



CITY OF WEST KELOWNA AGRICULTURAL ADVISORY COMMITTEE AGENDA

Wednesday, April 7, 2021, 5:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

	Pages
1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER	
In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Agricultural Advisory Committee meetings in-person. As an open meeting, it will be webcast live and will be archived on the City's website.	
2. INTRODUCTION OF LATE ITEMS	
3. ADOPTION OF AGENDA	
4. ADOPTION OF MINUTES	
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5.1. Christina Forbes, Beef & Livestock Industry Specialist, Ministry of Agriculture, Food and Fisheries	
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11. ADJOURNMENT OF THE MEETING

The next Agricultural Advisory Committee meeting is scheduled for Wednesday, May 5, 2021 at 5:00 p.m.



CITY OF WEST KELOWNA
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Thursday, February 11, 2021
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Jan Bath, Chair
Philip Gyug (arrived at 5:58 p.m.)
Geoffrey Oliver
Serina Penner, Vice Chair
Anton Schori
Nikko Shankman

Staff Present: Chris Oliver, Senior Planner
Stirling Scory, Planner II - Long Range
Natasha Patricelli, Recording Secretary
Mark Koch, Director of Development Services
Brandon Mayne, Service Desk Technician

1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER

The meeting was called to order at 5:06 p.m.

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public was not permitted to attend the Agricultural Advisory Committee meeting in-person. As an open meeting, it was webcast live and is archived on the City's website.

1.1 Appointment of Chair and Vice Chair

It was moved and seconded

THAT Jan Bath act as Chair for 2021.

CARRIED UNANIMOUSLY

It was moved and seconded

THAT Serina Penner act as Vice Chair for 2021.

CARRIED UNANIMOUSLY

2. INTRODUCTION OF LATE ITEMS

2.1 Mark Koch, Director of Development Services (See item 10.1)

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

**4.1 Minutes of the Agricultural Advisory Committee meeting held
December 3, 2020 in the City of West Kelowna Council Chambers**

It was moved and seconded

THAT the minutes of the Agricultural Advisory Committee meeting held
December 3, 2020 in the City of West Kelowna Council Chambers be
adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 P20-01, West Kelowna Community Vision (Final Draft) AAC

Highlights of the presentation include:

Background - OurWK Community Visioning

- Community Vision is an image of the community's future;

- Importance of creating a community vision is understanding our priorities for the future;
- How is the Vision Formed? Starts with a foundation, created through listening and refined with the community;
- Visioning is the first step of our OCP update:
 - Community Visioning Process - "the what";
 - Options - "the how";
 - Draft Policy & Mapping - "the tools";
 - Final OCP Bylaw "the plan";
- 2020-2022: Community Visioning - one of Council's Strategic Priorities;
- Due to COVID-19 re-designed program and launched engagement with online platform;
- Finalizing our Vision stage - heard from the community through two rounds of engagement now looking for endorsement from Council;

Engagement during COVID-19

- Project webpage: ourwk.ca;
- Social Media: Facebook, Twitter and Instagram;
- Round 1 Engagement: Ideas questionnaires with 8 topic questionnaires;
- Round 2 Engagement: 4 online questionnaires with the focus of "Did we get it right?";
- Other activities: weekly photo challenge, kids activity book, stakeholder workshops;
- Received 2,157 completed questionnaires during engagement;
- Participant relationship to West Kelowna: Mostly full time West Kelowna residents, followed by people who work and visit West Kelowna;
- Time Living in West Kelowna: Majority lived in West Kelowna 1-5 years or over 21 years;

- Neighbourhood participation: First round majority was Glenrosa neighbourhood with less participation through Smith Creek and South Boucherie neighbourhoods. Second round tried to increase participation in those areas;
- Age of participants: First round majority was 35-44 and 55-64 age range. Less participation in 19-24 age and 75 and over categories; Second round engagement greatest number of participants in a cohort were those 19 and under;
- Refined the #OurWK Vision Overview for the future to be a bit shorter and more focused;
- Added a few extra key directions based on feedback from the community;
- Wrapping up the Community Vision Process and presenting to Council on February 23, 2021.

