plan. 2004. P. 29.

⁵ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁶ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

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 agriculture⁸.

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.

⁷ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

⁸ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

Attachment "B" – Technical Comments



Subject: 3305-3309 McCulloch Road – Homesite Severance

3.2

3.3 Ministry of Agriculture

The application for subdivision of the property at 3305 McCulloch Rd appears to comply with the ALC Homesite Severance on ALR Lands Policy L-11. ALC has jurisdiction & the Ministry of Agriculture supports a consistent approach for these decisions in terms of appropriate lot size & configuration. Should the Homesite Severance be approved, consider conditions [before such time as current owner might sell the property] to require fencing and/or effective landscaping on the severed lot to mitigate potential of future conflict & avoid negative impacts to the continued farm operations.

3.4 Regional District of Central Okanagan (RDCO)

It appears that the landowner meets requirements of the ALC's Home Site Severance Policy as well as the RDCO's policy with respect to Home Site Severances. These types of applications are automatically supported by the Regional District. The Development Services Planning section recommends support of the application subject to any site specific recommendations from the City's AAC, Ministry of Agriculture, or other key agencies (i.e.: setbacks/buffering from remainder of farm, septic field considerations, etc.).

This forms part of application # AT7-0016



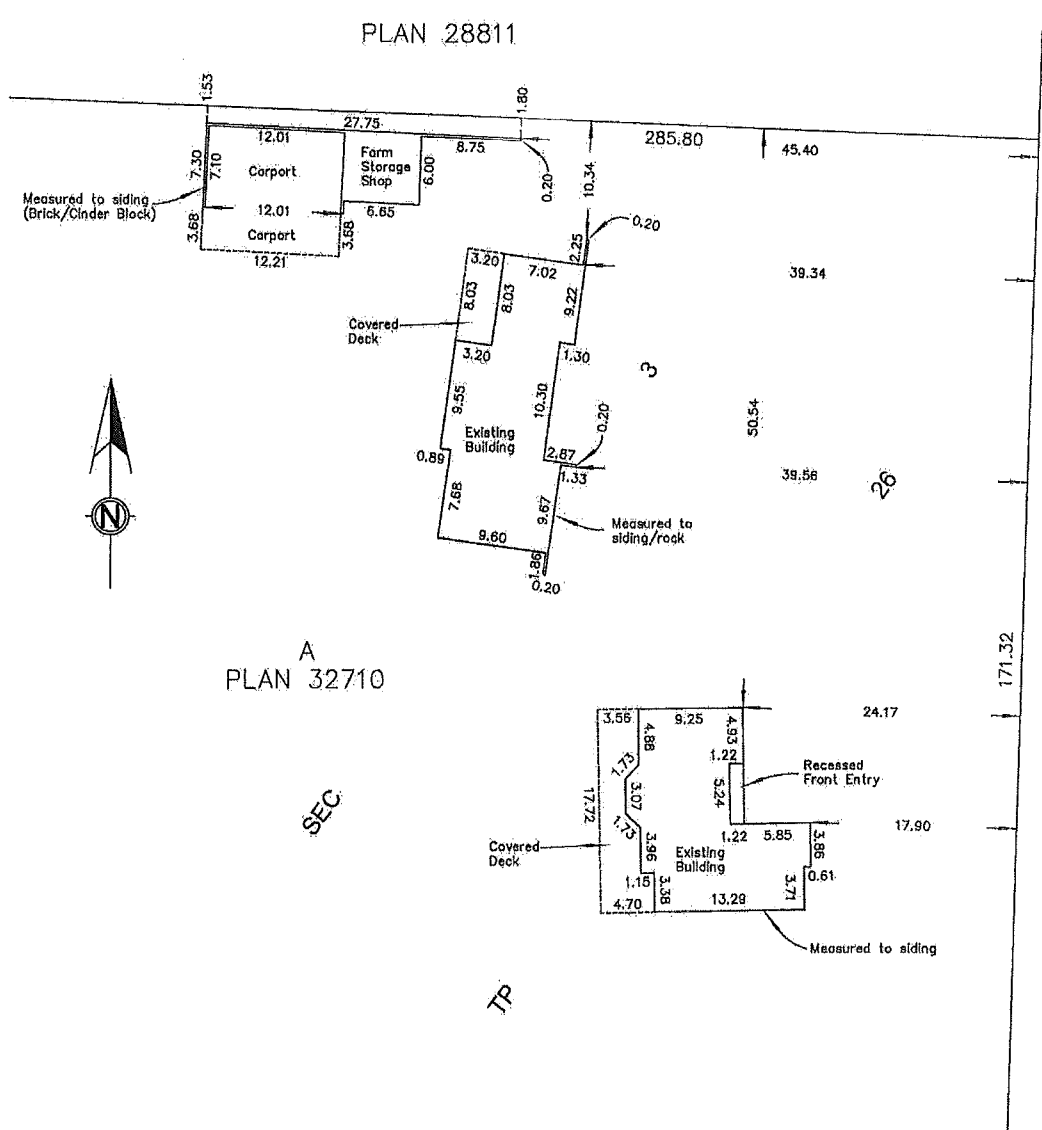
City of Kelowna COMMUNITY PLANNING

B.C. LAND SURVEYOR'S CERTIFICATE

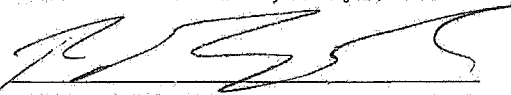
ON LOT A, SECTION 3, TOWNSHIP 26,
O.D.Y.D., PLAN 32710
PID: 003-335-135

FILE No: 14536
CIVIC ADDRESS: 3308/3509 McCulloch Road, Kelowna
SURVEY DATE: Aug. 11, 2017

SCALE: 1:500 All distances are in metres.



Certified correct this 14th day of August, 2017.



ROBERT T. MACDONALD B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS DOCUMENT WAS PREPARED FOR MORTGAGE AND MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT, TRACEY WIKENHEISER

RUNNALLS DENBY

british columbia land surveyors

259A Lawrence Avenue Phone: (250)763-7322
Kelowna, B.C. V1Y 6L2 Fax: (250)763-4413

Email: rob@runnallsdenby.com

© THIS PLAN IS PROTECTED BY COPYRIGHT.

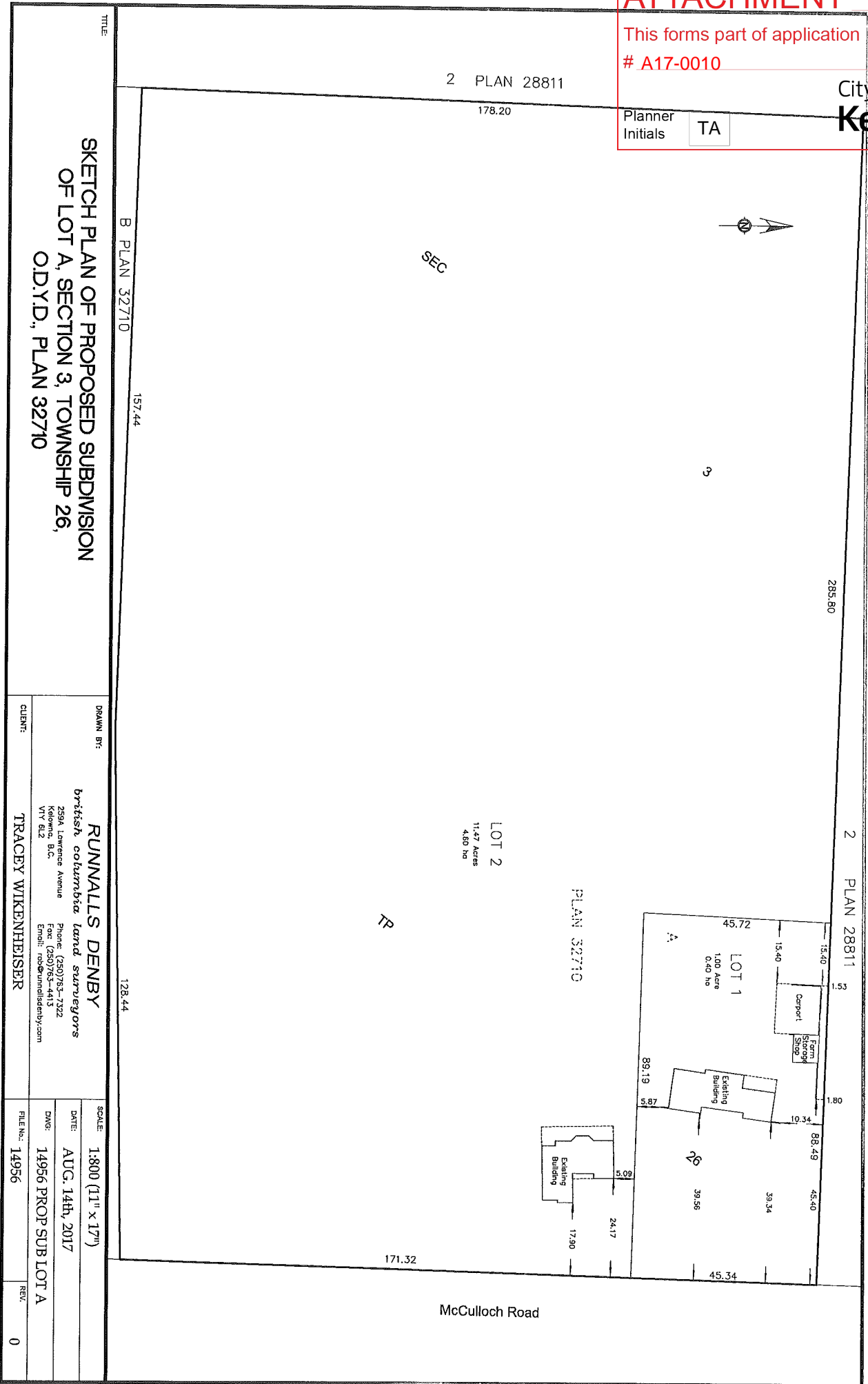
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

