



CITY OF WEST KELOWNA
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Wednesday, August 2, 2023
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

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

MEMBERS ABSENT: Jan Bath, Vice Chair
Serina Penner

Staff Present: Yvonne Mitchell, Planner II
Cam Graham, Planner I

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, May 3, 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, May 3, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 23-04, Zoning Bylaw Amendment, 2004 Bartley Road

Highlights of the presentation include:

- Subject property is located in the Bartley North Neighbourhood;
- Approximately 9.87 acres and has a single detached dwelling, riding stable and agricultural use (chickens and horses). A 60' x 80' prefabricated steel building in north/east of the property;
- Property is zoned Agricultural (A1) with a Land Use Designation of Agricultural and Resource Land;
- Surrounding uses include: Rural Residential Small Parcel Zone (RU2) and Agricultural Zone (A1);
- Proposal is a site-specific text amendment to allow vehicle and equipment storage in an Agricultural Zone (A1) on approximately 1 acre of the subject property;
- Rational includes new location for Approved Services company equipment is required as current lease is ended and cannot be renewed. Subject property has lots of space;
- Referred to various internal departments and external agencies - no concerns identified at this time;

- Vehicle and equipment storage in the A1 Zone is currently limited to 4 vehicles/equipment, 300m² of parcel coverage, and 15m setbacks from rear and interior property lines or streams;
- The Site-Specific Zoning Bylaw Amendment application is for approximately 18 vehicles/equipment, in an area approximately 1 acre in size, with an interior setback less than 15m.

Questions from the Committee for staff on the presentation:

- Is any of the proposed equipment used for farm use? No, the equipment storage is not proposed for farm use;
- Where will access to the storage area be from, is a road going to be constructed through the property? No, access will be directly from Bartley Road adjacent to the existing prefabricated steel building;
- Is there Agricultural Land Reserve surrounding this property? Yes, the property to the south of the subject property is located within the Agricultural Land Reserve;
- Why is this application a site-specific text amendment and not a full rezoning? Staff process applications based on what the applicant submits. If a full rezoning was done to industrial, the agricultural uses on the property would no longer be permitted;
- Discussion from Committee on if the Agricultural Plan policy of no net loss of agricultural land should apply to this application.

Owners of Approved Services Colleen and Alex Richardson spoke to the Committee and were available for questions:

- Are currently farming the property and have done a lot of upgrades to the farm since purchasing;
- The bobcat and a couple of the other machines proposed to be stored will be used for farm purposes - to lift hay in the barn;
- Future plans to create pasture lands for cattle.

Questions from the Committee for the applicant:

- What is in the middle of the property looks like an area with some fill on it? It is a mountain with rock straight up, about 100ft in height.

- There is a significant portion of the property you could never farm? Yes, that is correct, and have increased the amount of land used for agriculture since purchasing the property and plan to increase it further in the future.
- What is the history of this property? Was the original Bartley farm. The reason there is only one part of the original farm in the ALR down by Lenz Road is because the rest of the property is mostly rock.
- Discussion from Committee that the City has not identified this property as to be used only for agriculture. The OCP designation of Resource Land speaks to uses expanded beyond agriculture.

Lailey Wallace, President of Pinewoods Villa Strata on Lenz Road spoke to the Commission:

- Bartley Road is the only access out from their neighbourhood;
- Traffic has tripled up Bartley;
- Road is extremely narrow with blind corners and cannot be widened;
- Adding 15-30 trucks on the road is dangerous;
- Tax payers shouldn't have to pay for road improvements to accommodate commercial venture on the property;
- Inappropriate to have these vehicles using the road.

Highlights of the discussion include:

- Recommendation to keep it as limited as possible to allow for greater farming use;
- No concerns over the agricultural capabilities of this application;
- Recommendation for consideration to be given for the inadequacy of the road with increased traffic.

It was moved and seconded

THAT the Agricultural Advisory Committee recommend support for file Z 23-04, Zoning Bylaw Amendment, 2004 Bartley Road.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

10. OTHER BUSINESS

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 5:38 p.m.

CHAIR

RECORDING SECRETARY