

Agricultural Advisory Committee

Minutes

Date: Thursday, February 25, 2021
Time: 6:00 pm
Location: Microsoft Teams Meeting

Members Attending Virtually: John Janmaat (Chair), Yvonne Herbison (Vice Chair), Domenic Rampone, Aura Rose, Keith Duhaime, Jill Worboys, Derek Brown (Alternate)

Members Absent: Avi Gill, Peter Spencer (Alternate)

Staff Present: Alex Kondor, Planner Specialist; Tyler Caswell, Planner; Wesley Miles, Planner Specialist; Clint McKenzie, Legislative Coordinator (Confidential)

1. Call to Order

Staff provided an overview of the procedures of participating in a Microsoft Teams meeting.

The Chair called the meeting to order at 6:07 p.m.

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

2. Minutes

Moved By Keith Duhaime/Seconded By Domenic Rampone

THAT the Minutes of the November 12, 2020 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Longhill Rd 2825, A19-0014 - Carol Grassmick

Staff presented a PowerPoint presentation summarizing the application and responded to questions from the Committee.

Melanie Piorecky, Associated Engineering, Applicant's Agent

- Reviewed the history of the property and responded to questions from the Committee.
- Spoke to the process forwarding the application to the ALC.
- Spoke to soil composition of the subject property.

Carol Grassmick, Applicant

- Spoke to the number of vehicles showing on the aerial photo as being primarily personal use and not related to the business operations.
 - Advised that efforts will continue with regards to disposing vehicles that are not being used.
- Responded to questions from the Committee.
- Confirmed that there is no soil analysis being done on a load by load basis.
 - The Applicant's Agent provided an overview of where the soil offsite is coming from and the measures in place to ensure it is not contaminated.

Staff:

- Responded to questions from the Committee.
- Confirmed access requirements.

- Reviewed the tenure for non-farm use and temporary use permits.

Moved By Yvonne Herbison /Seconded By Keith Duhaime

THAT the Committee recommend Council support the permission of a non-farm use permit to allow for a soil fabrication business to operate on the subject property be allowed to operate.

Defeated

Opposed - Domenic Rampone, Aura Rose, Keith Duhaime, John Janmatt, Derek Brown

Anedotal Comments

- The Committee highlighted that if a limit on the length of time for the non-farm use should be established.
- Encourage the applicant to continue to work with the City to see if there are other avenues to pursue that would allow for the nonfarm use.
- In general fabricating soil does not support agricultural use. The Committee recognizes it is a non-farm use is not comfortable providing a permanent recommendation for this kind of use on the property. It sets a precedent for other small ALR properties in Kelowna.

3.2 Benvoulin Rd 2870 - A20-0005 - Kelowna Christian School

Staff displayed a PowerPoint presentation summarizing the application and responded to questions from the Committee.

Jordan Hettinga, Kent Macpherson, Applicant's agent

- Displayed a PowerPoint presentation outlining the application.
- Spoke to the structural limitations of the building in allowing the addition to go up instead of out.
- Spoke to the parking requirements and traffic congestion .
- Reviewed the Board of Director's discussion to date on the future expansion of the private school.
- Spoke to the playing fields and gymnasium area requirements.
- Confirmed the subject the property is surrounded by ALR.
- Confirmed the applicant owns the property to the south.
- Provided drawings that gave an overview of the proposed building.
- Reviewed the landscaping buffer being proposed.
- Displayed a rendering of the proposed addition to the building.
- Responded to questions from the Committee.
- Confirmed the addition will be two storeys in height.
- Confirmed the existing space is at capacity.
- Emphasized that future additions are not foreseen and trying to maximize the existing site.
- Confirmed there are no plans to build a school on the site owned to the south.
- Confirmed a large chunk of the expansion is the gymnasium that would not be able to be stacked on the existing building.

Moved by Domenic Rampone/Seconded by Yvonne Herbison

THAT the Committee recommend Council support permission from the ALC to amend the existing non-farm use to permit the construction of an existing school.

Carried

Anedotal Comments

- Request that the applicant considers building a rooftop garden area using green building techniques.
- Requests the applicant also consider incorporating curriculum and a scholarship related to agriculture for the students attending the school.
- The Committee expressed their difficulty in supporting the application as they view it as the creep of nonfarm use on agriculture land. Concern was raised regarding the lack of a long term strategic plan for agriculture on the property. It is viewed as the slow, gradual erosion of agricultural land.
- The Committee encourages discussion with the City on partnering on an active transportation bike path in the immediate area for students to access the school given the traffic congestion in the area.

3.3 Glenmore Rd 3755, A20-0010 - Rosa Perretta

Staff:

- Displayed a PowerPoint presentation summarizing the application and responded to questions from the Committee.
- Spoke to the access to the site.
- Confirmed the site was in the ALR when the applicant purchased the property.
- Confirmed the City would not support any subdivision of the property.

Jordan Hettinga, Kent Macpherson, Applicant's Agent

- Displayed a PowerPoint presentation outlining the application.
- Outlined the challenges of the property with a large chunk being covered by groundwater.
- Not asking to do nonfarm use activities.
- Provided an overview of the topography and access of the subject property.
- Spoke to the agrologist report conducted in 2015.
- Reviewed photos of the subject property.
- Responded to questions from the Committee.
- Spoke to the origin of the water on the site and there is not a definitive reason known as to why the water is so high on the property.
- Confirmed the owner has owned the property since early 2000.

Moved By Aura Rose/Seconded By Domenic Rampone

THAT the Committee recommend Council not support the subject property being excluded from the ALR.

Carried

Anedotal Comments

- Recognize the bureaucratic processes the owner is facing. The Committee remains concerned with supporting the removal of the subject property from the ALR given there is no means to protect the lands afterwards.
- The Committee believes supporting the application for removal sets a precedent as a large property requesting exclusion from the ALR.

4. ALC Decisions - Update

There were no updates.

Staff advised the Committee that the Summerhill Winery Culinary Institute application is being considered by Council at Monday's meeting.

5. Next Meeting

The next Committee meeting has been scheduled for March 11, 2021.

6. Termination of Meeting

The Chair declared the meeting terminated at 8:53 p.m.

Chair