



Agricultural Advisory Committee Minutes

Date: Thursday, November 14, 2019
 Time: 6:00 pm
 Location: Council Chamber
 City Hall, 1435 Water Street

Committee Members Present: Derek Brown (Alternate), Keith Duhaime, Avi Gill, Yvonne Herbison (Vice Chair), John Janmatt (Chair), Domenic Rampone, Jeff Ricketts, Aura Rose, Pete Spencer (Alternate) and Jill Worboys

Committee Members Absent: none

Staff Present: Planner Specialist, Alex Kondor; Utility Services Manager, Kevin Van Vliet*; Water Operations Manager, Andy Weremy*; Sustainability Coordinator, Tracy Guidi; Legislative Coordinator (Confidential), Clint McKenzie

* denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 6:01 p.m.

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

2. Minutes

Moved By Yvonne Herbison/Seconded By Keith Duhaime

THAT the Minutes of the October 10, 2019 Agricultural Advisory Committee meeting be adopted.

Carried

3. Reports

3.1 Agricultural Water Rate Structure - Consultation Update

Staff:

- Presented a PowerPoint presentation summarizing the proposed agricultural water rate structure.
- Reviewed the results of the online survey.
- Reviewed the criteria to qualify for lower rates.
- Reviewed the development of the Water Supply Policy and its adoption by Council October 28, 2019.
- Confirmed that farm status properties will be provided the agricultural water rate.
- Provided an overview of the blended rate structure.
- Confirmed rates are based on customer class and not land grades.
- Reviewed next steps including the development of a water allotment structure.
- Discussed further review of incentives for unused farm allotment portions.- The 2019 SEKID rates and rate structure will be retained through 2020.

- The Water Rate Regulation bylaw will be amended to put City of Kelowna Agricultural customers, SOMID and former SEKID customers on the same water rates and rate structure.
- Reviewed upcoming public open houses on the proposed rate structure: Nov 26th & 28th.

Discussion ensued regarding the Benvoulin/South Kelowna water user group.

Staff:

- Responded to questions from the Committee.
- Provided the allotments given in other irrigation districts.
- Confirmed the City allotments are based on the size of the property and not the crop type.
- Advised water security is not guaranteed. A drought situation would require notices with reduced allotments. Prioritization of water use by crop type is not currently in place and would need to be discussed.
- Advised that radio-read water meters will be implemented and will allow for better detection of leaks.

Moved By Domenic Rampone/Seconded By Jeff Ricketts

THAT the Agricultural Advisory Committee recommends that Council support the City of Kelowna's proposed agricultural rate design that includes the use of a fixed fee allotment and three increasing tiers for customers that exceed their base farm allotment, in order to update the City's Water Regulation Bylaw as presented to the Committee dated November 14, 2019.

Carried

ANEDOTAL COMMENTS:

- The Committee appreciates the work that the City has completed on the agricultural water rate structure.
- Points to exemplify include the maintenance of reasonable rates and water security.

The meeting recessed at 6:55 pm.

The meeting reconvened at 7:01 pm.

3.2 Agriculture Plan Progress Report

Staff:

- Presented a PowerPoint presentation providing the Committee an update on the progress of actions within the Agricultural Plan.
- Provided examples of the actions that are in progress.
- Reviewed how indicators are evaluated.
- Compliance and enforcement files: 21 files closed for contravention to the ALC Act the last two years.
- Reviewed properties with farm status within the City boundaries since 2017. The number of farms are down 3.9% and hectares in production are down 7.2%.
- Reviewed next steps.
- Responded to questions from the Committee.
- Provided background on the Kelowna initiatives of the collaborative farming network, the Young Agrarians.
- Reviewed the policy for Temporary Farm Worker Status.
- The addition of an ALC enforcement officer being established the last two years in the Okanagan is having a positive impact on compliance and enforcement.