Highlights of the discussion include:

- Great work to everyone involved with the community vision;
- Are the "what we see" comments in the draft vision from the community? Yes, the information is a condensed version from workshops, feedback forms and questionnaires. Verbatim comments are in the Round 1 and Round 2 appendix;
- Clarification requested for Collaborating to Steward these Lands and Waters section and it's relation to agriculture? This section explains that as a community with Westbank First Nation we rely on our lands, our waters and the impacts of where we are today;
- Was there incentive to get the elders more involved? Difficulty connecting with people due to COVID. The demographic had a lower participation rate in the first round and greater efforts were made to reach the older demographic in the second round of engagement;
- Transforming Westbank Centre - suggestion to include agricultural farmers markets to support the local farmers.

It was moved and seconded

THAT the Agricultural Advisory Committee supports the Community Vision Final Draft as presented.

CARRIED UNANIMOUSLY

8.2 A 21-02, Non-Farm Use Application, 3743 Old Okanagan Highway

Highlights of the presentation include:

Proposal

- Non-Farm Use application - portion of Memorial Park;
- The construction and programming for passive recreational amenities (eg. skate park); and
- Ancillary paved or gravel parking areas and access;
- 1.2 acre portion of the property;
- Previously disturbed parking area;

Application Requirements

- Non-Farm Use applications are required for unauthorized uses or structures;
- Applications require approval by the ALC;
- Initial consideration by Council;

Surrounding Uses

- Subject property 3743 Old Okanagan Hwy (Memorial Park);
- Property 2: Johnson Bentley Aquatic Centre;
- Property 3: Current Skate Park location;
- Relocate recreational amenity in the community in close proximity;
- Parcel is surrounded by Westbank First Nation land;
- Identified potential school site located to the South;

Historic Uses

- Area was previously used a component to early waste water treatment in WBC (potentially prior to ALR);
- Not previously used for agricultural purposes;
- JBMAC constructed in 1987 (non-farm use);

- Access easement provided to the subject property;
- Historically used as the main community gathering space;

Agricultural Capability Mapping

- Canadian Land Inventory Soil Capability - Class 4 W/F;
 - Requires special management or is severely restricted;
 - Presence of excess water and low natural fertility;
- Challenges regarding previous use regarding wastewater treatment (identified in 1987 Agricultural capability mapping);

Recreational and Cultural Significance

- Most significant recreational and cultural gathering space in the community (Westside Daze, Music in the Park, Canada Day celebrations, etc.)
- Heart of West Kelowna and cultural amenities;

Skate Park

- Existed for a number of years;
- Designed with consultation of the community;
- Recognized as having unique features;
- Committed to conducting community consultation with redesign;
- Council is committed to striving to have no gap in services;

Policy Review and Conformance

- RDCO OCP Bylaw (1997);
- City of West Kelowna OCP;
 - Supported by the ALC during review;
- Westbank Centre Revitalization Plan;
- City of West Kelowna Zoning Bylaw;
- Memorial Park Plan;
- Consistent through policy considerations that this space is identified as parks and natural areas;

- Official Community Plan (exclusion policy criteria);
 - s.3.3.8.4. Applications to the Agricultural Land Commission to remove lands from the ALR will not be supported except in extraordinary circumstances where such exclusion would otherwise be consistent with the goals, objectives and other policies of the OCP;

Advancing Agricultural Practices in the Community

- Agricultural Plan:
 - Developed at incorporation;
 - Defines the City's role with respect to agriculture;
 - Identifies actions to support the viability of farming;
- Initiatives that have been completed include: Various information bulletins, Good Neighbour Bylaw regulations, Development process requirements, Establishment and support of the AAC, Protection of agricultural land, Agri-Tourism, Heritage, and Cultural Tourism Support, Community garden support, Labour Availability and Housing Options, Wine Trail;

