



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

Wednesday, March 1, 2023  
COUNCIL CHAMBERS  
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Geoffrey Oliver, Chair  
Philip Gyug  
Serina Penner  
Anton Schori  
Nikko Shankman

MEMBER ABSENT: Jan Bath, Vice Chair

Staff Present: Chris Oliver, Planning Supervisor  
Natasha Patricelli, Recording Secretary  
Carla Eaton, Senior Planner - Long Range

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

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

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

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, February 8, 2023 in the City of West Kelowna Council Chambers**

It was moved and seconded

**THAT** the minutes of the Agricultural Advisory Committee meeting held Wednesday, February 8, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

#### **5. PRESENTATIONS**

#### **6. DELEGATIONS**

#### **7. UNFINISHED BUSINESS**

#### **8. REFERRALS**

##### **8.1 P 21-01, Formal Review - Draft Official Community Plan**

Highlights of the presentation include:

- An Official Community Plan is legislated through the *Local Government Act* and sets the stage for the development of the city by establishing future land uses and policies that guide future development;
- Official Community Plan includes Land Use Designations, Community Wide Policies, Development Permits and Implementation sections;
- Stages of the draft OCP - Phase 1 - Public Engagement, Phase 2 - Growth Forecast Projections; Phase 3 - Growth Concept; Phase 4 - Finalize the Document and Prepare for Adoption;
- Process is currently in the final stage - Phase 4;
- Major Highlights include: re-affirm growth boundaries, vibrant urban centres and complete neighbourhood centres, infill housing within our unique neighbourhoods, economic opportunities within the industrial and business park, new and updated development permit area guidelines.

- Refinements include: land use designations outside of centres, revised land use designation for natural areas and public parks.
- Agricultural highlights include: Policy Section 3.6.6 Food Security and Agriculture, Land Use Designation Section 2, DP General Guidelines Section 4.2.12.19;
- Next Steps include: review feedback from public information sessions, formal external referrals from agencies and stakeholders then preparing revisions for Councils consideration;
- Anticipated adoption in summer 2023.

Questions and highlights on the discussion include:

- Which policies support food securities? Agricultural plan contains most of the details;
- Section 4.2.12.19 - certain berries attract fruit flies, could that plant be incorporated onto the list of restricted plants? Rely on Ministry of Agriculture comments from a technical perspective;
- Some public health agriculture section talks about not developing on agricultural land, this document says were not going to do it and then the city approves those developments;
- The proposed industrial business park contains some ALR land. How would that land be reconstituted as farm land elsewhere? Industrial Land Use Study would include conversion of existing lands and protection with ALR designation;
- Does the projection of population growth include Westbank First Nation? No, population projections are within the City of West Kelowna municipality only;
- Applications for exclusion for transportation would be subject to ALC requirements? Official Community Plan deals with City requirements. City does not take removing Agricultural land lightly;
- Section 2.15 Rural Residential referenced intensive agriculture, is there a definition for this? Zoning bylaw defines intensive agriculture;
- Section 2.17 Agriculture objectives are good;

- Section 2.17.2 item 5 suggestion to add c. to mention inclusion of land outside the ALR;
- Section 3.43 Energy and Emissions Management - How would the city corporate operations become carbon neutral? The City has a Corporate climate action strategy audits underway. Action item to develop and implement a community climate action plan to address challenges within the City of West Kelowna;
- Official Community Plan too general to offer suggestions and recommendations to how these things will be accomplished;
- Greenhouse gas targets reduction based on 2007 levels. Is there any data for how much emissions have been reduced from 2007 to 2020? City of West Kelowna signing on to Climate Action Charter to join the Province in achieving these provincial targets. City of West Kelowna has to present these updates on a yearly basis. We do not know where we stand overall as a province at this time;
- Development Permits can be created for protection of farming? Local Government Act gives authority to local governments to create Development Permit guidelines to achieve certain conditions;
- Nice to see that protection could be applied to agriculture through Development Permits;
- Recommendation to have a general definition of short term, medium term and long term for timing in the action plan section. Planner responded by explaining short term could be within the current capital budget, medium term could be 2 - 5 year and long term potentially 5+ years, noting these timeframes will be clarified in the draft web version as follow up to this meeting;
- Useful to have more specific timeframes
- Suggestion to mention farmers markets in the Official Community Plan to support smaller farm operations;
- Suggestion to include community gardens or green roofs on high rise buildings;
- Add agriculture everywhere in our city, that's the beauty of our City;

- Suggestion to incorporating compost into the OCP to reduce green house gases and help farmers with soil;
- Suggestion for a food hub as a unique way to connect farms and the community with food and agriculture;
- Concern with high rises - ensure that parking doesn't intrude on farmers. The space should allow for parking and fence compensation for the farmers;
- Planner clarified that work is being completed on a Parking Study to support zoning amendments to allow development consistent with the Official Community Plan and the new heights and densities that come with high rise buildings we are looking to have technical information brought forward for parking and traffic;
- Consideration for City land boundaries surrounding the farm land to potentially be restricted to that farm use only;
- Opportunity to link natural park areas with community gardens? People moving into apartments, wouldn't have access to land or back yards, it would be beneficial to include into community plans. Planner responded with Parks Master Plan and Recreational Trails Plans could speak to those overarching goals, as these plans are being updated this spring. Community gardens are often considered with parks planning. Higher density buildings under existing Official Community Plan often include community gardens as features we typically see with the building itself and within some of our existing park structure;
- Impressive high level document.

## **9. CORRESPONDENCE AND INFORMATION ITEMS**

**9.1 Decision Letter - A 22-01, Agricultural Land Reserve, 1489 Green Bay Road**

**9.2 Decision Letter - A 22-02, Non-Adhering Residential Use, 3910 Brown Road**

## **10. OTHER BUSINESS**

## **11. ADJOURNMENT OF THE MEETING**

The meeting adjourned at 6:15 p.m.

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CHAIR

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RECORDING SECRETARY