This forms part of application
A17-0010



Planner Initials **TA**



**SKETCH PLAN OF PROPOSED SUBDIVISION
OF LOT A, SECTION 3, TOWNSHIP 26,
O.D.Y.D., PLAN 32710**

<p>CLIENT: TRACEY WIKENHEISER</p>		<p>SCALE: 1:800 (11" x 17")</p>	
<p>DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 2594 Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-4413 Fax: (250)763-4413 Email: rob@runnallsdenby.com</p>		<p>DATE: AUG. 14th, 2017</p>	
<p>FILE No.: 14956</p>		<p>DATE: 14956 PROP SUB LOT A</p>	
<p>REV.: 0</p>		<p>FILE No.: 14956</p>	

This forms part of application

A17-0010

S.E. KELOWNA IRRIG. DISTRICT



Planner Initials TA

COMMUNITY PLANNING

Assessment Roll No.	NAME	DESCRIPTION			Total Acreage	Assessment Notice Mailed	A
		Lot	Block	Map			
510	VICKERS, H.H. & E., R.R.#4	2A		1837	6.39		A
511	WALKER, G., 2157 Woodlawn St.	63		1247	16.43		
512	WALROD, L.R. & M.P., Box 46	A		7245	3.16		
513	WARD, Minnie May, R.R.#3	2		1765	16.45		11.0
514		Pt. of Lot 1,					
		Blk. 2		1072	.41		
515	WATERS, Mrs. Emma, East Kelowna	102		1247	14.48		
516		104		1247	14.00		
517	WATERS, P. & M.K., R.R.#3	74		1247	13.70		
518		L. Sec. 3, Tp. 26		7848	4.12		
519	WATERS, Ross, East Kelowna	3, Pt. SW 1,					
		Sec. 17, Tp. 26			6.60		
520	WEISBECK, J., R.R.#3	S 1/2 of Lot 7		187	20.00		20.0
* 521	WICKENHEISER, L.A. & P.A., R.R.#3	129		1247	13.25		7.0
522		130		1247	13.31		5.1
523	WIJCIK, A., R.R.#3	4, Sec. 10,					
		Tp. 26		355	25.70		25.0
524	WILKINSON, Tom, R.R.#3	N		1920	31.30		
525	WILLIAMSON, P.B. & Mrs. I.G.,	85		1247	11.75		
526	2368 Abbott Street	86		1247	14.02		
527		87		1247	11.05		
528	WILSON, C., East Kelowna	3		4470	1.00		
529	WIRTZ, F.E. & R.M., R.R.#2,	K Sec. 16,		1920	22.94		
	Hall Road	Tp. 26					13

ASSESSMENT ROLL

This forms part of application

A17-0010



City of
Kelowna
COMMUNITY PLANNING

Planner:
Title:

