

Agricultural Advisory Committee

Minutes

Date: Thursday, March 9, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: Domenic Rampone, Ed Schiller, Jeff Ricketts (Alternate) and Tarsem Goraya

Committee Members Absent: John Janmaat (Chair), Yvonne Herbison (Vice-Chair), Keith Duhaime and Pete Spencer

Staff Present: Suburban & Rural Planning Manager, Todd Cashin; Planner, Melanie Steppuhn; Planner, Trisa Brandt*; Planner, Emily Williamson*; and FOI-Legislative Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Committee Member, Ed Schiller, called the meeting to order at 6:02 p.m.

Opening remarks by the Committee Member, Ed Schiller, regarding conduct of the meeting were read.

2. Appointment of Acting Chair

Moved by Domenic Rampone/Seconded by Tarsem Goraya

THAT Ed Schiller be appointed the Acting Chair for the March 9, 2017 meeting of the Agricultural Advisory Committee.

Carried

3. Applications for Consideration

The Acting Chair advised that one of the Committee Members will be declaring a conflict of interest with respect to Item Nos. 3.1 & 3.2, which will result in a loss of quorum. The Committee is expecting another Member and therefore will defer Item Nos. 3.1 & 3.2 pending the arrival of another Committee Member. If the additional Committee Member is not present by the time the Committee needs to deal

Item Nos. 3.1 & 3.2, then those items will be deferred to the next Agricultural Advisory Committee meeting.

3.3 3240 Pooley Road, DP17-0046 - Wyn & Marion Lewis

Staff:

- Displayed a PowerPoint presentation summarizing the application regarding the proposed agricultural buffer located along the northern parcel boundary.
- Provided an overview of the history of the property.
- Provided an overview of the proposed winery expansion:
 - o A Farm Protection Development Permit Winery
 - Winery Lounge;
 - Event Room;
 - Tasting Area;
 - Patio Existing;
 - Patio Proposed;
 - Storage Area; and
 - Washrooms.
 - o Development Variance Permit for height:
 - 2 ½ stories to 3 stories
- Provided further details with respect to the Farm Protection Development Permit Winery.
- Advised that the expansion is in compliance with the *Agricultural Land Commission Act and Regulation*.
- Provided an overview of the development process.
- Provided an overview of the Official Community Plan Policy.
- Requested that the Committee consider:
 - o Potential impacts to agriculture, both on the subject property and adjacent;
 - o Conditions of use to protect agriculture;
 - o Conditions of use to protect guests of winery;
 - o City of Kelowna Agriculture Policy; and
 - o Recommendation to Council.
- Responded to questions from the Committee Members.

Wyn Lewis, Applicant:

- Advised that he is in negotiations to purchase the adjacent property which would double the size of the acreage.
- The newly acquired property would be all grapes.
- Provided an overview of the proposal and background information regarding the subject operations.
- Provided the rationale for the application. Needs to proceed with the application in order to comply with the changes to the Agricultural Land Commission's regulations.
- Provided the rationale for the requested variance.
- Responded to questions from the Committee Members.
- Approximately 15,000 bottles are processed on Pooley Road. The majority of the grapes are processed in an industrial area in the City.
- Provided an overview of how he tried to minimize the impact to the surrounding area regarding patrons parking along Pooley Road.
- Not opposed to patrons being ticketed by Bylaw Services should complaints be made.

- For events, all parking is handled by security that is hired to manage parking in the area.
- Cannot have more than 30 people in the wine tasting room at one time, as per the City's regulations.
- Have contemplated "satellite" parking in order to alleviate some of the parking issues due to events on the property

Moved by Ed Schiller/Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Development Permit Application No. DP17-0046 for the property located at 3240 Pooley Road, Kelowna, BC for a winery lounge expansion in the Agricultural Land Reserve.

Defeated

Tarsem Goraya, Domenic Rampone & Jeff Ricketts - Opposed.

Moved by Domenic Rampone/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council support Development Variance Permit Application No. DVP17-0055 for the property located at 3240 Pooley Road, Kelowna, BC, to vary the height of the proposed winery from 2 1/2 stories permitted to 3 stories proposed.

Defeated

Tarsem Goraya & Jeff Ricketts – Opposed.

