

Agricultural Advisory Committee

Minutes

Date: Thursday, January 25, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Yvonne Herbison (Vice-Chair), Domenic Rampone, Ed Schiller, Pete Spencer, Jill Worboys (Interior Health) and Jeff Ricketts (Alternate)

Committee Members Absent: Keith Duhaime and Tarsem Goraya

Staff Present: Planner Specialist, Laura Bentley; Planner, Melanie Steppuhn; Sustainability Coordinator, Tracy Guidi*; Community Planning Department Manager, Ryan Smith*; Planner Specialist, Adam Cseke*; Planner, Barbara Crawford*; Senior Project Manager, Patrick Aylard*; 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. **Chair and Vice-Chair for 2018**

2.1 **Appointment of Chair and Vice-Chair**

Moved by Domenic Rampone/Seconded by Yvonne Herbison

THAT John Janmaat be appointed the Chair of the Agricultural Advisory Committee for 2018.

Carried

Moved by Dominic Rampone/Seconded by Jeff Ricketts

THAT Yvonne Herbison be appointed Vice-Chair of the Agricultural Advisory Committee for 2018.

Carried

3. Applications for Consideration**3.1 Lakeshore Rd 4638, Z17-0077, DP17-0180 & DVP17-0181 - 4638 Lakeshore Road Ltd.**

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The property is located in an agricultural interface area.
- Staff would like the Committee to comment on the proposed rezoning and the agricultural buffer design located along the southern parcel boundary.

AAC/Staff Discussion:

- Staff responded to an inquiry regarding the agricultural buffer and the variance.
- Staff clarified the plantings proposed for the landscape buffer.
- Staff clarified the setback for ALR lands facing the commercial properties.
- Staff provided information regarding the setbacks for commercial and residential properties.
- Staff provided information regarding site coverage.

Steve Nicholson, Applicant:

- Displayed a PowerPoint presentation summarizing the rationale for the rezoning and variance.
- Responded to questions from the Committee.
- Provided the rationale for the location of the staircase.
- Advised that the variance along the pedestrian walkway shown in the drawings was done in error and will be removed.
- Provided the rationale for the siting of the building on the subject property.
- Will be erecting signage that the property is next to an active farm and will be registering a covenant on title to indicate it is adjacent to an active farm.
- Provided an overview of the exterior materials being proposed.

Staff/AAC Discussion:

- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council support Rezoning Application No. Z17-0077 for the property located at 4638 Lakeshore Road in order to rezone the subject property from the C2 - Neighbourhood Commercial zone to the C3 - Community Commercial zone.

Defeated

John Janmaat, Yvonne Herbison, Pete Spencer and Jeff Ricketts – Opposed.

Moved by Dominic Rampone/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council support Development Variance Permit Application No. DVP17-0181 for the property located at 4638 Lakeshore Road in order to reduce the agriculture buffer width from 3.0m to 2.0m for an 8.0m portion along the southern property line.

Defeated

John Janmaat, Yvonne Herbison and Jeff Ricketts – Opposed.

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee raised the following concerns with the proposed application as it relates to the proposed rezoning:

- the higher density residential use and taller buildings allowed in the C3 zone will have negative impacts on the adjacent ALR land;
- additional density and residential use creates speculative pressure on ALR land; and
- there is no benefit to agriculture.

The Agricultural Advisory Committee raised the following concerns with the proposed application as it relates the proposed variance:

- increases to buffering in both width and height should be considered;
- a taller building needs a larger buffer;
- the variance would not be necessary if the structure was moved;
- the proposed buffering needs to be intensified; and
- it is possible that the agricultural use of the adjacent property may change in the future and there appears to be no flexibility for buffering should a change in use occur.

3.2 Pooley Rd 3060, A17-0011 - Lawrence Neid**Staff:**

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Provided background information regarding the Integrated Water Supply Plan.
- Staff are requesting the Committee provide a recommendation for Council regarding the application to allow a non-farm use and subdivision, together with any potential mitigation measures for agricultural impacts and surrounding properties.

AAC/Staff Discussion:

- Staff responded to questions from the Committee.
- Staff advised that the reservoir will be a concrete structure and will be enclosed.
- Staff advised that construction will commence in May and the project is scheduled for completion by December 31, 2019.
- Staff provided the rationale for the reservoir and confirmed that the reservoir will only be for domestic drinking water.
- Staff confirmed that SEKID is merging with the City water utility.
- Staff provided the rationale for the location of the reservoir on the site.

Moved by Pete Spencer/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A17-0011 for the property located at 3060 Pooley Road to request permission from the Agricultural Land Commission under Section 20(3) of the *Agricultural Land Commission Act* for a non-farm use to construct a water reservoir on a portion of the subject property.

Carried**Moved by Dominic Rampone/Seconded by Pete Spencer**

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A17-0011 for the property located at 3060 Pooley Road to request permission from the Agricultural Land Commission under Section 21(2) of the *Agricultural Land Commission Act* for the subdivision of the portion of property for the water reservoir.

