

Agricultural Advisory Committee Minutes

Date: Thursday, April 12, 2018
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Keith Duhaime, Pete Spencer and Tarsem Goraya

Committee Members Absent: Yvonne Herbison (Vice-Chair); Domenic Rampone, Ed Schiller, Jill Worboys (Interior Health) and Jeff Ricketts (Alternate)

Staff Present: Planner Specialist, Laura Bentley; Planner, Andrew Ferguson; and FOI Legislative Coordinator, Sandi Horning

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 Wallace Hill Rd 4205, A17-0005 - Walter & Helen Baren

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The applicants purchased the property in 1964 and therefore meet the required eligibility criteria for home site severance.
- Staff have encouraged a minor change to the home site location in order to reduce the impact on farming, provide for the safest site access and manage the existing residential footprint.
- Staff are seeking a recommendation from the Committee regarding the proposed home site severance application.

Roseanne Stokes, Applicant's Representative:

- Provided the rationale for the proposed location of the home site severance.
- Advised that there are standing water issues with the hay field in the area.
- Advised that the retaining wall that would have to be erected would be fairly extensive and costly.
- The proposed location would mitigate any spray concerns of the surrounding area.

- Responded to questions from the Committee Members.
- Advised that the property owners have been pumping water from their crawl space over the last few weeks.
- The area affected by the water issues is the area where the mobile home is located.
- Displayed a photo to illustrate the water issues experienced.
- Not using the property to its full potential due to the age of her father and would like to complete the home site severance as soon as possible.
- The plan is to construct the new dwelling as soon as possible.
- Confirmed that the three dwellings currently on the site are occupied by family members.
- Displayed correspondence received from City staff referencing Agricultural Land Commission requirements.

Staff:

- Responded to questions from the Committee Members regarding the removal of the mobile home on the site and the decommissioning of the second dwelling.
- Spoke to what is allowed on an A1 zoned property.
- Advised that the second dwelling on the property would not be compliant with the A1 zone, and a mobile home would need to be occupied by immediate family.
- Advised the affidavit on the property is tied to the current property owners and a new owner would have to decommission the second dwelling.
- Advised that the drainage issue raised by the Applicant's Representative was not considered as part of staff's Report to the Committee.

Moved by Keith Duhaime/Seconded by Tarsam Goraya

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Appeal Application No. A17-0005 for the property located at 4205 Wallace Hill Road, Kelowna, BC to request permission from the Agricultural Land Commission for a "Subdivision of Agricultural Land Reserve" under section 21(2) of the *Agricultural Land Commission Act* for the purposes of a home site severance.

Carried

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommended that Council support the home site severance application; however, the Committee did make note that the additional dwellings on the subject property need to be addressed by Council and the Agricultural Land Commission. The Committee encouraged Staff to work with the Applicants to determine if there are any solutions to the drainage issue that was raised by the Applicant's Representative.

3. Minutes

Moved by Tarsam Goraya/Seconded by Keith Duhaime

THAT the Minutes of the March 8, 2018 Agricultural Advisory Committee meeting be adopted.

Carried

4. ALC Decisions - Update

Staff:

- Advised that the home site severance application for the property located at 3305-3309 McCulloch Road was supported by Council and forwarded to the Agricultural Land Commission for consideration.

5. Next Meeting

The next Committee meeting is proposed for May 10, 2018.

6. New Business

The Agricultural Advisory Committee requested that Staff advise how drainage issues are being considered when agricultural applications are brought forward to the Committee for consideration.

7. Termination of Meeting

The Chair declared the meeting terminated at 6:38 p.m.

John Janmaat, Chair

/slh

DRAFT