



Agricultural Advisory Committee Minutes

Date: Thursday, September 9, 2021
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Domenic Rampone, Derek Brown (Alternate)

Members Attending John Janmaat(Chair), Yvonne Herbison (Vice Chair), Aura Rose
 Virtually

Members Absent Avi Gill, Keith Duhaime, Pete Spencer (Alternate), Jill Worboys

Staff Present Wesley Miles, Planner Specialist; Tyler Caswell, Planner I; Clint McKenzie,
 Legislative Coordinator (Confidential)

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. Minutes

Moved By Yvonne Herbison /Seconded By Derek Brown

THAT the Minutes of the August 12, 2021 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Valley Rd 355-357, A21-0004, Dilbag Singh Brar & Sarabjeet Kaur Brar

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

Carl Withler, Applicant's Agent:

-Confirmed the owners currently farm in the Keremeos area and are working towards Kelowna being their home base in the future

-Owner's confirm they would agree to a restrictive covenant limiting rentals to farm workers.

-Responded to questions from the Committee.

Confirmed a perimeter fence has been established and peaches and grapes are being planted.

Staff:

-Responded to questions from Council.

-Confirmed the secondary house falls under current ALC policies. New ALC policy does not take effect until December 31, 2021.

Staff confirmed restrictive covenants go with the land in perpetuity and cannot be approved for a certain period of time.

- Committee requests that Council consider a restrictive covenant on the property to Applicant's response
- Confirmed temporary farm worker housing instead of market housing to be continued to be used primary residence.

Moved By Domenic/Seconded By Yvonne Herbison

THAT the Committee recommends that Council approve a non-adhering residential use permit for the conversion of an existing accessory building into a living space for the owners, farm manager and temporary farm workers.

Carried

Opposed – Aura Rose

Anedotal Comments

- Recommend to Council that a restrictive covenant be required to limit rental housing on the subject property to farm workers.
- The Committee has concerns regarding the primary residence remaining a rental property and would like to see a timeline of three years maximum to review the proposed plan for the owners to move into the primary residence.

4. ALC Decisions – Update

- There were no ALC updates.
- The ALC has notified City staff that they are conducting site visits on current applications but have no formal decisions at this time.

5. New Business

Domenic Rampone:

- Requested the appointment of a nonvoting member on the committee from the Ministry of Agriculture.

Moved By Domenic Rampone/Seconded By Aura Rose

THAT the Committee recommends to Council the appointment of a nonvoting member to the Agriculture Advisory Committee from the Ministry of Agriculture.

Carried

Staff:

- Provided an update on membership and presented Keith Duhaime's resignation letter.

Moved By Aura/Seconded By Yvonne

THAT alternate member Derek Brown be recommended to Council as a full time member.

Carried

- Advised the Committee on the changes to the ALC Act which come into effect December 31, 2021. Staff will be reviewing the changes and how they will be implemented this fall.
- Responded to questions from the Committee.
- Staff will send out information to the Committee on minimum required size of agriculturally zoned properties that allow for a secondary residence.

6. Next Meeting

The next Committee meeting has been scheduled for October 14, 2021.

7. **Termination of Meeting**

The Chair declared the meeting terminated at 6:50 p.m.

Chair