Moved By Yvonne Herbison/Seconded By Keith Duhaime

THAT the Agricultural Advisory Committee receives for information, the report from the Policy and Planning Department, dated November 14, 2019, with respect to progress on implementing the recommended actions in the Agriculture Plan.

Carried

ANEDOTAL COMMENTS

- The Committee expressed appreciation for the thoroughness and the continued evaluation and follow through of the action items in the Agriculture Plan.

- The Committee strongly encourages Council to find additional resources to support the plan.

3.3 Official Community Plan Update - Agriculture Policy

Staff:

- Displayed a PowerPoint presentation providing an overview of the draft future land use map and agricultural policy that is being considered for the Official Community Plan update.
- Reviewed the key focus areas in the OCP 2040 update:
 - Complete the final suburban neighbourhoods
 - Promote more housing diversity in the core area
 - Connect our urban centres with transit oriented urban cores
 - Prioritize parks and public spaces in the core areas
 - Prepare a resilient community that is adaptable to change
- Reviewed city-wide future land use designations and the draft future land use map.
- Highlighted some of the land use changes that will impact agriculture (including land adjacent and south of the airport and land adjacent to the wastewater treatment facility).
- Advised that the engagement information for the Transportation Master Plan will be circulated to the Committee.
- Responded to questions from the Committee.

Moved By Keith Duhaime /Seconded By Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support the draft 2040 Future Land Use map with the changes noted in the Report from the Policy and Planning Department dated November 14, 2019.

Carried
Jeff Ricketts - Opposed

ANEDOTAL COMMENTS:

- The Agricultural Advisory Committee encourages the City to actively pursue the maximization of agricultural land.
- The Committee requests clarification of what types of lands are classified as Private Recreation on the draft 2040 Future Land Use Map.

Staff:

- Presented OCP Agriculture Policy and its impact on the Rural and Gateway Districts.
- Reviewed specific policies including encouraging local food production, protecting and enhancing local agriculture, preserving productive agricultural land, maintain biodiversity and connectivity in agricultural environments, infrastructure and agriculture.

Moved By Yvonne Herbison/Seconded By Aura Rose

THAT the Agricultural Advisory Committee recommends to Council the continued use of the existing Agricultural Land Policy in the OCP 2040 update.

Carried

ANEDOTAL COMMENTS:

- The Agricultural Advisory Committee highlights the need to consider that in some parts of the City the benefits to expanding sewer utility to agriculture land outweighs the speculation that nonagricultural development will occur as a result of upgrading services.
- The Committee encourages staff to review sewer upgrade projects in Kelowna to confirm if sewer expansions have been detrimental to agriculture lands.

Staff:

Presented a PowerPoint presentation showing “land adjacent to” agriculture policies including:

- Focus development to designated areas
- Protect and enhance local agriculture
- Reviewed urban side policies to consider in order to protect agricultural lands.

Discussion ensued regarding updates to the provincial Guide to Edge Planning. Revisions to the farm development permit guidelines will be presented to the Committee at a future meeting.

Discussion ensued regarding how to encourage agricultural awareness.

- Reviewed next steps for the OCP 2040 revision. Completion is anticipated in Spring 2021.

Moved By Domenic Rampone/Seconded By Aura Rose

THAT the Agricultural Advisory Committee recommends to Council the continued use of land adjacent to agriculture (urban side) policies be considered in the OCP 2040 update;

AND THAT the policies be expanded to include:

- Encourage farm compatible urban development
- Design subdivisions to limit encroachment into agricultural areas
- Ensure stable urban agricultural boundary to limit speculation
- Enhance agricultural awareness
- Direct urban traffic away from agriculture
- Ensure continuous buffer along urban agricultural boundary
- Ensure Urban development doesn't impact hydrogeological system on adjacent farms

Carried

4. ALC Decisions - Update

There were no updates.

5. New Business

There was no new business.

6. Termination of Meeting

The Chair declared the meeting terminated at 8:34 pm.

Chair