

Agricultural Advisory Committee

Minutes

Date: Thursday, September 13, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Yvonne Herbison (Vice-Chair); Domenic Rampone; Keith Duhaime, Jeff Ricketts (Alternate) and Jill Worboys (Interior Health)

Committee Members Absent: Pete Spencer, Tarsem Goraya and Ed Schiller

Staff Present: Community Planning Supervisor, Laura Bentley; Planner Specialist, Alex Kondor; Legislative Coordinator (Confidential), Clint McKenzie

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 Curtis Rd 950, A18-0011 - Garrett Ainsworth

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Placement of 4000 cubic metres of clean fill is being requested in order to improve the soil to plant fruit trees and protect the driveway from flooding.
- Responded to questions from Committee members.
- Confirmed the City has no mechanism to ensure fruit trees will be planted in a non-farm use area.

Garrett & Chantelle Ainsworth, Applicant:

- Displayed a PowerPoint presentation summarizing the rationale for the non-farm use.
- Provided justification for placing the clean fill to mitigate the risk of flooding the residence on the property. Additional water is being held on the property due to higher water tables along with water being diverted around the Glenmore Landfill.
- Confirmed loss of an acre of the total 9.5 acres to the muddy, grassy area due to the flow of water onto the property.
- Fill will be clean and conducive to growing fruit trees.
- Apple trees will be planted to benefit from the farm tax credit.
- Responded to questions from the Committee.

Staff:

- Confirmed there is no City requirement for an agrologist to look at the application.

Moved by Yvonne Herbison/Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A18-0011 for the property located at 950 Curtis Road to allow for a Non-Farm Use to place up to 4000 cubic metres of fill on the subject property under Section 20(3) of the *Agricultural Land Commission Act*.

**Carried
Jeff Ricketts – Opposed**

ANECDOTAL COMMENTS

The Agricultural Advisory Committee supports the application subject to the requirement of an Agrologist review of the application to ensure the best agricultural use of the property will be achieved. Concerns regarding drainage impacts on surrounding properties as a consequence of the placement of the fill, and suggest involving a hydrologist to address the drainage.

2.2 McCurdy Rd 2850, A18-0003 - Glen Auch & Gladys Crossley

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Responded to questions from the Committee members.
- Staff confirmed the portion of land to the south in the ALR is within the road right-of-way and not part of the subject property.

Jason Palmer, Applicant:

- Introduced Bob Holtby, Regency Consultants, Agrologist for the application:
- Presented the agrologist report and spoke to the soil classes and conditions of the property.
- Advised that it is increasingly harder for the residents to farm the property as they are in their mid-seventies.
- Currently the crop production is hay and is very labour intensive to produce a viable crop annually given the soil conditions.
- Seeking an exclusion from the ALR but also open to considering the possibility of a development proposal that could support both an agriculture and commercial component.
- Advised soils were used for forage production for a long time. Attempts at horticultural production in the past have not been successful due to frost drainage.

Alan Crossley, Property Owner's son:

- Indicated that the property has never been a viable farm and should not have originally been included in the ALR. The subject property should have been dealt with at the same time as the former adjacent Marshall Feedlot exclusion to the south from the ALR.
- Responded to questions from the Committee members.
- Confirmed property is capable of being fully irrigated - an irrigation license exists on Mill Creek.

Staff:

- Responded to questions from the Committee Members on the proper sequencing of the application in relation to the City's permanent growth boundary and the future land designation.
- Discussion on the benefits of completing an economic assessment of the range of crops viable on the property.

Moved by Jeff Ricketts/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee recommends that Council not support application A18-0003 for an Exclusion from the Agricultural Land Reserve under Section 30(1) of the ALC

Act of the subject property 2850 McCurdy Road in order to facilitate an application to rezone the land for commercial or industrial development.

Carried

ANECDOTAL COMMENTS

The Agricultural Advisory Committee does not support the application as the full agricultural potential of this property has not been explored. The application does not protect the property's agricultural potential and there is no benefit to agriculture as a whole. The property is centrally located in the community as a hub for food production that should have ongoing protection in an increasingly urban area.