Non-Farm Use Commitments

- Permanent Farmers' Market Site - ensuring space is made available for community organizations;
- Agricultural Learning Centre - resources and space to support the agricultural community and illustrate the historical significance of agriculture in West Kelowna;
- Wayfinding Program - building the existing success of the Wine Trail wayfinding in other areas as well as continuing to evaluate the Farmloop wayfinding;

Considerations

- Significant amenity for the community and skate park use will increase with the addition of City Hall and a potential high school;
- Most suited area for relocation;
- Aligned with historic, current, and future intended recreational and park uses for the site;

- Limited agricultural potential due to the surrounding context and historic uses;
- The City has previously and will continue to support the agricultural operators and advance agricultural initiatives; and
- The ALC has previously acknowledged the use of this area as being used for parks and natural areas; and has approved a non-farm use application on the adjacent parcel.

Highlights of the discussion include:

- Why non-farm use application instead of excluding from ALR? Tried to be intentional with our request, trying to minimize scope compared to an exclusion;
- Large amount of concrete to be poured will exclude from potential farm use in the future;
- Clarification required to ensure the correct soil classification is identified;
- Have other locations been considered (ex. by the dog park and water park)? Trying to keep within close proximity with current skate park;
- Possible to keep it condensed to the gravel area? Intent and design is to maintain Memorial Park as a community gathering space and minimize impact;
- City position no net loss of ALR? Yes, in the Agricultural Plan. Policy considerations are rooted towards exclusion applications. Related to the use of the area not just the structure itself;
- Are there other potential skate park locations? Planner hasn't been involved in the evaluation of other locations. Proposed location is the most suitable area;
- Has there been discussions regarding Westbank First Nation parcel fronting Old Okanagan Hwy? Planner hasn't been involved in discussions with Westbank First Nation regarding the property for potential school site to the South or future development to the West;
- Is the ALC already aware and supportive of this application? Response letter from the ALC was to seek clarity on ALC for it's historic use, solely related to Johnston Bentley property;

- Suggestion to include agriculture farmers market site or community garden to support local agriculture in this non-farm use application;
- Support of application recommends net loss although no exclusion. Encourage consideration to seek swap or purchase;
- Wasn't presented enough alternatives for skate park. Suggestion to consider alternate locations outside of ALR;
- Staff to clarify land classification on a technical level.

It was moved and seconded

THAT the AAC support file A 21-02, Non-Farm Use Application for 3743 Old Okanagan Highway as presented subject to clarification of the soil capability section.

DEFEATED; Members Bath, Gyug, Oliver, Penner, Schori and Shankman opposed

It was moved and seconded

THAT the AAC recommends support for file A 21-02, Non-Farm Use Application for 3743 Old Okanagan Highway as presented.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 File: A 20-02, Decision Letter, 3536 Paynter Road

10. OTHER BUSINESS

10.1 Mark Koch, Director of Development Services

The Director of Development Services, Mark Koch thanked the committee for the important work they do and expressed Council's appreciation for their commitment and input.

10.2 Agricultural Advisory Committee Meeting Schedule 2021

It was moved and seconded

THAT the AAC adopt the 2021 AAC Meeting Schedule.

CARRIED UNANIMOUSLY

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 6:40 p.m.

CHAIR

RECORDING SECRETARY



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: April 6, 2021

From: Jayden Riley, Planner II

File No: A 21-03

Subject: **A 21-03; Non-Farm Use Application; 3992 Pritchard Drive North**

BACKGROUND

This application is proposing a non-farm use on a portion of the subject property in the form of a community garden with seasonal vehicle parking and refuse container storage for the benefit of the adjacent property, Barona Beach Resort, and community garden users. The area proposed for non-farm use is located at the south-west corner of the property, known as “Row F” – see *Figure 1*. A similar application proposing parking was presented to the AAC in 2019, which was not supported, however it was authorized by City Council to proceed to the ALC for consideration. The ALR ultimately rejected the proposed non-farm use at that time. The revised proposal now includes a community garden and outdoor refuse container storage elements in addition to parking, and does not include any landfill.

