

Agricultural Advisory Committee

Minutes

Date: Thursday, January 11, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Yvonne Herbison (Vice-Chair), Domenic Rampone, Ed Schiller, Keith Duhaime and Jill Worboys (Interior Health)

Committee Members Absent: Tarsem Goraya, Pete Spencer and Jeff Ricketts (Alternate)

Staff Present: Community Planning Department Manager, Ryan Smith*; Community Planning Supervisor, Lindsey Ganczar; Planner, Melanie Stepphun; Planner Specialist, Laura Bentley; Planner, Kim Brunet*; and FOI-Legislative Coordinator, Sandi Horning

(*denotes partial attendance)

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. Applications for Consideration

2.1 Stewart Rd W 4500, FH17-0001 - Stewart Brothers Winery Ltd.

Staff:

- Displayed a PowerPoint presentation summarizing the application for a Farm Help Development Permit.
- The project details include:
 - 22 Temporary Farm Workers;
 - two temporary structures (trailers) on non-permanent foundations; and
 - annual use from March to October during growing, harvesting and pruning periods.
- Local government has the authority to permit additional dwellings on ALR land as long as they are for farm use.

- Requesting the Committee provide a recommendation to Council (of either support or non-support) for the application to allow temporary farm worker housing for 22 temporary farm workers.
- Responded to questions from the Committee Members.

Ben Stewart, Applicant's Representative:

- Provided background information regarding the subject property.
- The property has been a nursery operation since 1950.
- Provided an overview of the improvements and plantings on the site.
- Have been transporting workers from West Kelowna to Kelowna in order for them to work the Kelowna property.
- Confirmed that the long term plan for the site is to make it a fully functioning winery.

Moved by Keith Duhaime/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Farm Help Development Permit Application No. FH17-0001 for Lot 2, Section 32, Township 29, ODYD, Plan 3093 except Plan KAP58804, located at 4500 Stewart Road West, for Temporary Farm Worker Housing for 22 Temporary Farm Workers.

Carried

ANECDOTAL COMMENTS:

The Agricultural Advisory Committee commended the applicant for working with City staff to ensure that the City's policies and the Agricultural Land Commission's policies were adhered to. The Committee noted that the application provided for good buffering, the use of non-permanent foundations and that the size of the farm supports the need for temporary farm workers.

2.2 Shanks Rd 4133 & Shanks Rd 4085, TA18-0001 & FH18-0001 - Geen Family Holdings Ltd.

The Chair, John Janmaat, declared a conflict of interest as he has a professional relationship with the applicant and left the meeting at 6:22 p.m. The Vice Chair, Yvonne Herbison, took over conduct of the meeting at 6:22 p.m.

Staff:

- Displayed a PowerPoint presentation summarizing the application for a Text Amendment and a Farm Help Development Permit;
- The proposal is for temporary farm worker housing for 140 seasonal farm workers, which includes:
 - a site specific Text Amendment; and
 - a Farm Help Development Permit.
- The project details include:
 - 140 temporary farm worker housing beds for temporary farm workers;
 - temporary structures (trailers) on non-permanent foundations.
 - entirely outside of the ALR along Shanks Road;
 - two groupings of trailers with parking and common picnic areas.
- Local government has the authority to permit additional dwellings on ALR land as long as they are for a farm use.

- Requesting the Committee provide a recommendation to Council (either support or non- support) to allow temporary farm worker housing for 140 temporary farm workers.
- Responded to questions from the Committee.

Staff:

- Distributed a new set up drawings that were provided by the applicant prior to the meeting.

Laura Geen, Applicant's Representative:

- Displayed a PowerPoint presentation summarizing the rationale for the proposed developments at the Highway 97 North Site.
- Advised that the dorms will be located on the non-ALR lands along Shanks Road.
- Responded to questions from the Committee Members.

Cody Walsh, Applicant's Representative:

- Responded to questions from the Committee Members.

Staff:

- Responded to questions from the Committee Members regarding the timeline for moving this application forward to Council for consideration.

Moved by Keith Duhaime/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Farm Help Development Permit Application No. FH18-0001 for the properties located at 4085 and 4133 Shanks Road, Kelowna, BC for temporary farm worker housing for 140 temporary farm workers.

Carried

ANECDOTAL COMMENTS:

The Agricultural Advisory Committee commended the applicant for working with City staff to ensure that the City's policies and the Agricultural Land Commission's policies were adhered to. The Committee noted that the application provided for good buffering, the use of non-permanent foundations and that the size of the farm operations supports the need for the large number of temporary farm workers. It was also noted by the Committee that subject property is close to transportation.

The Chair, John Janmaat, returned to the meeting at 7:02 pm and took over conduct of the meeting from the Vice-Chair, Yvonne Herbison.

3. ALC Decisions - Update

Staff:

- Provided an update with respect to the non-farm use application for the property located at 1085 Lexington Drive. After the Committee recommended non-support, the applicant withdrew the application.
- Provided an update with respect to the non-farm use application for the property located at 841 Curtis Road. Both the Committee and Council supported the application, which will not be forwarded to the Agricultural Land Commission for consideration.
- Responded to questions from the Committee Members.

4. Minutes

Moved by Yvonne Herbison/Seconded by John Janmaat

THAT the Minutes of the October 12, 2017 Agricultural Advisory Committee meeting be adopted.

Carried

5. New Business

5.1 Ministry of Agriculture - Agricultural Advisory Committee Workshops

Staff:

- Made reference to the "Save the Date" Notice from the Ministry of Agriculture for the upcoming Agricultural Advisory Committee Workshops.
- More information will be provided once received from the Ministry.

6. Next Meeting

The next Committee meeting has been scheduled for January 25, 2018.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:08 pm.

John Janmaat, Chair

Yvonne Herbison, Vice Chair

/slh