Carried**ANEDOTAL COMMENTS:**

The Agricultural Advisory Committee recommended that Council support the application as the Committee felt that non-farm use was acceptable and as part of the City's Integrated Water Supply Plan. The Committee also recommended that the City examine options to increase the agricultural capability of the surrounding property.

4. Minutes**Moved by Yvonne Herbison/Seconded by Dominic Rampone**

THAT the Minutes of the January 11, 2018 Agricultural Advisory Committee meeting be adopted.

Carried**5. ALC Decisions - Update**

Staff:

- Provided an update with respect to the Temporary Farm Worker Housing application for Stewart Road. The application was approved by Council this past Monday, subject to a few conditions.
- Provided an update with respect to the Temporary Farm Worker Housing application on Shanks Road. The application is expected to be considered by Council on February 5, 2018.

6. Old Business**6.1 Ministry of Agriculture - Agricultural Advisory Committee Workshop**

Staff:

- Advised that the Ministry's workshop will be held on Tuesday, February 27, 2018.

- The City of Kelowna is looking for three (3) members of the Committee to attend, as well as three (3) alternates.

Committee Members:

- Would like to send Dominic Rampone, Yvonne Herbison and Jeff Ricketts, with the alternates being John Janmaat, Pete Spencer and Ed Schiller

7. **Adjourn to Knox Mountain Meeting Room**

The meeting adjourned to the Knox Mountain Meeting Room at 7:47 p.m.

8. **Reconvene in Knox Mountain Meeting Room**

The meeting reconvened in the Knox Mountain Meeting Room at 7:59 p.m.

9. **Reports**

9.1 **Agriculture Plan Policy Implementation – Package 1 Directed Amendments to the Official Community Plan and Zoning Bylaw**

Staff:

- Provided an overview the Reports and why they were split into two packages.
- Displayed a PowerPoint presentation summarizing the Agriculture Plan Policy Implementation – Package 1 Directed Amendments to the Official Community Plan and Zoning Bylaw.
- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee receives, for information, the Report from the Policy & Planning Department dated January 25, 2018 with respect to the draft directed amendments to Bylaw No. 10500, Kelowna 2030 Official Community Plan and Bylaw No. 8000, Zoning Bylaw based on the recommendations presented in the Agriculture Plan endorsed by Council in August 2017.

Carried

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee commented that the engagement for the Agricultural Plan was very good, specifically, that the AAC appreciated the iterative process of the plan, and that there was follow up through the stages that kept the AAC informed. The Committee is excited to see the Plan come into action and believes that the policy has been developed to reflect the agricultural significance of Kelowna.

9.2 Agriculture Plan Policy Implementation and Housekeeping – Package 2 Draft Comprehensive Amendments to the Official Community Plan and Zoning Bylaw

Staff:

- Displayed a PowerPoint presentation summarizing the proposed new definitions and revised definitions to be included in the amendments to the City's Zoning Bylaw.
- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Pete Spencer

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 to include the proposed new definitions and revisions of existing definitions as presented to the Committee dated January 25, 2018.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to amend the City's Zoning Bylaw in order to split the secondary uses on ALR and non ALR lots.
- Responded to questions from the Committee.

Moved by Yvonne Herbison/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 by separating the secondary uses for those A1 lots within the Agricultural Land Reserve and those A1 lots not in the Agricultural Land Reserve.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to amend the City's Zoning Bylaw in order to introduce a maximum gross floor area for a home of 500m².
- Responded to questions from the Committee.

Moved by Pete Spencer/Seconded by Dominic Rampone

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 to introduce a maximum gross floor area for a home of 500m² based on Ministry of Agriculture Standards.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to revise the City's existing Zoning Bylaw Development Regulations.
- Responded to questions from the Committee.

Moved by Dominic Rampone/Seconded by Jeff Ricketts

THAT the Agricultural Advisory Committee recommends that Council revise the existing Zoning Bylaw Development Regulations for certainty and clarity in order to align with the Ministry of Agriculture Standards;

AND THAT the Agricultural Advisory Committee recommends that Council direct staff to re-examine the proposed heights, setbacks and other specifications for consistency and equity.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the proposal to amend the City's Zoning Bylaw in order to revise the buffer requirements.
- Responded to questions from the Committee.

Moved by Yvonne Herbison/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council amend Zoning Bylaw No. 8000 in order to revise the urban side buffer requirements as presented, to better align with the Ministry of Agriculture Edge Planning Guidelines.

Carried

Staff:

- Displayed a PowerPoint presentation summarizing the engagement ideas under consideration with respect to Agricultural Plan Implementation – Policy Amendments.
- Responded to questions from the Committee.

The Committee Member provided feedback to staff regarding the proposed engagement ideas and made suggestions on how to improve the engagement.

Staff:

- Advised that the next steps in the process are:
 - o Engagement;
 - o Initial consideration by Council (in tandem with Package 1);
 - o Public Hearing; and
 - o Ministry Approval.

10. Next Meeting

The next Committee meeting has been scheduled for February 8, 2018.

11. Termination of Meeting

The Chair declared the meeting terminated 10:17 pm

John Janmaat, Chair

/slh

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