

Agricultural Advisory Committee Minutes

Date: Thursday, April 8, 2021
Time: 6:00 pm
Location: Virtual Meeting - Teams

Members Attending Virtually John Janmaat (Chair), Yvonne Herbison (Vice Chair), Derek Brown (Alternate), Aura Rose, Domenic Rampone

Members Absent Jill Worboys, Keith Duhaime, Avi Gill, Peter Spencer (Alternate)

Staff Present Alex Kondor, Planner Specialist; Tyler Caswell, Planner; Wesley Miles, Planner Specialist; Tracy Guidi*, Sustainability Coordinator; Robert Miles*, OCP Project Planner; Danielle Noble Brandt*, Policy & Planning Department Manager; David James*, Planner Specialist; Clint McKenzie, Legislative Coordinator (Confidential)

* Denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 6:09 p.m.

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

2. Minutes

Moved By Yvonne Herbison/Seconded Aura Rose

THAT the minutes of the March 11, 2021 Agricultural Advisory Committee meeting be adopted with the addition of the anecdotal comment to the application for Hwy. 97N 4690, A20-0008:

"The Committee would like to emphasize that support for the application was rejected based on the principle of not wanting to take a large track of land out of the ALR for a municipal infrastructure project."

Carried

3. Applications for Consideration

3.1 East Kelowna Road, 3652, A21-0003 - Gurmail Dhillon and Manjit Dhillon

Staff displayed a PowerPoint presentation outlining the application and responded to questions from the committee.

Staff confirmed area of the building and the adjacent parking lot.

Purveet Dhillon, Applicant's daughter:

- Spoke to the retail sales volume throughout the year.
- Provided an overview of the type of products that would be sold at the facility.
- Provided a background to the herbs and vegetables. being planted for future retail.

Jasdeep Dhillon, Applicant

- Spoke to how the excess fruit was sold in the past.
- Staff responded to questions from the committee.
- Spoke to the enforcement of required sale of farm products and limitations of offsite retail items.
- Staff to confirm if product outside of the Kelowna area would qualify as 51% of the required local sales.
- Farm unit us within City limits and if produce was coming from outside the city proper it would not qualify.

Anedotal Comments

- Concerned with setting a precedent as less than 50% of product for a period of each year would be from offsite sources.

Moved By Aura/Seconded By DerekBrown

THAT the AAC recommend Council not support the application for nonfarm use on the subject property.

Carried

3.2 Agriculture and Kelowna's Draft 2040 Official Community Plan (OCP)

Staff displayed a PowerPoint presentation outlining the development of the 2040 OCP with an emphasis on the following:

- details on how public engagement has occurred
- a general overview of the proposed 2040 OCP
- an overview of the growing sustainability section of the plan
- an overview of agriculture policy
- an overview of farm protection development permits
- a review of changes in future land use

Discussion ensued regarding water rates on agricultural properties and the importance of providing reasonable rates.

Anedotal Comments

- The committee strongly recommends language be included in the OCP 2040 review to highlight the importance of affordability of water for agriculture.
- The committee would like to see more alignment within the proposed OCP in regards to plans for increased densification but also then providing the ability to allow a second dwelling to an agriculturally zoned property.
- Staff reminded the committee that zoning bylaw updates will also be coming to the committee for review at the next AAC meeting.
- The committee emphasized that it does not support the changes in Appendix F related to future land use. They recommend bringing forward each individual change at the time of application for the committee to evaluate.

The Committee expressed appreciation to staff for the work completed in updating the OCP.

Moved By Yvonne Herbison/Seconded Domenic Rampone

THAT the Agriculture Advisory Committee supports the Urban-Ag Interface Policy as outlined in Attachment B in the proposed 2040 Official Community Plan as presented by City staff on April 8, 2021.

Carried

Moved By Yvonne Herbison/Seconded Domenic Rampone

THAT the Agriculture Advisory Committee supports the agriculture land policy as outlined in Attachment C in the proposed 2040 Official Community Plan as presented by City staff on April 8, 2021.

Carried

Moved By Yvonne Herbison/Seconded Aura Rose

THAT the Agriculture Advisory Committee supports the farm protection development permit guidelines as outlined in Attachment D in the proposed 2040 Official Community Plan as presented by City staff on April 8, 2021.

Carried

Moved By Yvonne Herbison/Seconded By Domenic Rampone

THAT the Agriculture Advisory Committee does not support the changes in future land use as outlined in Attachment F in the proposed 2040 Official Community Plan as presented by City staff on April 8, 2021.

Carried

4. ALC Decisions - Update

The Longhill Road nonfarm use application for soil fabrication was recently considered by Council and received a decision of nonsupport.

5. New Business

Committee member advised City staff of a recent announcement by the Investment Agriculture Foundation regarding grant funding that is earmarked to assist in implementing community agricultural strategies . Funds up to \$40,000 are available for application.

6. Next Meeting

The next Committee meeting is scheduled for April 29, 2021.

7. Termination of Meeting

The Chair declared the meeting terminated at 8:25 p.m.

John Janmaat ,Chair