

Agricultural Advisory Committee

Minutes

Date: Thursday, April 14, 2022
Time: 6:00 pm
Location: Virtual Meeting - Teams

Members Present John Janmaat (Chair), Yvonne Herbison (Vice Chair), Domenic Rampone, Aura Rose, Chris Zabek

Members Absent Derek Brown, Jill Worboys, Avi Gill

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

1. Call to Order

The Chair called the meeting to order at 6:06 p.m.

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

2. Minutes

Moved By Domenic Rampone/Seconded By Yvonne Herbison

THAT the Minutes of the March 10, 2022 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 East Kelowna Road 2830 - A22-0001 - William & Maria Kitsch

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

Applicant, Maria Kitsch:

- Proposing a move of the existing house to a more efficient place on the property.
- Responded to questions from the Committee.
- Indicated that ALC had suggested the nonarable location for the winery.
- Will improve sound issues and bordering the residential area.

Moved by Domenic Rampone/Seconded by Yvonne Herbison

THAT the Committee recommend that Council approve the application to move an existing house and construct an addition to accommodate 2 seasonal farm workers on the subject property be supported.

Carried

Anedotal Comments:

- The Committee recommends that appropriate noise mitigation and buffering be required to protect the neighbours from any issues associated with winery and wine production.
- Strongly encourage the City to consider alternative locations on the property for the winery.
- Applicant if the house moves it is better for sound buffering and protection for the winery.

3.2 Gallagher Rd 2570 - A22-0002 - Parmjeet Singh Gurm & Gurjit Kaur Gurm

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

Confirmed the structure is onsite today and would need to be removed if the application is not considered.

Carl Withler, Applicant:

- Displayed a PowerPoint presentation outlining the application.
- No utilities will be hooked up until approvals are met.
- The target date for completion is the 2023 season, not 2022.
- Reviewed the consultation process with neighbours.
- Responded to questions from the Committee.
- Shade clothing on the fence, blending in the exterior paint and landscape buffering.
- Staff confirmed the application was processed due to a bylaw complaint.
- The worker accommodations will be federally inspected to the ag worker program before workers can move in.
- Separate area to comply to the gathering place requirements for farm worker gatherings.

Gurjit Kaur Gurm, Owner:

- Spoke to the cherry production and the residents in the immediate area.
- Confirmed buffer landscaping will be a priority around the temporary housing.

Staff:

- Responded to questions from the Committee.
- A landscape plan of the perimeter will be required.

Anedotal Comments

- Competition for trailer units from the oil field and its impact on the ag industry is a concern for temporary farm worker accommodations.
- Committee appreciates the effort to ensure the impact on agricultural land has been minimized.
- Concern that the project moved forward before the approval took place and this is an ongoing problem with compliance where applicants are asking for forgiveness with little consequence.
- Concerned by the precedent that approvals like this set and the Committee encourages the City to consider ways to sanction applications that do not stick to the process.
- Ensure that the applicants adhere to the required landscape buffering.

Moved By Aura Rose/Seconded By Domenic Rampone

THAT the Committee recommends to Council to consider a non-adhering residential use permit to allow temporary farm help housing to accommodate 35 seasonal farm workers on the subject property.

Carried

4. ALC Decisions - Update

- Staff updated the Committee on the City's application for an ALC exclusion application on the transit station for a 16.2 HA for future transportation facility.
- ALC has supported it with enhanced agricultural buffering and an agricultural planning/enforcement position with a reclamation fund in the future.

- Staff confirmed Carney Pond will remain the ALR.

5. New Business

Request to staff to inquire into the following:

- parking for Committee members during meetings.
- mileage to complete site visits for applications being considered.
- return of light meal for committee meetings.

6. Next Meeting

The next Committee meeting has been scheduled for May 12, 2022.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:28 p.m.

Chair