ANECDOTAL COMMENTS:

The Agricultural Advisory Committee expressed concerns with the size of the area already taken up by existing structures on the subject property. The Committee expressed a concern with the footprint of the building taking up too much viable agricultural land and feels that the proposal does not provide a benefit to agriculture. The Committee also expressed a concern with parking issues in the area as a result of the size of the events taking place on the site.

3.4 3240 Pooley Road, A17-0001 - Wyn & Marion Lewis

Staff:

- Advised that this application has been withdrawn at the request of the Applicant.

3.5 5555 Lakeshore Road, Z17-0010 - Carmen Langstaff & Dana Johnson

Staff:

- Displayed a PowerPoint presentation summarizing the application regarding the proposed agricultural buffer located along the northern parcel boundary.
- Provided an overview of the proposal and City's Policy.
- Provided an overview of the Farm Protection Development Permit Guidelines.
- Provided an overview of the 1998 Agricultural Plan.
- Provided an overview of the Neighbouring Farmer's Concerns.
- Provided an overview of the development process.
- Requested that the Committee consider:

- Potential impacts to agriculture, both on the subject property and adjacent.;
 - Conditions of use to protect agriculture;
 - City of Kelowna Agriculture Policy; and
 - Recommendation to Council.
- Confirmed that the proposed subdivision is not a Committee or Council decision; it's solely up to the Subdivision Approving Officer.

AAC/Staff Discussion:

- A Committee Member commented that there is no buffer recommendation noted in the staff report.
- Staff advised that it would be a condition of rezoning that a Farm Protection Development Permit be issued prior to the rezoning of the subject property. Buffering would be required at that time.
- Buffering on the site will be a challenging endeavor due to the configuration of the site and the rocky nature of the soil.
- As part of the Farm Protection Development Permit, staff could request a farm residential footprint, outlining the location a house could be built, could be considered.
- Confirmed that the property currently has 2 water licenses from Okanagan Lake.
- The minimum parcel size in the RR1c zone is 1 hectare.

Kevin Johnson, Applicant's Representative:

- The access road that goes through the property is approximately 1/3.
- The access road is the separation line for the proposed 2 lots.
- Provided information regarding the viability of some of the soil on the site.
- Believes that the cannons for the birds should not be an issue.
- Does not believe that any overspray will have a negative impact.
- Provided information regarding the existing home and what is currently being grown on the site.
- As he and his wife get older, they are having trouble maintaining the lands.
- Could have 3 lots on the property, but would rather have 2. Does not want to develop high density.
- The property owners will be residing on the property.
- Responded to questions from the Committee Members.
- Would be willing to do some sort of buffering.
- Is not aware if the property has 'farm status'.
- Have owned the property for at least 10 years.

Moved by Domenic Rampone/Seconded by Jeff Ricketts

THAT the Agricultural Advisory Committee recommends that Council support Rezoning Application No. Z17-0010 for the property located at 5555 Lakeshore Road, Kelowna, BC in order to rezone the subject property from the A1 - Agriculture 1 zone to the RR1c - Rural Residential 1 with Carriage House zone to facilitate a two (2) lot subdivision to create two (2) rural residential lots, both with carriage houses.

Defeated

Domenic Rampone, Ed Schiller, Jeff Ricketts & Tarsem Goraya – Opposed.

ANECDOTAL COMMENTS:

The Agricultural Advisory Committee expressed a concern with respect to the proposed subdivision due to concerns with potential conflicts with additional neighbours in additional houses would have

adjacent the existing vineyard. The Committee acknowledged that it would be difficult to provide a buffer in this area.

- 3.1 4760 Lakeshore Road, DP17-0043 & DVP17-0044 – Ca’Solare Developments Inc.
- 3.2 2446 Harvard Road, Z17-0011 & DVP17-0027 – Wayne & Denise Henney

Due to a lack of quorum, Agenda Item Nos. 3.1 & 3.2 were deferred to the next Agricultural Advisory Committee meeting.

4. Minutes

Moved by Tarsem Goraya/Seconded by Domenic Rampone

THAT the Minutes of the February 9, 2017 Agricultural Advisory Committee meeting be adopted as circulated.

Carried

5. Next Meeting

The Acting Chair reminded the Committee Members that there is a meeting on March 13, 2017.

6. Termination of Meeting

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

Ed Schiller, Acting Chair

/slh