PROPERTY DETAILS			
Address	3992 Pritchard Drive North		
PID	003-428-494		
Folio	36412356.235		
Lot Size	36,300 m ²		
Owner	Donnie and Jeffrey Naka	Agent	Barona Beach Strata Council
Current Zoning	Agriculture (A1)	Proposed Zoning	N/A
Current OCP	Agriculture	Proposed OCP	N/A
Current Use	Agriculture	Proposed Use	Agriculture with community garden, parking, refuse storage
Development Permit Areas	None		
Hazards	Impacts to agricultural lands		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES

North	^	Agriculture (A1/ALR)
East	>	Single Family Residential (R1)
West	<	Country Residential (RU1)
South	v	Tourist and Resort Commercial (R6)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Background

The subject property is located at 3992 Pritchard Drive North, directly adjacent (north) to Barona Beach Resort, and is within the Agricultural Land Reserve (ALR). Historically, the property was used for RV camping as well as boat and vehicle storage. The portion of the subject property proposed for non-farm use, “Row F”, is intended as a buffer between the subject agricultural property and the adjacent development, Barona Beach Resort (“Lot B”). Maintaining this buffer between the properties was a condition of Lot B’s exclusion from the ALR in 2005, as well as subsequent OCP and Zoning Amendments in 2005 and 2006.

Since 2005, the property has informally been used by Barona Beach Resort as a dog park, smoking area, and garbage and recycling storage.



Figure 1: subject property and non-farm use area (“Row F”)

Proposal

The applicant is proposing to use a 0.3 ha portion of the subject property, “Row F”, for a vehicle parking area, refuse container storage area and a community garden for the benefit of Barona Beach Resort and community garden users. No permanent structures or no land fill are proposed.

Historical File Review

Historical decisions made by the Regional District of the Central Okanagan (RDCO) and the ALC have attempted to maintain the area as a buffer between the subject agricultural land and the adjacent resort apartment property. These decisions, in chronological order, include:

- ALC Resolution No. 525/2004 (2004)
 - The ALC resolved to exclude Lot B, Plan 32484, DL 434, ODYD (“Lot B”)¹, from the ALR, and stated they had no objection to the proposed condominium development, subject to the following conditions:
 - i. The continued lease of “Row F” for buffering purposes
 - ii. The development of a 3 m wide buffer on the boundary between the

¹ “Lot B” refers to the adjacent tourist commercial property, Barona Beach Resort – see Figure 4

subject property and “Lot B”, consisting of a 1-2 m high berm and a vegetative planting and fencing as required by the ALC.

- OCP Amendment, File: Z 04-14 (2004)
 - The RDCO approved an amendment to the OCP designation of “Lot B” subject to the registration of a lease agreement regarding the buffering strip, “Row F”.
- Lease Agreement between Donnie Naka (Lessor), Ermano Barone (Lessee), ALC, and RDCO (2004)
 - A lease agreement was entered into between the owner of the subject property, Donnie Naka (lessee), Ermano Barone (lessor), the ALC, and the RDCO, to use a 0.272 ha portion of the subject property “for purposes of providing a green space buffer strip between the Lessee’s lands and the remainder of the Lessor’s lands.”
 - The terms of the lease agreement was in consecutive 5-year terms. The reference plan attached to the agreement includes the area known as “Row F”, the area proposed for the subject non-farm of use of a vehicle parking area.
- Development Permit, File: DP 05-08 (2005)
 - Development Permit No. 05-08 was issued for “Lot B” on a number of conditions, including the completion of the berm, planting, and fencing, as required by the ALC resolution No. 525-2005.
 - No variance to parking was required at time of development permit.
- Development Permit, File DP 06-23 (2006)
 - DP 06-23 amended the total number of units at Barona Beach Resort from 144 to 158. The report to the Chair and Members of the Regional Board stated that 188 parking spaces were proposed and approved, with 158 required.
 - No variance to parking was required for the increase in units.
- Non-Farm Use Application, File: A 19-04 (2019)
 - To permit parking on ALR lands for the benefit of Barona Beach Resort to alleviate parking issues.
 - This application was not supported by the AAC (meeting date: September 5, 2019), but was authorized by City Council to proceed to the ALC for consideration.
- ALC Resolution No. 188/2020
 - The panel refused the proposal to construct a 0.3 ha parking lot for Barona Beach Resort.

