

Agricultural Advisory Committee Minutes

Date: Thursday, December 9, 2021
Location: Council Chamber
City Hall, 1435 Water Street

Members Present John Janmaat (Chair), Yvonne Herbison (Vice Chair), Aura Rose, Derek Brown

Members Participating Remotely Avi Gill

Members Absent Domenic Rampone, Jill Worboys

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

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 Aura Rose/Seconded by Derek Brown

THAT the Minutes of the November 18, 2022 Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 3223 - 3257 Reid Rd, A21-0011 - Partap Singh and Satvinder Kaur Shergill

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

James Calissi, East Kelowna Rd, Applicant Agent:

- Responded to questions from the Committee.
- Spoke to the number of bedrooms and bathrooms in the proposed TFW building.
- Staff responded to questions from the Committee.
- Confirmed there will be 14 workers housed at the site.

Staff confirmed 75 square feet is required per worker for residency in the Temporary Farm Workers program.

Moved By Yvonne Herbison/Seconded By Avi Gill

THAT the Committee recommends that Council support the application for a non-adhering residential use permit.

Carried
Derek Brown, John Janmaat - Opposed

Anedotal Comments:

- Application should include Information on other associated properties being farmed when an application is being based on those properties. This will assist in ensuring the limited number of workers follows the TFW program.
- A secondary dwelling should be rented either for family or farm help.
- Ensure that farm worker housing is compliant with federal, provincial and municipal farm worker requirements.
- This application highlights the Committee's concerns with rental housing on agricultural land as income generating properties in contravention with ALC and City of Kelowna policies.

3.2 815 Webster Rd, A21-0014 - Lakhwinder Sing & Paramjit Kaur Brar

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

Lakhwinder Sing, Applicant

- Spoke to the second driveway and access.
- Responded to questions from the Committee.

Moved by Aura Rose/Seconded By Derek Brown

THAT the Committee recommends that Council support the application for a non-adhering residential use permit.

Carried

Anedotal Comments:

- Consistent with the regulations for Temporary Farm Workers.

3.3 Regulatory Options for Second Dwellings in the ALR

- Staff displayed a PowerPoint Presentation summarizing the options to regulate second dwellings on properties within the ALR with regulations coming into effect December 31, 2021 and responded to questions from the Committee.
- Confirmed approximately 1000 properties could be eligible to build a second residence on the agriculturally zoned properties.
- The Province has indicated any residential uses will be acceptable for the second dwelling.

Moved By Aura Rose/Seconded By Yvonne Herbsion

THAT second residences not be supported on agriculturally zoned land.

Carried

Anedotal Comments:

- Creates opportunities for conflict as it adversely impacts land values leading to changes that do not encourage farming improvements to the land.
- Goes against the objectives of the OCP of densifying and reducing urban sprawl in the community.
- Not allowing secondary residences still allows the ability to suite a farming residence and provide rental income without increasing the building footprint on arable land. There are options for rental income already on farmland.
- Secondary residence approval is not a solution for farmers. The Ministry should be encouraged to reflect how best to help farmers and not focus on changes that benefit "land owners".
- The Committee recognizes that bonafide farmers have challenges.

4. **ALC Decisions - Update**

The application for the Kelowna Christian School on Benvoulin Road was approved by the ALC without any conditions.

5. **New Business**

No new business.

6. **Next Meeting**

The next Committee meeting has been scheduled for January 20, 2021.

7. **Termination of Meeting**

The Chair declared the meeting terminated at 7:58 p.m.

Chair