



**CITY OF WEST KELOWNA**  
**MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING**

Wednesday, July 6, 2022  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Jan Bath, Chair  
Philip Gyug  
Anton Schori  
Nikko Shankman

MEMBERS ABSENT: Geoffrey Oliver  
Serina Penner, Vice Chair

Staff Present: Chris Oliver, Planning Supervisor  
Chris French, Planner I  
Caitlyn Wiltsie, Summer Student - Planning

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**1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER**

The meeting was called to order at 5:00 p.m.

This meeting was open to the public. This meeting was webcast live and archived on the City's website.

**2. INTRODUCTION OF LATE ITEMS**

**3. ADOPTION OF AGENDA**

It was moved and seconded

**THAT** the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

**4.1 Minutes of the Agricultural Advisory Committee meeting held Wednesday, May 4, 2022 in the City of West Kelowna Council Chambers**

It was moved and seconded

**THAT** the minutes of the Agricultural Advisory Committee meeting held Wednesday, May 4, 2022 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

**5. PRESENTATIONS**

**6. DELEGATIONS**

**7. UNFINISHED BUSINESS**

**8. REFERRALS**

**8.1 A 22-02, Non-Adhering Residential Use Application, 3910 Brown Road**

Highlights of the presentation include:

- 3910 Brown Road is located in Westbank Centre and zoned A1 in the ALR. The property is approximately 30 acres and is surrounded by both residential and agricultural parcels. It is also unique in that the property is bisected by Glen Canyon Regional Park splitting it into two;
- The proposed works in this application would take place on the parcel east of the Glen Canyon Regional Park bisect in the Northeast corner;
- Proposal to install temporary farm worker housing;
- House up to 4 workers in a portable;
- Residence will be the only one on the property;
- Support grape production over next 4 growing seasons;
- Building already on property for storage, currently unoccupied;

Agricultural Land Use Designation

- Uses include farming, crop cultivation, other food-related production activities and other agricultural uses to support heritage and foster local food system;

## Part 8 – Agricultural Zones

- Zoned A1 – Agricultural;
- Modular home considered a principal use/building/structure; setbacks/height requirements all met;
- 3.19 – Temporary Farm Worker Housing;
- Contract with federal government for seasonal workers;
- Not to be occupied more than 10 months/year;
- Gross floor area not to exceed 100 m<sup>2</sup>;
- Must be connected to community sewer system unless approved by Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity;

## ALC Act

- Section 34 of the ALC Act requires Local Government review and consider an application for a non-adhering residential use in the ALR;
- Consideration of the application by resolution of Council to be forwarded to the Commission for consideration;

## Policy L-26 – Non-Adhering Residential Use Applications

- Prefers workers to be housed in existing building or manufactured building that can be moved/relocated;
- Total residential footprint/worker not be 35m<sup>2</sup>;
- Fire - Fence obstructing municipal fire hydrant;
- Development Engineering - No sewer connection, applicant looking to use a septic field with ROWP report. Previous home demolished in 2019; no DCCs to apply. If permanent home constructed, DCCs may apply;
- Building- Temporary building allowed maximum 4 years; renewable. Same concerns with sewage disposal;

Highlights of the discussion include:

- Question regarding the order of operations regarding the applicant's intent. Are they intending to apply for a permanent dwelling? The intent

is that it would not eliminate the ability to have a dwelling in the future and the use of the building is limited to farm worker help;

- The building is an appropriate size, out of the way and does not significantly impact agriculture use;
- Are they doing a septic field? Yes, due to servicing constraining a ROWP will be required at time of Building Permit. The building will be connect to a water service;
- Why do they only want the building for four years. If they were wanting to extend the duration of the vineyard;
- Why was the house removed from the parcel? Applicant – It was located in an area that would limit the ability to grow on the parcel.

It was moved and seconded

**THAT** the Agricultural Advisory Committee recommend support for file A 22-02, Non-Adhering Residential Use Application, 3910 Brown Road.

CARRIED UNANIMOUSLY

## **8.2 A 22-03, ALC Fill Application, 3853 Brown Road**

Highlights of the presentation include:

- 3853 Brown Road is located in Westbank Centre and zoned A1 in the ALR. Surrounding uses include Residential to the North and West, and Agricultural to the South and East;
- Retroactive application initiated as part of the ALC compliance process;
- 400m<sup>3</sup> clean blast rock fill placement on 0.15 hectares in Western side of property;
- Fill is up to 1m in depth;
- Allows for placement of fruit storage bins and parking of farm machinery;
- Intended to support existing grape growing activities on the property and Truck 59 Winery;

### Agricultural Land Commission Act

- **Section 20.3(1)** notes that fill placement must be done with permission and in accordance with regulations;
- Applicants submit a **Soil or Fill Use Application** under Section 34(3) of ALCA to the City who review and forward to the ALC with comments;
- Objective is to preserve soil quality for agricultural practices;

### Zoning Bylaw No. 0154

- Intended use aligns with Agricultural Zone guidelines;
- Development Engineering - ensure natural drainage pattern is maintained when fill is placed;
- Ministry of Agriculture - soil profile of the subject property is well suited for crops including grapes. Recommends preparation of a report by a Professional Agrologist;

Highlights of the discussion include:

- The illustration in the powerpoint includes an illustration that wasn't included in the package. The area is not clear based on what included with the application package. The file area may be larger than indicated in the package;
- The application package does not include a justification for not reclaiming the area;
- A drawing to scale of the area and a detailed cross section should be required;
- Ministry of Agriculture recommended that an agrologist report be prepared. The Ministry's recommendations are based on the impacts of the fill on the greater parcel area;
- It's always challenging with retroactive applications. We do not want to create a precedent, but areas like this on farms are required to promote agriculture;
- Don't agree with the need for an agrologists report. The work has been done and is needed for the farm activity. Can't ask for justification for saving the soil after the fact.

It was moved and seconded

**THAT** the Agricultural Advisory Committee recommend support for file A 22-03, ALC Fill Application, 3853 Brown Road subject to the applicant providing a aerial photo and detailed cross-section.

CARRIED UNANIMOUSLY

**9. CORRESPONDENCE AND INFORMATION ITEMS**

**10. OTHER BUSINESS**

**11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 5:29 p.m.

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CHAIR

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RECORDING SECRETARY