



City of
Kelowna
Agricultural Advisory Committee
Minutes

Date: Thursday, May 13, 2021
Time: 6:00 pm
Location: Virtual Meeting - Teams

Members Attending Virtually John Janmaat (Chair), Aura Rose, Keith Duhaime, Domenic Rampone, Avi Gill*

Members Absent Yvonne Herbison (Vice Chair); Jill Worboys, Peter Spencer (Alternate), Derek Brown (Alternate)

Staff Present Alex Kondor, Planner Specialist; Tyler Caswell, Planner; Wesley Miles, Planner Specialist; Clint McKenzie, Legislative Coordinator (Confidential)
Staff Attending Virtually Tracy Guidi, Sustainability Coordinator; Adam Cseke, Planner Specialist; Barb Crawford, Planner II

* Denotes partial attendance

1. Call to Order

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

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

2. Minutes

Moved By Domenic Rampone /Seconded By Keith Duhaime

THAT the Minutes of the April 8, 2021 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Latta Rd 1466, A21-0007 - Johnson Vandakathil & Lucy Varghese

Staff displayed a PowerPoint presentation providing an overview of the application. Responded to questions from the Committee.

Lynn Welder, Edgehill Ave, Applicant's Agent:

- The applicant has owned the property since 2015.
- They are relocating from Vancouver.
- Reviewed the buffering to adjacent properties that will be required.
- Confirmed the farm workers will be using the housing on a seasonal basis.
- Responded to questions from the committee.
- Confirmed the applicant has previously had temporary workers.
- Believes the total number of workers being applied for via the Temporary Farm Workers program will be 9 seasonal workers.
- Discussion ensued regarding restrictions on the number of workers that would be needed to work the land given its size.

Committee member Avi Gill joined the meeting at 6:20 p.m.

Staff:

- Responded to questions from the Committee.
- Confirmed that there are guidelines around acres per workers. Staff will be following up with the applicant on more specific numbers of workers prior to going to City Council with a recommendation.
- Confirmed that decommissioning a portion of the house is not part of the application.

Moved By Keith Duhaime/Seconded By Domenic Rampone

THAT consideration of the application to support the non-adhering residential use permit for the conversion of an existing single-family dwelling into temporary farm worker housing be deferred to a later date due to insufficient information.

Carried

Anedotal Comments

- The Committee recommends that the applicant commissions an agrologist report to provide more information, including how many temporary workers would be needed to work the type of crops proposed for the property size.

3.2 Zoning Bylaw No. 8000 - Proposed Update – Agriculture and Rural Residential Zones

- Staff displayed a PowerPoint presentation outlining the amendments to the City of Kelowna proposed Zoning bylaw update in relation to the Agriculture zones, and rural residential zones as outlined in the report.

Moved By Domenic Rampone/Seconded By Aura Rose

THAT the Committee supports the updates to the Agriculture related definitions as outlined in Schedule 'A' of the report *City of Kelowna Draft Zoning Bylaw Updates* presented by City staff.

Carried

Staff:

- Reviewed the sections of the Zoning bylaw that will not be undergoing any proposed changes including RV prohibitions and riparian area setbacks and temporary farm worker housing.
 - Reviewed the updated agriculture and rural residential interpretations and definitions.
 - Responded to questions from the committee.
 - Reviewed the proposed updates to Agriculture and Rural Residential Zones.
 - Confirmed that carriage houses are being proposed as a new allowance in the A2 zone.
 - Confirmed farm retail sales are being proposed to be removed from the non ALR A1 zone.
 - Confirmed public engagement in the Zoning bylaw review will continue to be actively pursued through several mediums including social media, website, and local newspaper.
 - Confirmed existing nonconforming status would apply to an I2 zoned property if a change to zoning to A1 was triggered.
 - Discussion ensued regarding several properties that are in the ALR but are not A1 due to several decades of inconsistent policy.
- Staff confirmed that there are no significant use changes in RR zones. Animal Clinics is the difference between RR1 and RR2 zones.

Moved By Keith Duhaime/Seconded By Domenic Rampone

THAT the Committee supports the updates to the Agriculture and Rural Residential zones as outlined in Schedule 'B' of the report *City of Kelowna Draft Zoning Bylaw Updates* presented by City staff.

Carried

Staff:

- Reviewed the proposed new setbacks for the urban rural interfaces outlined in Schedule C of the report.

- Responded to questions from the Committee.
- Confirmed most of the setbacks were reviewed and adjusted to conform with the existing provincial regulations as outlined in the *Guide to Edge Planning Promoting Compatibility Along Agricultural- Urban Edges*.
- Confirmed that the proposed site coverage of 8000m squared or greater having a maximum percentage of site coverage for structures at 35% is an existing zoning requirement.
- Discussion ensued regarding impermeable surfaces.

Moved By Aura Rose/Seconded By Avi Gill

THAT the Committee supports the updates to Agriculture development regulations as outlined in Schedule 'C' of the report *City of Kelowna Draft Zoning Bylaw Updates* presented by City staff.

Carried

Anedotal Comments

Thirty-five percent site coverage on A1 zoned land is too high for a building structure. The Committee requests that the City review this percentage and consider reducing it.

Staff confirmed the next steps of the Zoning Bylaw review and proposed update will be a workshop with Council and then further public consultation.

Staff and external stakeholders were thanked for their input on developing the proposed changes.

4. ALC Decisions - Update

Staff provided an update on the following applications:

Pooley Road – the application for 60 temporary farm workers was supported by Council and submitted to the Agriculture Land Commission (ALC) for consideration.

Teasdale Road – the application for temporary farm worker housing was supported by Council and submitted to the ALC for consideration. The applicant is also actively trying to organize soccer in the community with other temporary farm workers to help create a sense of community as the COVID restrictions relax.

Hilltop Market – the application for year-round retail was withdrawn by the applicant.

5. New Business

There was no new business.

6. Next Meeting

The next Committee meeting is scheduled for June 10, 2021.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:55 p.m.

John Janmaat, Chair