

Agricultural Advisory Committee Minutes

Date: Thursday, April 10, 2025
Time: 4:00 pm
Location: Knox Meeting Room

Members Present John Janmaat (Chair), Domenic Rampone (Vice Chair), Chris Zabek (non-voting), Binny Bopari, Barbara Hall

Members Absent Nick Ibuki

Staff Present Alex Kondor, Development Planning Manager, Michael Jud, Deputy City Clerk, Cassel, Carson Mackonka, Planner II; Utility Services Department Manager, Kevin Van Vliet*

* Denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 4:01 p.m.

Opening remarks and land acknowledgement were made by the Chair.

2. Minutes

Moved By Domenic Rampone/Seconded By Barbara Hall

THAT the Minutes of the February 13, 2025, Agricultural Advisory Committee meeting be adopted.

Carried

3. Applications for Consideration

3.1 Mail Rd 131 - A25-0003 - Alana Lee Deleurme and Jason Gabriel Deleurme

Committee member, Harsh Khela declared a conflict of interest with Items 3.1 and 3.2 due to his personal relationship with the applicants and left the meeting at 4:14 p.m.

- Staff displayed a PowerPoint outlining the application and responded to questions from the Committee.

Moved By Domenic Rampone/Seconded By Barbara Hall

THAT the Committee recommends that Council support the application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to live in the existing dwelling on the subject property while a new residence is being constructed.

Carried

3.2 Spiers Rd 3677 - A24-0004, FH25-0001 - Jashandeep Singh Khela, Avneet Kaur Khela and Sarbjeet Kaur Khela

- Staff displayed a PowerPoint outlining the application and responded to questions from the Committee.

Jashandeep Singh Khela, Applicant:

- Stated that farm workers are currently travelling between their housing in the vicinity of Osoyoos to work at this site in Kelowna, and that a local housing option would therefore be beneficial for the health and safety of workers.
- Responded to questions.

Moved By Barbara Hall/Seconded By Domenic Rampone

THAT the Committee recommends that Council support the application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to allow for temporary farm help housing to accommodate four (4) seasonal workers.

Carried

Anecdotal Comments:

- The Committee recognizes the effectiveness of cedars as buffering vegetation. Given increasing wildfire risks in the Okanagan region, and the combustion risks of cedar, alternatives to cedar should be considered wherever possible.

3.3 Latta Rd 1444-1448 - A24-0011 - Isabel & Carl Withler

- Staff displayed a PowerPoint outlining the application and responded to questions from the Committee.

Preet Khela and Carl Withler, Applicant:

- Spoke to the context of the property and the reason for adding a 3rd dwelling to the property.
- Responded to questions.

Moved By Domenic Rampone/Seconded By Binny Bopari

THAT the Committee recommends that Council support the application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to allow for a third dwelling on the subject property.

Carried

3.4 Agricultural Water Supply - Allotments - Kelowna Water Utility

Staff:

- Commented on proposed amendments to Council Policy No. 383 – Water Supply, and Water Regulation Bylaw No. 10480 as they pertain to agricultural customers.
- Stated that the City plans to offer additional water allotments for sale to agricultural customers.
- Spoke to the City's efforts to ensure that water resources are managed sustainably and with an understanding of the impacts of climate change.
- Responded to questions.

Moved By Domenic Rampone/Seconded By Binny Bopari

THAT the Agricultural Advisory Committee supports in principle the proposed changes to Council Policy No. 383 – Water Supply, and Water Regulation Bylaw No. 10480 as discussed in the report from the Utilities Services Department dated April 10, 2025;

AND THAT the Agricultural Advisory Committee strongly advises Council to work towards ensuring that the agricultural water supply continues to be protected, both for existing users and for new farmlands that may be developed in the future.

Carried

4. ALC Decisions – Update

Staff displayed a PowerPoint summarizing the outcome of recent ALC applications and responded to questions.

5. New Business

There was no new business.

6. Next Meeting

The next Committee meeting has been scheduled for May 8, 2025.

7. Termination of Meeting

The Chair declared the meeting terminated at 5:40 p.m.

John Janmaat, Chair