

**Agricultural Advisory Committee
Minutes**

Date: Thursday, August 8, 2019
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: Derek Brown (Alternate), Jeff Ricketts, Yvonne Herbison (Vice Chair), Domenic Rampone and Jill Worboys

Committee Members Absent: John Janmatt, Keith Duhaime, Avi Gill, Aura Rose, and Pete Spencer (Alternate)

Staff Present: Planner Specialist, Alex Kondor; Planner Arlene Janousek; Legislative Coordinator (Confidential), Clint McKenzie

1. Call to Order

The Vice Chair called the meeting to order at 6:02 p.m.

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

2. Minutes

Moved By Domenic Rampone/Seconded By Jeff Ricketts

THAT the Minutes of the June 13, 2019 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 A19-0004, 4145 June Springs Rd - Application to the ALC for Subdivision of Agricultural Land Reserve

Staff displayed a PowerPoint presentation providing a background of the application.

Peter Klimuk, 10-2070 Harvey Avenue, Applicant's Agent:

- Noted that the date of ownership on the certificate of title is 2009 but ownership passed from the late Mr. Nicholas to solely his wife Ms. Nicolas at that time. The property has been in the family since the 1950's.

- The report for the onsite sewer/septic system was approved and submitted on May 22, 2019.

- The property has never been farmed – the natural trees and vegetation remain on the property.

- Reviewed zoning of adjacent properties. Proposed subdivision is consistent with adjacent zonings.

- Responded to questions from the Committee.

Staff:

- Responded to questions from the Committee.

- Confirmed the site is outside the intensive agriculture zone.

Moved By Jeff Ricketts/Seconded By Dominec Rampone

THAT the Agricultural Advisory Committee recommends that Council not support Agricultural Land Reserve Application No. A19-0004 for the property located at 4145 June Springs Road to allow for a "Subdivision of Agricultural Land Reserve" under Section 21(2) of the Agricultural Land Commission Act.

Carried

ANEDOTAL COMMENTS

- The Agricultural Advisory Committee would like to see the consideration of a home site severance application to ensure the remainder is used for a viable agriculture operation.
- The Committee does not see any benefit to agriculture by approving the subdivision.

3.2 A19-0009, 298 Cornish Rd - Application to the ALC for a Non-Adhering Residential Use - principal residence area greater than 500m².

Staff displayed a PowerPoint presentation providing the background to the application.

Responded to questions from the Committee.

Kam Sidhu, Agent's Applicant

- The family has shown they are active farmers and all fruit and vegetables are being sold in the Okanagan Valley. There is 6 acres of peaches, 2 acres of plums as well as additional field crops.
- The limitation of 500 square meters for their principal residence is too small for the size of their multi-generational farming family. They are not building a mansion but a size that is needed for their farming family.
- Responded to questions from the Committee.
- Confirmed there is no plan to build a basement as construction would cost more than the proposed two-storey construction. It would also be a less desirable floor plan for a multifamily residence.

Moved By Jeff Ricketts/Seconded By Dominec Rampone

THAT the Agricultural Advisory Committee recommends that Council not support Agricultural Land Reserve Application No. A19-0009 for the property located at 298 Cornish Road to allow for a principal residence with an area greater than 500 square metres.

Carried

ANEDOTAL COMMENTS

- The Committee supports other building options to achieve the requested size of residence including a separate garage or a basement construction in order to conform to the regulated size. A multifamily residence to house a farming family is supported but it can be achieved within the regulated size.
- The property owners are commended for planting crops other than hay and for selling the produce locally.

3.3 A19-0011, 2568 KLO Rd - Application to the ALC for Non-Adhering Residential Use – Additional Residence for Farm Use

Staff displayed a PowerPoint presentation providing a background to the application.

Responded to questions from the Committee.

Provided background to the enforcement of temporary farm worker housing versus dwellings becoming a year round residence.

Anna Sadht, Lawyer, Benson Law, Applicant's Agent:

- Provided a history of the use of the three dwellings on the property.
- Noted that since taking ownership of the property the Sidhu family has cleaned it up significantly and planted cherries.

- Another residence is required on the property or the owner would be facing hardship. They would like to hire 6 additional workers to live on and farm this property as well as farm an additional property that is owned by the applicant.
- The Owners are also applying federally for temporary foreign workers which requires them to provide housing.
- Noted the preservation of agricultural land needs to be considered; if the residence is demolished it will not affect the agricultural capabilities of the property.
- Responded to questions from the Committee.

Moved By Dominec Rampone/Seconded By Derek Brown

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A19-0011 for the property located at 2568 KLO Road to allow for an existing secondary dwelling on the subject property as temporary farm worker housing to accommodate six (6) temporary farm workers.

Carried
Jeff Ricketts - Opposed

ANEDOTAL COMMENTS

- The Committee recommends that part of the process when being required to decommission a property, needs to include the demolition of the building and planting of the area.
- The Committee recommends that enforcement oversight of the property conforming with the regulations be followed through when a building is being decommissioned. Specifically, to ensure the dwelling use be enforced as per the regulations to only be used 10 months of the year.
- The Committee recognizes that in supporting this application, there is a risk of setting a precedent with future applications with regards to allowing rental housing and farm worker housing to exist on the same site.

4. ALC Decisions - Update

2975 Gallager's Road – 60 unit Temporary Farm Worker Housing application:

- Was not presented to the Committee.
- Received support from Council and the ALC.

1251 McKenzie Road - proposed 3 lot subdivision:

- Supported by the Committee on July 12, 2018.
- Received support from Council and was denied by the ALC. Overall the ALC found the subdivision would negatively impact the agriculture activity on the property.

Staff and the Committee discussed applications adjacent to agriculturally zoned properties and if they will come forward to the AAC for consideration.

5. New Business

There was no new business.

6. Next Meeting

The next Committee meeting has been scheduled for September 12, 2019.

7. Termination of Meeting

The Vice Chair declared the meeting terminated at 8:14 p.m.

Vice Chair