



**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

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**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](http://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.

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CHAIR

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RECORDING SECRETARY