



# Minutes

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## Agriculture Advisory Committee Meeting

To be held via Zoom  
Wednesday, January 20, 2021  
at 3:00 p.m.

- Present:** Rod King, Chair  
Doug Mathias, Vice Chair  
Annelise Simonsen  
Paul Gardner  
Chris Holler  
Jesse Chapman  
Darshan Jassar  
Erica Stewart  
Nick Ibuki
- Council:** Julius Bloomfield, Councillor
- Staff:** Audrey Tanguay, Planning Manager  
Steven Collyer, Planner II  
Alysa Wardley, Legislative Assistant
- Regrets:** Blake Laven, Director Development Services  
Kristi Tatebe
- Guest:** Jamie Seddon

1. **Call to Order**

The Agriculture Advisory Committee was called to order by the Vice Chair at 3:03 p.m.

2. **Adoption of Agenda**

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee adopt the agenda for the meeting held on January 20, 2021 as presented.

**CARRIED UNANIMOUSLY**

3. **Adoption of Minutes**

3.1 Minutes of the October 21, 2020 Agriculture Advisory Committee Meeting

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee adopt the minutes of the October 21, 2020 meeting as presented.

**CARRIED UNANIMOUSLY**

4. **New Business**

4.1 345 Lower Bench Rd – ALR NARU Application – Audrey Tanguay, Planning Manager and Steven Collyer, Planner II

The Planning Manager provided a memo to the Committee from a community member seeking to add an addition to their dwelling which exceeds the Agricultural Land Commission regulations to maximum floor size. The intention is to complete the addition as a conservatory area to include a luxury car showroom, garage, storage, entrance and foyer. The subject property is zoned as 'A - Agriculture' in the City of Penticton Zoning Bylaw which requires a limit of 500 m<sup>2</sup> to the total floor area. The property is also designated as 'Agriculture' in the Official Community Plan Bylaw which marks the lands primary use as the growth, production, storage and harvesting of agricultural products.

The representative attending from Blackhawk construction provided the committee with additional information that the owners of this property also own the property to the south of 345 Lower Bench Road and are expecting to commence landscaping works to this southern property.

It was clarified that the existing property is already exceeding the maximum footprint allowed, however this is acceptable as it was an existing build and the Agricultural Land Commission was created after the bylaws and therefore some of the Agricultural Land Commission regulations may contradict City of Penticton Bylaws.

A Member at Large inquired whether the plans for expansion could be reduced as the area has already been developed significantly and is looking considerably large. There was concern expressed from Members at Large that the developments to this property would inhibit farmers and other agricultural users from using this property in the future. The building is already beyond the scope of what many farmers would be able to buy and plans for the proposed additions seem like they would be further taking away from farmable land.

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee deny the recommendation as presented that the ALR Non-Adhering Residential Use PL2020-8879", to increase the total floor area of a principal residence from 500m<sup>2</sup> (5,382 sq. ft.) to 1,751.7m<sup>2</sup> (18,855 sq. ft.), to allow for an addition onto the existing single family dwelling, located at 345 Lower Bench Road.

**CARRIED UNANIMOUSLY**

Jesse Chapman abstained from voting and declared a conflict of interest.

4.2 2021 Agriculture Advisory Committee Schedule – Alysa Wardley, Legislative Assistant

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee 2021 meetings be held on January 20, February 17, March 17, April 21, May 19, June 16, July 21, August 18, September 22, October 20, November 17 and December 8 at City Hall or via Zoom at 3:00 p.m. unless otherwise specified.

**CARRIED UNANIMOUSLY**

5. **Next Meeting**

The next Agriculture Advisory Committee meeting is tentatively scheduled to be held on February 17, 2021 at 3:00 p.m.

6. **Public Question Period**

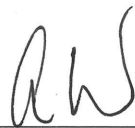
7. **Adjournment**

**It was MOVED and SECONDED**

THAT the Agriculture Advisory Committee adjourn the meeting held on January 20, 2021 at 3:56 p.m.

**CARRIED UNANIMOUSLY**

Certified Correct:



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Alysa Wardley  
Legislative Assistant