2.3 Rifle Rd 575-579, A18-0010 - Marlys Wolfe

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The proposal is a cannabis production facility within an enclosed building with concrete foundation.
- The building is proposed to be approximately 5000 square feet and located on an existing parking lot.
- The property is in the ALR and the property is zoned A1 – Agriculture.
- A non-farm use permit is required as the Province amended ALR regulations to state that the lawful production of cannabis is only a farm use if produced:
 - outdoors in a field,
 - in a structure with a base consisting entirely of soil,
 - or in a structure that was previously approved for the growing of crops.

Staff:

- Responded to questions from the Committee members
- Clarified that the applicant is proposing to build an enclosed building for production which is requiring the non-farm use.
- Confirmed an existing building that was built for crop production can be used to produce cannabis.

Marlys Wolfe, Applicant:

- Displayed a PowerPoint presentation summarizing the rationale for the non-farm use.
- The property is operated as a certified organic farm with value added health care products with a small storefront onsite as well as online sales.
- The building permit application is for a medical production building.
- A nonfarm use application is being submitted to meet federal requirements to have surfaces that can be cleaned and sanitized.
- Proposing the building be completed on a redundant parking lot used for equipment storage.
- Responded to questions from the Committee Members.
- Confirmed that the application is for organic craft production and processing facility for cannabis products.
- Advised that the medical cannabis regulations would not be able to be met using any existing building onsite.
- Confirmed the existing license with Health Canada is tied to the subject property.

Staff:

- Responded to questions from the Committee Members.
- Discussion on how any expansions of the building would be allowed in the future.
- Staff confirmed that any future expansions would be considered a new non-farm use application.

Moved by Jeff Ricketts/Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council not support Agricultural Land Reserve Application No. A18-0010 for the property located at 575-579 Rifle Road to allow for a Non-Farm Use to produce cannabis on the subject property under Section 20(3) of the *Agricultural Land Commission Act*.

Carried
Keith Duhaime and Yvonne Herbison - Opposed

ANECDOTAL COMMENTS

The Agricultural Advisory Committee does not support the application as greater clarity is needed on the policies of senior levels of government moving forward. In some cases, regulations are not yet in place or have not yet been tested. There is uncertainty on whether compliance with senior levels of government is to be considered within the mandate of the Committee.

3. Minutes**Moved by Domenic Rampone/Seconded by Yvonne Herbison**

THAT the Minutes of the July 12, 2018 Agricultural Advisory Committee meeting be adopted.

Carried

4. ALC Decisions - Update

No applications were considered since the last meeting update.

5. New Business**5.1 End of Term Committee Review**

Staff:

- Confirmed the Committee term ends with the upcoming Council term and civic election on October 20th.
- Staff reviewed the terms of reference of the Committee.
- An end of term review will provide Council with a summary of Committee achievements, and feedback from staff liaisons and members.
- Discussion included:
 - Scope of the committee should include more education and liaison opportunities.
 - e.g. upcoming cannabis regulations, infill applications
 - Committee could support Council with input on broader agricultural issues.
 - irrigation district reviews
 - intrusion of roadways onto agricultural land
 - water rates (e.g. West Kelowna)
 - Opportunity to meet with other AACs in the region and work on common issues in the agricultural community.

-Suggestions included:

- Looking more extensively at economic development matters with respect to agriculture. Committee criteria has generally spoke to the community's wholistic view

- of agriculture. Committee could increase their focus on the economic impact of agriculture when reviewing applications.
- More interaction with Council to understand how the Committee can support their needs.
 - E.g. Agriculture tours for Council facilitated by the Committee.
 - Provide an opportunity to interact with different sizes and types of operations within the tours.
 - A procedure and use of a timer should limit the length of applicant presentations.
 - Parking for Committee members; mileage support to view application sites.

6. Next Meeting

The next Committee meeting has been scheduled for October 11, 2018.

7. Termination of Meeting

The Chair declared the meeting terminated at 8:46 p.m.

John Janmaat, Chair