Policy and Bylaw Review

Official Community Plan Bylaw No. 0100

The subject property has a Land Use Designation of Agriculture. The purpose of the Agricultural designation is “to support the community’s agricultural heritage and foster a local food system for greater self-sufficiency, economic development and local food security.”

The OCP identifies key objectives for parcels within the Agricultural Land Use Designation (LUD), including:

- Support the preservation and enhancement of the agricultural land base through land use decisions consistent with identified agricultural policies, Agricultural Land Commission policies and decisions where applicable, and the *Agricultural Plan*.
- Discourage the proliferation of non-farm residential development or use, except as provided for by the Homesite Severance Policy within the ALR.

Zoning Bylaw No. 0154

Outdoor vehicle and refuse storage is not a permitted use in the Agriculture (A1) zone if not accessory to the principal use of the agricultural lands. The applicant would therefore require a subsequent rezoning application to permit outdoor storage and vehicle parking on the subject property, should the non-farm use application be approved by the ALC.

Agricultural Plan

Strategy Three in the Agricultural Plan, “Conservation and Environmental Sensitivity”, outlines actions that can assist farmers to be effective land stewards. The plan includes a variety of policies to achieve this strategy, including the following that aim to preserve agricultural land:

- Support limiting the amount of land used by residences and buildings on agricultural land to ensure a maximum amount of the land is available for agricultural production.
- Continue to consider edge planning strategies that do not interfere with farming operations, as one option for supporting existing farm operations and mitigating potential land use conflict.
- Encourage sound environmental practices that are consistent with best management practices approved by the BC Ministry of Environment.

A key consideration of these policies is the intent to ensure that valuable agricultural lands that could otherwise be utilized for the production of farm products are preserved.

Referrals

This application has been referred to various external agencies and internal department for review and comments. The referral period ends April 28, 2021.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the AAC may wish to consider the following:

- The proposal does include a community garden, which is consistent with the A1 Zone and ALR land uses, however the inclusion of parking and refuse storage does not – therefore a non-farm use application is required;
- A similar application was presented to the AAC on September 5, 2019, where the AAC did not give support; however, this application has been modified to include community garden space and does not include the deposit of land fill;
- The subject area is currently under lease to ensure a buffer is maintained between the agricultural lands and the resort development;
- The ALC rejected the previous non-farm use application that proposed parking in the identical area (Row F).

Specific comments would be appreciated should the AAC have any concerns with the proposed non-farm use application, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Jayden Riley, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. ALC Application (non-farm use)
2. Site Plan

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62490

Application Status: Under LG Review

Applicant: DONNIE NAKA , JEFFREY NAKA

Agent: KAS3267 (Barona Beach) Strata council

Local Government: City of West Kelowna

Local Government Date of Receipt: 02/24/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: For the Primary Purpose/Use of a Community Garden and as ancillary to this use an area to support seasonal gardening that could include garden refuse bins and seasonal parking for garden users and visitors. (refer to layout)

Existing waste bins and dog walk area to remain in place.

