

## Agricultural Advisory Committee

### Minutes

Date: Thursday, June 8, 2017  
Location: Council Chamber  
City Hall, 1435 Water Street

Committee Members Present: Domenic Rampone (Acting Chair), Ed Schiller, Pete Spencer\*, Tarsem Goraya, Jill Worboys (Interior Health) and Jeff Ricketts (Alternate)

Committee Members Absent: John Janmaat (Chair), Yvonne Herbison (Vice Chair), and Keith Duhaime

Staff Present: Planner Specialist, Melanie Stepphun; Sustainability Coordinator, Tracy Guidi; and FOI-Legislative Coordinator, Sandi Horning

(\* denotes partial attendance)

#### 1. Call to Order

Committee Member, Dominic Rampone, called the meeting to order at 6:00 p.m.

**Moved by Jeff Ricketts/Seconded by Pete Spencer**

THAT the Agricultural Advisory Committee appoints Dominic Rampone as Acting Chair for the June 8, 2017 Meeting.

**Carried**

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

#### 2. Applications for Consideration

2.1 **540 Jaginder Lane, Z16-0086 - Urban Options Planning & Permits (M.A. and E.A. Hiebert)**

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.

- Staff advised that:
  - o the proposal is a permitted use in the RR3c zone;
  - o the property size corresponds with the RR3c zone;
  - o both dwellings have sewer connections (since 2011);
  - o the property is not within the Agricultural Land Reserve; and
  - o no variances are being requested.
- Advised that the property was originally part of a larger parcel and was subdivided in 1969.
- Advised that the 1996 Covenant on title is for farm help.
- Advised that carriage houses have been allowed in RR zones since 2012.
- Confirmed that:
  - o the proposal is a permitted use in the RR3c zone;
  - o the property size corresponds with the RR3c zone regulations;
  - o a Farm Protection Development Permit will be required; and
  - o ALR buffering is required pursuant to the Zoning Bylaw.
- Confirmed that the Applicant has completed public notification in compliance with Council's Policy.
- Looking for the Committee to provide a recommendation on how to minimize potential impacts to the adjacent farming operation.

AAC/Staff Discussion:

- Staff advised that there was no correspondence received from the adjacent farm owners/occupiers with respect to this application.
- Staff provided an overview of the proposed buffering.

Birte Decloux, Urban Options Planning Permits, Applicant's Representative:

- Displayed a PowerPoint presentation.
- Provided the rationale for the proposed rezoning.
- Provided background information with respect to the little farm house on the site and noted that the proposed rezoning will convert it into an official carriage house.
- Advised that her clients purchased the property in 2014.
- Advised that the farm house meets all the bylaw regulations for a carriage house.
- Advised that no changes planned for the land, building or access.
- Responded to questions from the Committee.
- Confirmed that the property owners are not associated with the surrounding farm operation.

AAC Discussion:

- The Committee members noted that the property has a lot of history and has been in existence for over 50 years.
- The Committee member commented that they believe the proposed buffering is acceptable.

**Moved by Tarsem Goraya/Seconded by Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council support Rezoning Application No. Z16-0086 for the property located at 540 Jaginder Lane in order to rezone the subject property to permit a carriage house in addition to the primary residence, adjacent to a farm operation in the Agricultural Land Reserve.

**Carried**

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee noted that this was a special case, given the location and the historic use of the house, as the farm has had a history of over 100 years of farming, and keeping the house will help preserve some of that heritage.

**2.2 1160 McKenzie Rd, DP17-0130 – Karmjit and Avineet Gill**

Committee Member, Pete Spencer, declared a conflict of interest as he has a professional relationship with the property owner and left the meeting at 6:18 p.m.

## Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Advised that the subject property is zoned for agri-tourist accommodation and that the previous Development Permit for the site expired in 2014.
- Confirmed that 9 RV units are permitted on the site and that a buffer is required around the RV site in the form of vegetation or fencing.
- Advised of the following Farm Protection Development Permit Guidelines:
  - o protect farm land and farm operations;
  - o minimize land use conflicts on agricultural land; and
  - o minimize conflicts between farm and non-farm uses.
- Would like the Committee to provide a recommendation with respect to how to reduce impacts to agriculture both on the property and surrounding properties.

## Avi Gill, Applicant:

- Advised that the RV sites are not long-term rental pads and will only be operated on a seasonal basis.
- Advised that the location of the RV sites have been moved as a result of the inability of the RV's to turn around.
- Provided the rationale for the application.
- Advised that the property owners also own property along Benvoulin Road, which is fully planted.
- Responded to questions from the Committee.
- Advised that the goal on this site is to promote agriculture to the younger generation. Wants to bring more attraction to orchards and educate people so that they better understand and support agriculture.

**Moved by Ed Schiller/Seconded by Tarsem Goraya**

THAT the Agricultural Advisory Committee recommends that Council support Development Permit Application No. DP17-0130 for the property located at 1160 McKenzie Road for buffering of a recreational vehicle site for nine (9) RV sites in the A1t - Agriculture 1 with Agri-tourist Accommodation zone;

AND THAT Agricultural Advisory Committee recommends that Council put in place measures to ensure that the buffering as proposed be completed.

**Carried**

Committee Member, Pete Spencer, rejoined the meeting at 6:32 p.m.

### 2.3 Draft Agriculture Plan

Staff:

- Displayed a PowerPoint presentation summarizing the draft Agriculture Plan.
- Provided an overview of the project including the context and background, and the engagement review.
- Reviewed the vision statement, key themes and recommended actions.
- Provided an overview of the implementation strategy, including resourcing implementation.
- Advised that the next steps in the process are:
  - o Round 3 Engagement:
    - Referral to Ministry of Agriculture and Agricultural Land Commission;
    - Small to medium sized farmer conversation;
    - Agriculture Industry group session;
    - Stakeholder session;
    - Open House; and
    - OnLine.
  - o Report back to Council for endorsement in early July.
- Responded to questions from the Committee

**Moved by Ed Schiller/Seconded by Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council support the 2017 Draft Agriculture Plan as presented to the Committee on June 8, 2017.

**Carried**

## 3. Old Business

### 3.1 Report to Council Discussion

Staff:

- In light of the Suburban & Rural Planning Manager's absence due to the activation of the Emergency Operations Centre, staff would like to defer this item to the next meeting.

### 3.2 Temporary Farm Worker Housing Update

Staff:

- Provided an update on Temporary Farm Worker Housing amendments.
- Advised that after the Public Hearing, Council directed staff to do more community engagement.
- Provided an overview of the changes to the Temporary Farm Worker Housing Text Amendments that will be brought forward to Council for consideration and advised that the intent is to go back to Council on June 19th for 1st reading.
- Responded to questions from the Committee.

### 3.3 Agricultural Tour - June 14th

Staff:

- Reminded the Committee that industry groups and OKSIR have gotten together and are hosting an agriculture tour on June 14<sup>th</sup>.
- There is still space available if you haven't already signed up for the tour.
- Provided an overview of the tour details and will provide the Tour Agenda to the Committee for their information.

#### 4. Next Meeting

The next Committee meeting has been scheduled for July 13, 2017.

#### 5. Termination of Meeting

The Acting Chair declared the meeting terminated at 7:04 p.m.

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Dominic Rampone, Acting Chair

/slh