GRADING OF LAND				COURT OF REVISION CHANGES Approved		APPROVED BASIS OF TAXATION				
B	C	D	G	Signature	Date	Grade <u>A</u> at <u>16°</u>	Grade <u>B</u> at <u>16°</u>	Grade <u>C</u> at <u>80</u>	Grade <u>C</u> at <u>M.N.</u>	Grade <u>D</u> at <u>5°</u>
1.36			5.03 ✓				2176			
			16.43 ✓							
	3.16								10°	
0	11.00	11.00	5.45 ✓			176°			10°	55°
	.41									
			14.48 ✓							
			14.00 ✓							
			13.70 ✓							
	4.12								10°	
	6.60								10°	
0	20.00	20.00				320°		16°		100°
8	7.08		6.17 ✓			113° 28'			10°	
7			8.14 ✓			80° 72'				
0	25.00	25.00	.70 ✓			100°		20°		125°
			31.30 ✓							
			11.75 ✓							
			14.02 ✓							
			11.05 ✓							
	1.00								10°	
			22.94 ✓							

This forms part of application

A17-0010



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

TA



From Certificate No. 232263F

No. 232264F

FORM F (Section 1421)

This certificate of indefeasible title is void as against the title of any person adversely in actual possession of and rightly entitled to the land included in same at the time of the application upon which this certificate was granted, and what continues in possession, and is subject to--

- (a) The subsisting exceptions or reservations contained in the original grant from the Crown;
- (b) Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien on the land;
- (c) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situated;
- (d) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same;
- (e) Any public highway or right-of-way, water-course, or right of water, or other public easement;
- (f) Any right of expropriation by Statute;
- (g) Any liens or mechanics' lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the *Bankruptcy Act*, registered since the date of the application for registration;
- (h) Any condition, exception, reservation, charge, lien, or interest noted or endorsed thereon;
- (i) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate;
- (j) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than *bona fide* for value has participated in any degree;
- (k) Any restrictive condition, right of reverter, or obligation imposed on the land by the *Forests Act* when noted and endorsed thereon.

Certificate of Indefeasible Title

Date of application for registration, the 28th day of February, 1962.

Register, Vol. 909

At 10:39 A.M.

This is to certify that

**LEONARD ANTHONY WICKENHEISER and
PATRICIA ANN WICKENHEISER
R.R. #3, Kelowna, B.C.**

As Joint Tenants

are absolutely and indefeasibly entitled in fee-simple, subject to such charges, liens, and interests as are notified by endorsement hereon, and subject to the conditions, exceptions, and reservations set out hereon, to

those

pieces of land situate in the **Vernon Assessment District and South East Kelowna Irrigation District** and Province of British Columbia, and more particularly known and described as:

Lots One hundred and twenty-nine (129) and One hundred and thirty (130)
Section Three (3)
Township Twenty-six (26)
Osoyoos Division Yale District
Plan One thousand two hundred and forty-seven (1247)

"This Certificate may be affected by the LAND ACT AMENDMENT ACT 1961."

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED

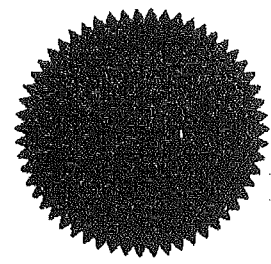
LAND	CERT. NO.
LOT 129	L 71063F

CANCELLED: 9 12 1966
By L. 71064 F. 29

In witness whereof I have hereunto set my hand and seal of office
at KANLOOPE, British Columbia,
this 8th day of March
19 62

(OVER)

[Signature]
Registrar



Agricultural Advisory Committee Minutes

Date: Thursday, January 25, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Yvonne Herbison (Vice-Chair), Domenic Rampone, Ed Schiller, Pete Spencer, Jill Worboys (Interior Health) and Jeff Ricketts (Alternate)

Committee Members Absent: Keith Duhaime and Tarsem Goraya

Staff Present: Planner Specialist, Laura Bentley; Planner, Melanie Steppuhn; Sustainability Coordinator, Tracy Guidi*; Community Planning Department Manager, Ryan Smith*; Planner Specialist, Adam Cseke*; Planner, Barbara Crawford*; Senior Project Manager, Patrick Aylard*; FOI-Legislative 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. **Chair and Vice-Chair for 2018**

2.1 **Appointment of Chair and Vice-Chair**

Moved by Dominic Rampone/Seconded by Yvonne Herbison

THAT John Janmaat be appointed the Chair of the Agricultural Advisory Committee for 2018.

Carried

Moved by Dominic Rampone/Seconded by Jeff Ricketts

THAT Yvonne Herbison be appointed Vice-Chair of the Agricultural Advisory Committee for 2018.