This Proposal will achieve our goal of offering the community an opportunity to Hobby Garden. There will be NO fill and no permanent improvements.

Raised-bed garden boxes placed on the current surface are self-contained and contain soil.

Proposed dimensions: 4 ft. x 8 ft. garden boxes totaling 576 sq ft.

Agent Information

Agent: KAS3267 (Barona Beach) Strata council

Mailing Address:

7407 4026 Pritchard Dr N

West Kelowna, BC

v4t 3e4

Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 003-428-494

Legal Description: LOT A DISTRICT LOT 434 OSOYOOS DIVISION YALE DISTRICT PLAN 32484

Parcel Area: 3.5 ha

Civic Address: 3992 PRITCHARD DRIVE WEST KELOWNA, BC

Date of Purchase: 04/23/2012

Farm Classification: No

Owners

1. **Name:** DONNIE NAKA

Address:

3992 PRITCHARD DRIVE WEST KELOWNA, BC

WEST KELOWNA, BC

V4T 1X2

Canada

Phone: [REDACTED]

2. **Name:** JEFFREY NAKA

Address:

3992 PRITCHARD DRIVE , BC

WEST KELOWNA, BC

V4T 1X2

Canada

Phone: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No Agricultural activity has taken place on the lands for 50+ years. It has been a rough graded unused storage facility for a condominium complex. Prior to that it was used as storage for a campground.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

No Agricultural activity or improvements.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Presently space is used for a dog walk, waste and recycling container and smoking area. Previously it was used for camper and motor home storage as part of the Happy Valley Campground.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Farm House and small family acreage

East

Land Use Type: Agricultural/Farm

Specify Activity: Family acreage & Fruit Orchard

South

Land Use Type: Other

Specify Activity: Lake and waterfront

West

Land Use Type: Residential

Specify Activity: Neighborhood of Family Homes

Proposal

1. How many hectares are proposed for non-farm use?

0.1 ha

2. What is the purpose of the proposal?

For the Primary Purpose/Use of a Community Garden and as ancillary to this use an area to support seasonal gardening that could include garden refuse bins and seasonal parking for garden users and visitors. (refer to layout)

Existing waste bins and dog walk area to remain in place.

This Proposal will achieve our goal of offering the community an opportunity to Hobby Garden. There will be NO fill and no permanent improvements.

Raised-bed garden boxes placed on the current surface are self-contained and contain soil.

Proposed dimensions: 4 ft. x 8 ft. garden boxes totaling 576 sq ft.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No, there is not an appropriate area within the complex that is large enough and properly suited for this use.

4. Does the proposal support agriculture in the short or long term? Please explain.

YES, both short and long term.

In the short term, this proposal will utilize a small area of the buffer for agricultural purposes. Over 80% of the 0.3 ha agriculture land buffer will maintained as a buffer.

In the long term, this proposal preserves the integrity and future agricultural use of the land by not proposing any permanent improvements.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

