



Agricultural Advisory Committee Minutes

Date:	Thursday, October 10, 2019
Time:	6:00 pm
Location:	Council Chamber City Hall, 1435 Water Street
Committee Members Present:	Derek Brown (Alternate), Keith Duhaime, Yvonne Herbison (Vice Chair) and Aura Rose
Committee Members Absent:	Avi Gill, John Janmatt (Chair), Domenic Rampone, Jeff Ricketts, Pete Spencer (Alternate) and Jill Worboys
Staff Present:	Planner Specialist, Alex Kondor; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

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

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

2. Applications for Consideration

2.1 Hwy 33E 3215, A19-0010 Application to the ALC for a Homesite Severance - William Winter

Staff:

- Displayed a PowerPoint presentation providing a background of the application.
- Reviewed how the road to the home site severance would be developed. Both lots will have road frontage.

Wendy Waylen, Grand Forks BC, Applicants Agent:

- Noted that Mr. Winter is open to shrinking the size of the severed lot. He lives in the house with his spouse and he would like to stay there and use the homesite severance to pass on to his children.
- Applicant has been on the property since 1967.

Lee Dinwoody, Vernon BC, Applicants Agent:

- Provided the history to the amateur pro-rodeo events on the property since the 1950s.
- Applicant has some serious health issues and wants to complete the homesite severance for his spouse.
- Homesite is where the barn and tool sheds are which is a tiny plateau area that has access from Highway 33.
- Responded to questions from the Committee.

Staff responded to questions from the Committee.

Moved by Keith Duhaime/Seconded By Aura Rose

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A19-0010 for the property located at 3215 Highway 33 E for a Subdivision of Agricultural Land Reserve under Section 21(2) of the Agricultural Land Commission Act.

Carried

ANEDOTAL COMMENTS

- The Agricultural Advisory Committee would like to encourage the logical minimal size that follows the natural contours of the land be pursued for the homesite severance and that staff be encouraged to work with the applicant to achieve this.

2.2 East Kelowna Road 2830, A19-0016 - Non-Farm Use Application – Winery and Covenant - Maria and Trent Kitsch

Staff:

- Displayed a PowerPoint presentation providing a background of the application.
- Confirmed the proposed winery is outside the covenant area.
- The applicants are requesting to remove the covenant to increase agricultural activity in the area and the potential for a wine cellar in the future.
- The non-farm use is being proposed until enough grapes are planted on the property to be considered a farm use by the ALC.
- The secondary access road in the middle of the property would be gated and the driveway to the south of the property would be the primary driveway.
- There is no new residential proposed on the building site.
- Confirmed there is no regulations that require a buffer on agricultural land adjacent to residential.
- Responded to questions from the Committee.

Maria and Trent Kitsch 2830 East Kelowna Road, Applicant:

- Provided the history to their ownership and starting of Kitsch Wines.
- They acquired the property in November 2018.
- Indicated the proposed cellar would be largely a production facility.
- Noted the road in the middle of the property is a result of the production area and staging for harvesting. Road was there prior with cherry production.
- The requested time for a non-farm use is to allow the harvest in the fall of 2022 in order to meet the ALC criteria.
- Responded to questions from the Committee.
- The existing winery location located on another property is too small and in the garage of a residential house with no drains.
- The 'no disturb' covenant area is perfectly set-up for a cellar. This would allow for an increase to the area where agriculture can take place. It is believed it will produce better and more fruit. Height difference between the enclave of trees where the cellar would go in the covenant area will not be visible as not at the same height as the Hall Road subdivision.
- Open to having a time restriction on non-farm use of 4-5 years.
- Open to having part of the covenant remain and reconfiguring the line.

Staff:

- Outlined the requirements for a geotechnical study for applications that are within natural environment development permit areas which the covenant area is in.
- The proposed wine cellar structure would be less than the maximum site coverage allowed of 10%.
- Responded to questions from the Committee.

Moved by Aura Rose/Seconded by Derek Brown

THAT a nonfarm-use of 4 years be supported for Agricultural Land Reserve Application No. A19-0016 for the property located at 2830 East Kelowna Road.

Carried

ANEDOTAL COMMENTS

- The Agricultural Advisory Committee supports a time limit for nonfarm use of four years as it gives enough time for production to take place.

Moved by Keith Duhaime/Seconded by Derek Brown

THAT the 'no-disturb' covenant be removed only as it pertains to agricultural purposes.

Keith Duhaime withdrew the motion and Derek Brown agreed.

Moved by Keith Duhaime/Seconded by Derek Brown

THAT the 'no-disturb' covenant be maintained and allow for its modernization to facilitate agricultural purposes.

Carried

ANEDOTAL COMMENTS

- The Agricultural Advisory Committee recommends that a geological assessment of the no disturb covenant area be conducted to determine the effect of removing some of the trees and replacing them with a different species.

- The Committee recognizes it is a challenging location with the trees in the gulley impacting the farmed area and the benefit to realigning the covenant area to assist with the farm use of the property.

3. Minutes

Moved by Derek Brown/Seconded by Yvonne Herbison

THAT the Minutes of the August 8, 2019 Agricultural Advisory Committee meeting be adopted.

Carried

4. ALC Decisions - Update

Staff updated the Committee on the following applications:

- 298 Cornish Rd: Non adhering residential use - house larger than allowed (500 sq. m.). Council supported the application and forwarded it to the ALC.

- 3019 Leader Road: Non-Farm Use Permit application to allow a landscaping business. Council supported the application and asked that staff reach out to ALC staff to provide more context. ALC was provided a package that included the minutes from the AAC meeting and the Council report showing the AAC resolution.

- 2568 KLO Road – Non-Adhering Residential Use – Additional Residence for Farm Use. Council supported the application and forwarded it to the ALC.

5. New Business

Staff provided an update on the upcoming OCP workshops.

A one-hour workshop with the Committee will be scheduled to present on the updates to the agricultural components of the OCP.

Options for dates for the workshop were discussed with the Committee's preference being to add it as part of the next regular meeting on November 14th.

6. Termination of Meeting

The Vice Chair declared the meeting terminated at 7:40 p.m.

Chair