Carried

3. Applications for Consideration

3.1 Lakeshore Rd 4638, Z17-0077, DP17-0180 & DVP17-0181 - 4638 Lakeshore Road Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The property is located in an agricultural interface area.
- Staff would like the Committee to comment on the proposed rezoning and the agricultural buffer design located along the southern parcel boundary.

AAC/Staff Discussion:

- Staff responded to an inquiry regarding the agricultural buffer and the variance.
- Staff clarified the plantings proposed for the landscape buffer.
- Staff clarified the setback for ALR lands facing the commercial properties.
- Staff provided information regarding the setbacks for commercial and residential properties.
- Staff provided information regarding site coverage.

Steve Nicholson, Applicant:

- Displayed a PowerPoint presentation summarizing the rationale for the rezoning and variance.
- Responded to questions from the Committee.
- Provided the rationale for the location of the staircase.
- Advised that the variance along the pedestrian walkway shown in the drawings was done in error and will be removed.
- Provided the rationale for the siting of the building on the subject property.
- Will be erecting signage that the property is next to an active farm and will be registering a covenant on title to indicate it is adjacent to an active farm.
- Provided an overview of the exterior materials being proposed.

Staff/AAC Discussion:

- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council support Rezoning Application No. Z17-0077 for the property located at 4638 Lakeshore Road in order to rezone the subject property from the C2 - Neighbourhood Commercial zone to the C3 - Community Commercial zone.

Defeated

John Janmaat, Yvonne Herbison, Pete Spencer and Jeff Ricketts – Opposed.

Moved by Dominic Rampone/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council support Development Variance Permit Application No. DVP17-0181 for the property located at 4638 Lakeshore Road in order to reduce the agriculture buffer width from 3.0m to 2.0m for an 8.0m portion along the southern property line.

Defeated

John Janmaat, Yvonne Herbison and Jeff Ricketts – Opposed.

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee raised the following concerns with the proposed application as it relates to the proposed rezoning:

- the higher density residential use and taller buildings allowed in the C3 zone will have negative impacts on the adjacent ALR land;
- additional density and residential use creates speculative pressure on ALR land; and
- there is no benefit to agriculture.

The Agricultural Advisory Committee raised the following concerns with the proposed application as it relates the proposed variance:

- increases to buffering in both width and height should be considered;
- a taller building needs a larger buffer;
- the variance would not be necessary if the structure was moved;
- the proposed buffering needs to be intensified; and
- it is possible that the agricultural use of the adjacent property may change in the future and there appears to be no flexibility for buffering should a change in use occur.

3.2 Pooley Rd 3060, A17-0011 - Lawrence Neid**Staff:**

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Provided background information regarding the Integrated Water Supply Plan.
- Staff are requesting the Committee provide a recommendation for Council regarding the application to allow a non-farm use and subdivision, together with any potential mitigation measures for agricultural impacts and surrounding properties.

AAC/Staff Discussion:

- Staff responded to questions from the Committee.
- Staff advised that the reservoir will be a concrete structure and will be enclosed.
- Staff advised that construction will commence in May and the project is scheduled for completion by December 31, 2019.
- Staff provided the rationale for the reservoir and confirmed that the reservoir will only be for domestic drinking water.
- Staff confirmed that SEKID is merging with the City water utility.
- Staff provided the rationale for the location of the reservoir on the site.

Moved by Pete Spencer/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A17-0011 for the property located at 3060 Pooley Road to request permission from the Agricultural Land Commission under Section 20(3) of the *Agricultural Land Commission Act* for a non-farm use to construct a water reservoir on a portion of the subject property.

Carried**Moved by Dominic Rampone/Seconded by Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A17-0011 for the property located at 3060 Pooley Road to request permission from the Agricultural Land Commission under Section 21(2) of the *Agricultural Land Commission Act* for the subdivision of the portion of property for the water reservoir.

Carried**ANEDOTAL COMMENTS:**

The Agricultural Advisory Committee recommended that Council support the application as the Committee felt that non-farm use was acceptable and as part of the City's Integrated Water Supply Plan. The Committee also recommended that the City examine options to increase the agricultural capability of the surrounding property.

4. Minutes**Moved by Yvonne Herbison/Seconded by Dominic Rampone**

THAT the Minutes of the January 11, 2018 Agricultural Advisory Committee meeting be adopted.

