



Agricultural Advisory Committee

Minutes

Date: Thursday, December 12, 2019
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

Committee Members Present: Keith Duhaime, Avi Gill, Yvonne Herbison (Vice Chair), Domenic Rampone* and Aura Rose

Committee Members Absent: Derek Brown (Alternate), John Janmatt (Chair), Jeff Ricketts, Pete Spencer (Alternate) and Jill Worboys

Staff Present: Planner Specialist, Alex Kondor; Legislative Coordinator (Confidential), Clint McKenzie

* denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 6:04 p.m.

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

2. Minutes

Moved By Domenic Rampone/Seconded By Keith Duhaime

THAT the Minutes of the November 14, 2019 Agricultural Advisory Committee meeting be revised by adding the following on page 2 and be adopted:

"- Points to exemplify include the maintenance of reasonable rates and water security **for farming.**"

Carried

3. Applications for Consideration

3.1 Morrison Rd 1425, A19-0012 & FH19-0003, Application for a Non-Adhering Residential Use Permit for Temporary Farm Worker Housing - Surinder K. Boparai & Avtar S. Boparai

Staff:

- Presented a PowerPoint presentation providing an overview of the application and responded to questions from the Committee.

- Confirmed if this application is approved, the applicant will be at the allowable limit for number of temporary farm workers being housed on the property.
- Confirmed the ancillary buildings are storage sheds.
- Reviewed the services to the unit.

Surinder Boparai - Treetop Rd, Applicant:

- Confirmed they chose the middle of the orchard for worker housing as it was already cleared, and they did not want to cut any fruit trees down to accommodate the dwelling.
- Confirmed the cabins that are currently on their other farm properties were already there at the time they purchased the properties.
- Confirmed the area being proposed for housing has been cleared for at least 4 years.

Staff confirmed a bond is required for the landscaping buffer as part of the application.

Moved By Domenic Rampone/Seconded By Keith Duhaime

THAT the Agricultural Advisory Committee recommends to Council that the non-adhering residential use permit application to allow temporary farm worker housing to accommodate up to 14 workers on the property located at 1425 Morrison Road be approved.

Carried

3.2 Dunster Rd 3183, A19-0013, Application to the ALC for Non-Adhering Residential Use Permit - Gian & Kuldip Jaswal

Staff:

Presented a PowerPoint presentation providing an overview of the application and responded to questions from the Committee.

- Confirmed that basements and garages are not included in the ALC floor area calculation.
- Confirmed demolition will need to be completed before the final occupancy permit is granted on the newly constructed house.
- Discussion ensued regarding final occupancy permit approval and what control it provides the City to prevent occupancy.

Ramsay Jaswal, Dunster Rd, Applicant's son:

- Provided history of their family farming in the community - 53 acres, apples and cherries. Their farming operations involve all members of the household.
- They are moving towards their fourth generation of farming in the community.
- Provided a background on their extended family and their care.
- There are 8 members in the household today. As younger families move forward to have children the existing house will be too small.
- Requesting delayed demolition of the existing house in order to reside in it during construction of the new house given the economic condition of the crops.
- Reviewed multi-generational family ALC applications that were supported in other communities.
- The family would agree to a covenant requiring them to demolish the existing dwelling and provide a bond to ensure the demolition.
- Would also agree to a farm covenant on the property.
- Requested that the Committee consider the request for delayed demolition and the request for a new larger residence as separate requests.
- Responded to questions from the Committee.
- Confirmed the requested house size is what is needed for the family today and not just future growth.
- Reviewed the landscape buffer.
- Commented on the privacy the new floor plan would accommodate.

Moved By Domenic Rampone/Seconded By Aura Rose

THAT the Agricultural Advisory Committee recommends that Council not support the application to allow for a 650 sq. m. single detached house on the subject property.

Carried
Avi Gill - Opposed

Anedotal Comments:

The AAC respects the farming practices of the multigenerational family and encourages the development of a house size that fits within the 500 sq. m. limit set by the Agricultural Land Commission.

The AAC supports what multigenerational families bring to agriculture in the community.

Moved By Domenic Rampone/Seconded By Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council support the delayed demolition of the existing single detached house to allow for the existing single detached house to be occupied during construction;

AND THAT a restrictive covenant and bond be completed to define the terms of the delayed demolition.

Carried

3.3 Gallagher Road 2975, A19-0017 - David Geen

Committee member Domenic Rampone declared a conflict of interest and left the meeting as he works with the applicant.

Staff:

- Presented a PowerPoint outlining the application and responded to questions from the Committee.
- Confirmed there are no complaints on the existing temporary housing structures.
- Confirmed with the applicant that they are requesting an additional 70 beds.

David Geen, Parkland Rd, Applicant:

- Confirmed their plans for the agriculture property they own on Pooley Rd is to house 44 temporary farm workers.
- Presented a PowerPoint presentation outlining the family's farming operations in the Okanagan.
- The proposed site was chosen as it is at the bottom of the property and most accessible. It uses the poorest farmland as it is also in a frost pocket.
- Spoke to the capacity of the dorms for temporary workers during each season.
- Responded to questions from the Committee.
- Confirmed no fruit trees will be removed to accommodate the new temporary structures.
- Confirmed site is fully planted with 100 acres in cherries requiring 60 workers. Once the crops are fully matured and in production it is estimated it will require 100 workers to manage fruit production.
- Confirmed they work with a busing contractor to provide worker transportation for shopping, appointments, etc.

Staff:

- Responded to questions from the Committee.
- Confirmed if the application is approved it would allow for a maximum of 130 farm workers accommodated for up to 10 months of the year.

Moved By Keith Duhaime/Seconded By Avi Gill

THAT The Agricultural Advisory Committee recommends that Council support temporary farm worker housing for up to 70 additional farm workers on the subject property, which would result in a total of up to 130 temporary farm workers for a single farm unit located within the same City Sector.

Carried

Anedotal Comments

- The AAC emphasizes the need for substantial buffering around the proposed dorms considering the future residential development on Kirshner Mountain.
- The AAC encourages the consolidation of labour that makes sense for agricultural land use – allowing for one property to accommodate workers for more than one farming operation in the same City Sector.

Committee member Domenic Rampone returned to the meeting.

4. ALC Decisions – Update

No updates at this time.

5. New Business

Discussion ensued regarding the development of a policy/evaluation for dwellings larger than 500 sq. m. meeting farming criteria.

6. Next Meeting

The next Committee meeting has been scheduled for January 16, 2019.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:56 p.m.

Chair