

Agricultural Advisory Committee

Minutes

Date: Thursday, May 11, 2017
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Yvonne Herbison (Vice Chair), Domenic Rampone, Ed Schiller and Jeff Ricketts (Alternate)

Committee Members Absent: Keith Duhaime, Pete Spencer, Tarsem Goraya and Jill Worboys (Interior Health)

Staff Present: Planner Specialist, Melanie Stepphun and FOI-Legislative Coordinator, Sandi Horning

1. Call to Order

The Chair called the meeting to order at 6:08 p.m.

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

2. Applications for Consideration

2.1 2270 Garner Road, LL17-0002 - Aura Rose & Wouter Van der Hall (House of Rose Vineyards Ltd)

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The Applicant is responding to new Liquor Control & Licensing Branch Regulations regarding Picnic Endorsement Area restrictions.
- The Applicant is proposing:
 - o 10 events per year plus several harvest festivals;
 - o 150 guests maximum;
 - o Operating hours of 10:00 am to 6:00 pm Sunday to Wednesday and 10:00 am to 9:30 pm. Thursday to Saturday.
 - o Parking has been allocated to the grassed area on the site.
 - o Amplified sound is permitted; and
 - o A 10 event limit plus festivals Business License will need to be applied for.

- Displayed a Site Plan of the property.
- Confirmed that the Official Community Plan permits wineries, cideries and farm retail sales (inside and outside the Agricultural Land Reserve) only where consistent with existing Agricultural Land Commission policies and regulations.
- The Liquor Licensing Policy states that new patios associated with liquor establishments should be located and designed to limit potential impacts on surrounding property owners.
- The City's Noise & Disturbances Bylaw states that there be no amplified of sound in such a manner to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood.
- As of 2016, the Agricultural Land Commission Regulation states that following conditions regarding 'gathering for an event':
 - o No permanent facilities can be built for the event;
 - o Parking must be on the farm;
 - o No more than 150 people per event; and
 - o No more than 10 events per year.

AAC/Staff Discussion:

- Staff advised that gravel is not permitted on the parking area, it must be left as grass.
- Staff clarified the regulations for this application versus what the application is already allowed to do on the site.
- Staff confirmed that an application to the Agricultural Land Commission is not required as the application conforms to the ALC's regulations.

Aura Rose, Applicant:

- Provided the rationale for the application.
- Would like to continue to do what they have been doing for the past 5 years and provided an overview of the events that have occurred on the site.
- Due to the changes to the Liquor Board's Regulations this year, this application is now required in order to provide the picnic experience.
- Advised that approximately 60 cars can park on the grassy area and confirmed that there is no intention to put gravel on the grassy areas and she wants to keep it as green space.
- Advised that the Grape Stomps that are held in the Fall are considered a harvest festival and are not part of this application.

AAC/Applicant Discussion:

- The Applicant advised that there were no negative comments from the neighbourhood when doing the public consultation for this application.
- Confirmed that they intend to adhere to the noise bylaw.
- Advised that the events are free.

Moved by Yvonne Herbison/Seconded by Ed Schiller

THAT the Agricultural Advisory Committee recommends that Council support Liquor License Application No. LL17-0002 for the property located at 2270 Garner Road, Kelowna, BC for a Special Events Area Endorsement to an existing Manufacturing and Tasting Liquor License in an A1 - Agriculture 1 zone with an occupant load of 150 persons maximum for no more than 10 music events per year, in additional to several harvest/seasonal events per year.

Carried

ANCEDOTAL COMMENTS:

The Agricultural Advisory Committee recommended that Council support this application as the Committee liked the small scale of the proposal and commends the Applicant for working within the Agricultural Land Commission's regulations as well as working with the City with respect to their Business License.

3. ALC Decisions - Update

Staff:

- Advised that staff did not have anything specific to report to the Committee and inquired if the Committee had any questions.

Staff/AAC Discussion:

- A Committee Member inquired as to the status of the Vibrant Vine application.
- Staff advised that the Vibrant Vine has not come before Council yet as the Applicant has certain conditions to meet prior to Council consideration.

4. Minutes

Moved by Dominic Rampone/Seconded by Ed Schiller

THAT the Minutes of the March 13, 2017 Agricultural Advisory Committee meeting be adopted as circulated;

AND THAT the Minutes of the April 13, 2017 Agricultural Advisory Committee meeting be adopted as circulated.

Carried

5. Old Business**5.1 Report to Council Discussion**

Staff:

- In light of the Suburban & Rural Planning Manager's absence due to the activation of the Emergency Operations Centre, staff would like to defer this item to the next meeting.

6. Next Meeting

The next Committee meeting has been scheduled for June 8, 2017.

The Chair advised that he will not be present for the June meeting.

7. Termination of Meeting

The Chair declared the meeting terminated at 6:35 p.m.

John Janmaat, Chair

/slh

DRAFT