



Agricultural Advisory Committee

Minutes

Date: Thursday, August 13, 2020
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

Committee Members Present: Derek Brown (Alternate), Keith Duhaime, Avi Gill, Yvonne Herbison (Vice Chair), Domenic Rampone, Jeff Ricketts,

Committee Members Absent: John Janmatt (Chair), Aura Rose, Jill Worboys, Peter Spencer (Alternate)

Staff Present: Planner Specialist, Alex Kondor; Planner Specialist, Wesley Miles; Community Planning & Development Manager, Dean Strachan; Divisional Director, Planning & Development Services, Ryan Smith; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

The Vice Chair called the meeting to order at 6:05 p.m.
 Opening remarks by the Vice Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 4870 Chute Lake Road - A20-0003 - Stephen Cipes

Staff displayed a PowerPoint presentation outlining the application for a culinary college for humanity.

Staff responded to questions from the Committee.

Ed Grifone, Applicant, CTQ Consultants & Summerhill Wineries Proprietor, Stephen Cipes

- Provided history on the establishment of Summerhill Wineries.
- Provided an overview of the application.
- Highlighted the objectives of the culinary institution.
- Highlighted the use of existing infrastructure.
- Confirmed the number of acres dedicated to vegetable and food production and the mandate to buy from local farmers.
- Confirmed there will be approximately 34,000 square foot of garden production on the building itself.

Stephen Cipes, Proprietor

- Provided the background to the establishment of Summerhill Wineries.

Esra Cipes Chief Financial Officer:

-Read a letter of support from the Hollyhock Lifelong Learning Centre in Cortes, BC.

Head Chef, Culinary Arts Instructor, Upper Canyon Drive North

- Discussed curriculum being on a working farm culinary experience.
- Outlined the 8-week culinary course with Westbank First Nation taking place in the Fall 2020.
- Outlined the culinary school curriculum being developed with Focus College that will be Provincially accredited.
- Responded to questions from the Committee.
- Responded to questions regarding parking stalls being mainly accommodated on the existing structure. Confirmed no agricultural land will be used for parking.

Matt Cameron June Springs Road - Managing Partner of CTQ Consultants Kelowna

- Outlined sewer and water requirements.

Moved by Domenic Rampone/Seconded by Derek Brown

THAT the AAC recommend support to Council for the non-farm use of the subject property.

Carried
Opposed – Yvonne Herbison, Jeff Ricketts

Anedotal Comments:

- Concern regarding the size of the property – consider a smaller size facility.
- A reduction in size of the development needs to be considered.
- Concerns regarding the impact on neighbouring agricultural properties.
- Full support for the educational component.
- Concern regarding the accommodations being used for tourism versus teaching.
- Concern regarding how much the primary food production will be emphasized. Production of fruit and vegetables needs to be as important as the culinary focus of the institute.
- Concern regarding wineries being given more ability to have non-agricultural use - concerned a facility like this could set a precedent.
- Request Council continue to make compliance and enforcement for noncompliance a priority for these facilities.

2.2 4213 Gordon Drive - A20-0006 - Dorothy Thomson

Committee member Jeff Ricketts declared a conflict of interest as he leases farmland from the applicant.

Staff:

- Presented a PowerPoint presentation outlining the application.
- Discussed land dedication and park transfer to the Central Okanagan land Trust for a family memorial.
- Responded to questions from Committee

Dorothy Thomson, Gordon Drive - Applicant

- Has lived in the old house for 38 years.
- Confirmed the house is on city water and sewer.
- Responded to questions from the Committee.

Staff responded to questions from Committee.

Moved By Keith Duhaime/Seconded By Domenic Rampone

THAT the AAC recommend to Council that the application to subdivided land within the ALR be supported.

Carried

Committee Member Jeff Ricketts returned to the meeting.

2.3 4690 Hwy 97 N - A20-0008 - City of Kelowna

Staff displayed a PowerPoint presentation outlining the application.

Graham Hood, Strategic Land Development Manager City of Kelowna

- Provided a PowerPoint presentation outlining the application.
- Staff responded to questions from the Committee.
- Provided the history and policy context to the application.

Jerry Dombowsky, Transit and Programs Manager

- Outlined the transit operations maintenance facility o the present yard on Hardy street that maintains 120- vehicles.
- Provided an overview of the community benefits of transit.
- Discussed the site search to date since 2013.
- Outlined the Investing in Canada Infrastructure Program grant that would be accessed through the federal government for the project.
- Reviewed the site suitability analysis.

Melanie Piewetski, professional Agrologist - Associated Environmental Consultants

- Spoke to the agricultural assessment.
- Reviewed the mitigation strategy.

Johannes Saufferer

- Spoke to the site specific and community agricultural highlights of the subject property.
- Discussed innovative proposals
- Spoke to the facility development and the buffering and interface mitigation commitment.

Staff responded to questions from the Committee.

Moved By Domenic Rampone/Seconded By Keith Duhaime

THAT the Exclusion of the subject property under Section 29(1) of the Agricultural land Commission Act not be supported.

Carried

Anedotal comments

Concern that a more exhaustive search for a site needed to take place.

Concern that the agricultural assessment of the property is underestimated.

Staff responded to questions from Committee

Staff commented the community benefit of the proposal.

3. Minutes

Moved By Domenic Rampone/Seconded By Keith Duhaime

THAT the Minutes of the July 9, 2020 Agricultural Advisory Committee meeting be adopted.

Carried

4. New Business

Moved By Domenic Rampone/Seconded By Jeff Ricketts

THAT City Council be requested to consider Christine Forbes, the Regional Agrologist from the Ministry of Agriculture as a non-voting member of the Agricultural Advisory Committee.

Carried

5. Termination of Meeting

The Chair declared the meeting terminated at 9:19 p.m.

Chair