

Agricultural Advisory Committee Minutes

Date: Thursday, June 10, 2021
Time: 6:00 pm
Location: Virtual Meeting - Teams

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

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

Staff Present Tyler Caswell, Planner; Wesley Miles, Planner Specialist

Staff Attending Virtually Arlene McClelland, Legislative Coordinator (Confidential)

* Denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 6:18 p.m.

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

2. Minutes

Moved By Domenic Rampone/Seconded By Aura Rose

THAT the Minutes of the May 13, 2021 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Takla Rd 4380, A21-0006 - Non-Adhering Residential Use Permit

Staff:

- Displayed a PowerPoint presentation providing an overview of the application.
- Responded to questions from the Committee.

Andrea and David McFadden, Applicant

- The basis of the application is that there are currently two families living in the main residence that also help with farm operations.
- Had considered building a modular home on the property.
- Commented that in 2018 they had begun to transition to an e-commerce operation, due to the adverse impacts to the farm by recent fires, which was initially planned to occur in 2021.
- Spoke to the farm operating for many years as onsite agri-tourism and the accelerated transition to online operations due to Covid-19.
- Without retail in the existing farm building, one option would be to convert the upper level for a residence and continue operations on the lower level; this option would not require any land to be removed from production and is the least costly.

- With using the upper level of the existing farm building as a residence it could easily be returned to its original purpose of on-site farm sales if the farm was sold.
- Spoke to the error regarding dimensions of the farm building on the ALC portal and confirmed the building is 2040 sq. ft per floor.
- Responded to questions from the Committee.

Committee Members:

- Discussed the option of placing a restrictive covenant on title and confirmed with the Applicant that it would be acceptable if a covenant is required.

Staff:

- Advised that any Restrictive Covenant can be discharged from the title at the discretion of staff if something changes.

Moved by Yvonne Herbison/Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommend to Council that Application No. A21-0006 for the non-adhering residential use permit for the conversion of an existing accessory building into a secondary dwelling for farm help, located at 4380 Takla Road, Kelowna, B.C., be supported.

Carried

Anecdotal Comments

The Committee likes that this application is conserving land by using an existing building. The Committee raised concern that in the future and under new ownership another residence may be added and recommended a Restrictive Covenant be put in place to limit any potential future residence.

3.2 Curtis Rd 841, A21-0005 - Non Farm Use in the ALR Placement of Fill

Staff:

- Displayed a PowerPoint presentation providing an overview of the application.
- Responded to questions from the Committee.

Committee Members:

- Discussed the history of this property and commented on the uncertainty of what the committee is actually supporting or not supporting this evening.
- Would be beneficial for the Applicant to be present to answer questions from the Committee.

Staff:

- Confirmed there are regulations to ensure that fill will be clean fill and not waste; there is a list of prohibited products. Any inappropriate fill would have to be removed.
- Uncertain of the reasons that the application was pulled at the ALC level.
- Spoke to drainage concerns in the entire area.

Moved by Domenic Rampone/Seconded by Yvonne Herbison

THAT the Agricultural Advisory Committee defer consideration of Application No. A21-0005 for non-farm use to place up to 2000 cubic meters of fill to the subject property, located at 841 Curtis Road, Kelowna, B.C., until further information is received.

Carried

Anecdotal Comments

The Committee would like an explanation of what work has occurred on this property. The Committee would also like to know how much fill is currently on this property and the work that will be done going forward to have a clearer understanding in order to make an informed decision of support or non-support.

4. ALC Decisions - Update

There were no updates.

5. New Business

Committee Members:

- Raised concern with Committee members not attending meetings and that the same four committee members tend to be in attendance; quorum may be difficult to attain.

Staff:

- Will look into filling the vacant position on the Committee and report back.

6. Next Meeting

The next Committee meeting has been scheduled for July 8, 2021.

7. Termination of Meeting

The Chair declared the meeting terminated at 7:30 p.m.

John Janmaat, Chair

DRAFT