Carried**5. ALC Decisions - Update**

Staff:

- Provided an update with respect to the Temporary Farm Worker Housing application for Stewart Road. The application was approved by Council this past Monday, subject to a few conditions.
- Provided an update with respect to the Temporary Farm Worker Housing application on Shanks Road. The application is expected to be considered by Council on February 5, 2018.

6. Old Business**6.1 Ministry of Agriculture - Agricultural Advisory Committee Workshop**

Staff:

- Advised that the Ministry's workshop will be held on Tuesday, February 27, 2018.

- The City of Kelowna is looking for three (3) members of the Committee to attend, as well as three (3) alternates.

Committee Members:

- Would like to send Dominic Rampone, Yvonne Herbison and Jeff Ricketts, with the alternates being John Janmaat, Pete Spencer and Ed Schiller

7. Adjourn to Knox Mountain Meeting Room

The meeting adjourned to the Knox Mountain Meeting Room at 7:47 p.m.

8. Reconvene in Knox Mountain Meeting Room

The meeting reconvened in the Knox Mountain Meeting Room at 7:59 p.m.

9. Reports

9.1 Agriculture Plan Policy Implementation – Package 1 Directed Amendments to the Official Community Plan and Zoning Bylaw

Staff:

- Provided an overview the Reports and why they were split into two packages.
- Displayed a PowerPoint presentation summarizing the Agriculture Plan Policy Implementation – Package 1 Directed Amendments to the Official Community Plan and Zoning Bylaw.
- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee receives, for information, the Report from the Policy & Planning Department dated January 25, 2018 with respect to the draft directed amendments to Bylaw No. 10500, Kelowna 2030 Official Community Plan and Bylaw No. 8000, Zoning Bylaw based on the recommendations presented in the Agriculture Plan endorsed by Council in August 2017.

Carried

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee commented that the engagement for the Agricultural Plan was very good, specifically, that the AAC appreciated the iterative process of the plan, and that there was follow up through the stages that kept the AAC informed. The Committee is excited to see the Plan come into action and believes that the policy has been developed to reflect the agricultural significance of Kelowna.

9.2 Agriculture Plan Policy Implementation and Housekeeping – Package 2 Draft Comprehensive Amendments to the Official Community Plan and Zoning Bylaw

Staff:

- Displayed a PowerPoint presentation summarizing the proposed new definitions and revised definitions to be included in the amendments to the City's Zoning Bylaw.
- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 to include the proposed new definitions and revisions of existing definitions as presented to the Committee dated January 25, 2018.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to amend the City's Zoning Bylaw in order to split the secondary uses on ALR and non ALR lots.
- Responded to questions from the Committee.

Moved by Yvonne Herbison/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 by separating the secondary uses for those A1 lots within the Agricultural Land Reserve and those A1 lots not in the Agricultural Land Reserve.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to amend the City's Zoning Bylaw in order to introduce a maximum gross floor area for a home of 500m².
- Responded to questions from the Committee.

Moved by Pete Spencer/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 to introduce a maximum gross floor area for a home of 500m² based on Ministry of Agriculture Standards.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to revise the City's existing Zoning Bylaw Development Regulations.
- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Jeff Ricketts

THAT the Agricultural Advisory Committee recommends that Council revise the existing Zoning Bylaw Development Regulations for certainty and clarity in order to align with the Ministry of Agriculture Standards;

AND THAT the Agricultural Advisory Committee recommends that Council direct staff to re-examine the proposed heights, setbacks and other specifications for consistency and equity.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to amend the City's Zoning Bylaw in order to revise the buffer requirements.
- Responded to questions from the Committee.

Moved by Yvonne Herbison/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 in order to revise the urban side buffer requirements as presented, to better align with the Ministry of Agriculture Edge Planning Guidelines.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the engagement ideas under consideration with respect to Agricultural Plan Implementation – Policy Amendments.
- Responded to questions from the Committee.

The Committee Member provided feedback to staff regarding the proposed engagement ideas and made suggestions on how to improve the engagement.

Staff:

- Advised that the next steps in the process are:
 - o Engagement;
 - o Initial consideration by Council (in tandem with Package 1);
 - o Public Hearing; and
 - o Ministry Approval.

10. Next Meeting

The next Committee meeting has been scheduled for February 8, 2018.

11. Termination of Meeting

The Chair declared the meeting terminated 10:17 pm

John Janmaat, Chair

/slh

DRAFT