



City of
Kelowna
Agricultural Advisory Committee
Minutes

Date: Thursday, March 11, 2021
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Members Attending Virtually John Janmaat (Chair), Yvonne Herbison (Vice Chair), Domenic Rampone, Aura Rose, Jill Worboys

Members Absent Keith Duhaime, Avi Gill, Peter Spencer (Alternate), Derek Brown (Alternate)

Staff Present Alex Kondor, Planner Specialist; Tyler Caswell, Planner; Wesley Miles, Planner Specialist; Johannes Saufferer, Real Estate Department Manager; Graham Hood, Strategic Land Development Manager, Clint McKenzie, Legislative Coordinator (Confidential)

* 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 Aura Rose

THAT the Minutes of the February 25, 2021 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Pooley Rd 3201, A20-0004 (FH20-0004) - 1035617 B.C. Ltd., Inc No. 1035617

Staff presented a PowerPoint presentation summarizing the application and responded to questions from the Committee.

Carl Withler, Applicant's Agent:

- Briefly outlined the application and responded to questions from the Committee.
- Provided an overview of busing from the site and other amenities being provided.

Moved By Yvonne Herbison/Seconded By Domenic Rampone

THAT the Committee recommend to Council to support a non-adhering residential use permit to allow temporary farm help housing to accommodate 60 seasonal workers on the subject property.

Carried

Anedotal Comments

- The Committee expressed support for making migrant workers feel welcome and part of the community.
- Expressed support in regards to the applicant working towards providing separate rooms for each worker in the midst of the pandemic.
- Expressed additional events should be considered by the City and the community to celebrate migrant worker culture.
- Expressed concern regarding isolation workers to the rest of the community and the impact on worker mental health. Encourage the applicant to integrate workers into the community wherever possible.

3.2 Teasdale Rd 1454, A21-0002 - Parminder & Kulwant Hans

Staff displayed a PowerPoint presentation summarizing the application and responded to questions from the Committee.

Russell Schartner, Laura Mason, Applicant's Agents:

- Indicated they were available for questions from the Committee.
- Confirmed that 90 acres total in farmland is being farmed by the applicant's workers in east Kelowna.
- The applicant's agent also advised that they are working on integrating soccer into the temporary farm worker community.

Staff responded to questions from the Committee and confirmed the subject property is outside the Permanent Growth Boundary.

Moved by Aura Rose/Seconded Domenic Rampone

THAT the Committee recommend to Council to support a non-adhering residential use permit to allow temporary farm help housing to accommodate 5 seasonal workers on the subject property.

Carried

Anedotal Comments

- Positioning workers close to existing housing is a positive, small foot[print being implemented.
- Request that the City review if there is other farm worker housing on the subject.
- Ensure they are connected to the community and prevent worker isolation becoming a concern.
- Encourage the City to organize extracurricular programming that workers can participate in while in the community.

3.3 Hwy. 97N 4690, A20-0008 - City of Kelowna

Staff displayed a PowerPoint presentation outlining the proposed mitigation options related to the application for "Exclusion" under Section 29(1) of the Agricultural Land Commission Act.

Three mitigation options were presented:

- The creation of a permanent full-time Agricultural Enforcement and Compliance Officer position.
- The proposed placement of a ten metre agricultural buffer.
- The creation of an agriculture signage program.

Staff:

- Responded to questions from the Committee.
- Confirmed that there are no immediate plans for the remainder of the subject property.
- Confirmed communication with the Kelowna chapter of the Young Agrarians has taken place regarding the potential to lease out some of the remaining subject property for farming.
- Provided some background to the property being designated as industrial since 1995 with an incremental approach to the redevelopment of the site and remnant of the subject property.

Moved By Domenic Rampone\Seconded By Yvonne Herbison

THAT the mitigation options as presented for the application to the Agricultural Land Commission for an "Exclusion" under Section 29(1) of the Agricultural Land Commission Act not be supported.

Carried

Anedotal Comments

- The Committee strongly encourages the City to follow through with their commitments and make all land it owns that is designated and zoned for agriculture useable for agriculture.
- The Committee expressed concern that the mitigation efforts presented are not connected to the application.
- Encouraged a full review of the subject property during the current Official Community Plan review.
- The Committee would like to emphasize that support for the application was rejected based on the principle of not wanting to take a large track of land out of the ALR for a municipal infrastructure project.

4. ALC Decisions - Update

Staff provided an update on the following applications:

- Exclusion of Kelowna Cristian School supported by Council and sent to the ALC for consideration.
- 4870 Chute Lake Road, the Culinary Institute for Humanity. The applicant is being asked to present to Council on Monday for a "Non-Farm Use" under section 20(2) of the Agricultural Land Commission Act.

Home site severance - Dorothy Thomson – Forwarded to the ALC for consideration.

Sawmill property on Old Vernon Road – Staff are following up with the applicant.

6. Next Meeting

The next committee meeting has been scheduled for April 8, 2021.

5. New Business

The Committee discussed the application from the last meeting at 2825 Longhill Road, A19-0014.

It was confirmed that an ALC member stated that a Temporary Non-Farm use can contain a limited timeframe versus it needed to be in perpetuity.

Staff indicated the applicant has been notified of this fact and they have chosen not to make a new application at this time. The application is going to the March 15th Council meeting.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:55 p.m.

John Janmaat, Chair