

Agricultural Advisory Committee Minutes

Date:	Thursday, May 9, 2024
Time:	4:00 pm
Location:	Meeting Rooms 1 & 2
Members Present	John Janmaat (Chair), Domenic Rampone (Vice Chair), Barbara Hall, Binny Boparai
Members Participating Remotely	Nick Ibuki, Harsh Khela
Members Absent	Ayla De Grandpre,, Chris Zabek (non-voting)
Staff Participating Remotely	Celeste Barlow, Planner II
Staff Present	Tyler Caswell, Planner II; Wesley Miles, Planner Specialist; Dean Strachan, Community Planning & Development Manager; Rod MacLean, Urban Planning Manager; Kevin Van Vliet, Utility Services Manager Michael Jud, Deputy City Clerk; Clint McKenzie, Legislative Coordinator (Confidential)

* Denotes partial attendance

1. **Call to Order**

The Chair called the meeting to order at 4:00 p.m. and reviewed the criteria of the Committee from the terms of reference.

2. **Minutes**

Moved by Domenic Rampone/Seconded by Barbara Hall

THAT the Minutes of the April 11, 2024 Agricultural Advisory Committee meeting be adopted.

Carried

3. **Applications for Consideration**

3.1 Morrison Rd 2062, A24-0001 - Jasvarinder and Gurdeep Dhanoa

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

Mike Bhangu, Applicant's Agent

- Spoke to the new development and the need to continue to subsidize farming due to less yield with the changes in seasons.
- No new services will be required.
- Applicant responded to questions from the Committee.

Moved by Domenic Rampone/Seconded by Nick Ibuki

THAT the Committee recommends that Council not support the application for the subject property to consider an application to the Agricultural Land Commission (ALC) to consider a

Non-Farm Use application to the Agricultural Land Commission (ALC) to operate an existing seasonal agri-tourism RV park year-round.

Carried

Anecdotal Comments:

- The financial viability of the enterprise is not one of the decision or criteria of the AAC to consider.
- Need more clarity on what the rules actually are for rental units on agricultural properties.

3.2 KLO Rd 2786, A24-0008 - McSorley Enterprises Ltd

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

Paul McVey, Urban Options Planning & Permits, Applicant's Agent

- Spoke to the subdivision of the lot occurring in 1974.
- Current owners purchased the property in 2020.
- Number of non-conforming issues due to the age of the building.
- Applicant responded to questions from the Committee.

Moved by Nick Ibuki/Seconded by Domenic Rampone

THAT the Committee recommends that Council support the Non-Farm Use application for the subject property to the Agricultural Land Commission (ALC) to develop a gas bar.

Defeated

Moved by Barbara Hall/Seconded by Binny Bopari

THAT the Committee recommends that Council not support the Non-Farm Use application for the subject property to the Agricultural Land Commission (ALC) to develop a gas bar.

Carried

Anecdotal Comments:

- Concerns for the environmental impacts on area agriculture in regards to the below ground tanks being proposed.
- Concerns with traffic flow and impact on farm traffic and harvest activities. A roundabout should be considered in the area to address such issues as the bruising of fruits with stops and starts at the intersection.
- No real benefit to agriculture which is a fundamental criteria.

3.3 Galiano Rd 2160 - A23-0004 - Gurjit Judge and Gurpreet Judge

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

Gurjit Judge, Applicant

- Described the 500 square metre home.
- Spoke to following the guidelines of the ALC Act.

Moved by Nick Ibuki/Seconded by Harsh Khela

THAT the Committee recommends Council support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to maintain 90 m² of the existing dwelling as living space and to live in the existing dwelling, while a new residence is being constructed.

Carried

Anecdotal Comments

- The Committee would like to express the need to have such applications follow through and ensure compliance with continuing to live in the existing dwelling.

4. Agricultural Water Supply - Kelowna Water Utility

Staff:

- Displayed a PowerPoint presentation.
- Confirmed that the program is for properties with farm status.
- Reviewed the process of implementing Stage 2 response to drought conditions.
- Spoke to water priorities under the Council policy.
- Spoke to the tools available to those properties exceeding their allotment including an irrigation assessment to address any inefficiencies and the ability to sign up for and self-assess through the eye on water application program.
- Responded to questions from the Committee.

Anecdotal Comments

The Committee recommends to Council

- that the issue of it being a tough drought year be made clear and addressed early with impactful messaging from the Mayor's office strictly limiting agricultural uses to their 685 mm allotment.
- A town hall type meeting be held to help convey the severity of the water situation in Kelowna this year.

5. Memo - Climate Resilient Kelowna Strategy - Update & Engagement Opportunities

Staff provided a brief review of the memo that was circulated regarding the Climate Resilient Kelowna Strategy.

6. ALC Decisions - Update

There were no updates.

7. Next Meeting

The next Committee meeting is scheduled for June 6, 2024.

8. Termination of Meeting

The Chair declared the meeting terminated at 5:42 p.m.

Chair