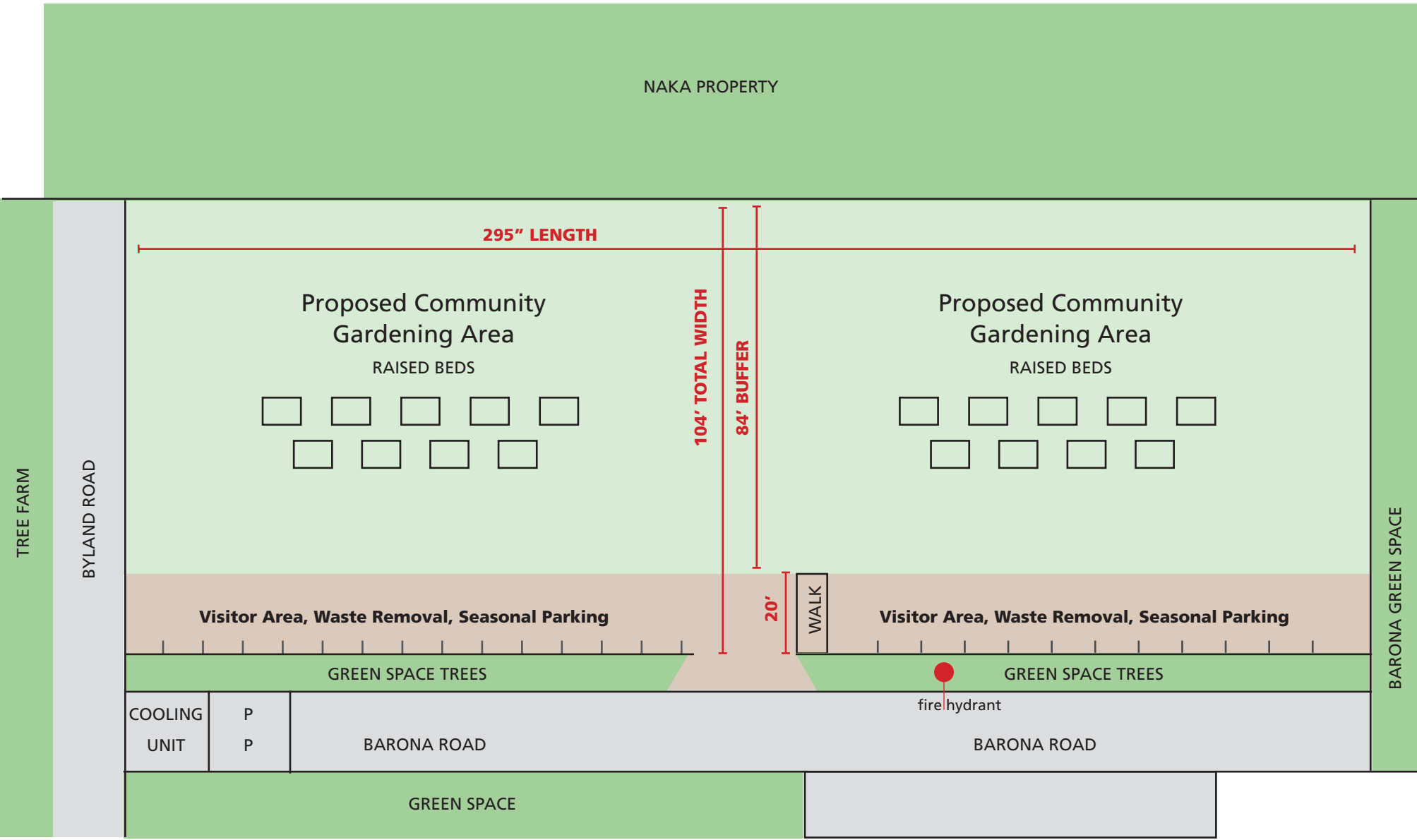
- Agent Agreement-KAS3267 (Barona Beach) Strata council
- Proposal Sketch-62490
- Certificate of Title-003-428-494

ALC Attachments

None.

Decisions

None.



BARONA BUILDINGS

BARONA BUILDINGS

SOUTH



CITY OF WEST KELOWNA AGRICULTURAL ADVISORY COMMITTEE MEETING SCHEDULE – 2021

LOCATION: All AAC meetings will be held at the City of West Kelowna City Hall, 2760 Cameron Road, West Kelowna, in the Council Chambers.

DATE/ TIME: Meetings are scheduled for the first Wednesday of every month, from 5:00 p.m. to 7:00 p.m.

THE MEETING DATES FOR 2021 ARE AS FOLLOWS:

- Thursday, February 11th
- Wednesday, April 7th
- Wednesday, May 5th
- Wednesday, June 2nd
- Wednesday, July 7th
- Wednesday, August 4th
- Wednesday, September 1st
- Wednesday, October 6th
- Wednesday, November 3rd
- Wednesday, December 1st