



Minutes

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Agriculture Advisory Committee Meeting

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

- Present:** Rod King, Chair
Doug Mathias, Vice Chair
Annelise Simonsen
Chris Holler
Darshan Jassar
Jesse Chapman
Nick Ibuki
Paul Gardner
- Council Liaison:** Julius Bloomfield, Councillor
- Staff:** Audrey Tanguay, Planning Manager
Jordan Hallam, Planning Technician
Nicole Capewell, Planner II
Steven Collyer, Planner I
John Schappert, Legislative Assistant
- Regrets:** Blake Laven, Director of Development Services
Erica Stewart
Kristi Tatebe
- Delegate:** Jamie Seddon

1. **Call to Order**

The Agriculture Advisory Committee was called to order by the 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 October 20, 2021 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of the July 21, 2021 Agriculture Advisory Committee Meeting

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee adopt the minutes of the July 21, 2021 meeting as presented.

CARRIED UNANIMOUSLY

3.2 Minutes of the September 22, 2021 Agriculture Advisory Committee Meeting

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee adopt the minutes of the September 22, 2021 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 ALC Non-Adhering Residential Use - 1120 Sutherland Road

The Planner presented the proposal regarding 1120 Sutherland Road to remove an existing garage and build an addition to their existing home. The proposal exceeds the ALR Use Regulation that sets a maximum total floor area of 500m² for a principal residence, and therefore requires approval from the Agricultural Land Commission. The applicants are requesting to increase the floor area of a principal residence from 500m² to 545m².

The floor was opened to Committee Members for questions and comments. A Committee Member asked about the size of the building relative to the vineyard. A Committee Member asked if there are any plans to remove any portion of the farming operation that it is currently planted. Staff and the applicant confirmed that it would not impact any of the farming that is currently happening on the property. A Committee Member asked what will happen to the footprint of the existing garage that is being demolished, and the applicant said that it would be used as a laneway so they can run their tractors down the eastern property line to the vineyard. A Committee Member asked about the farm building to the south of the property and the applicant responded that it is used for farm storage for the vineyard operations. A Committee Member commented that they feel that the proposal (request for additional floor area) does not benefit the agriculture aspect of the property and is for the purpose of making the house bigger.

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee recommend that Council support "ALR Non-Adhering Residential Use PL20201-9042", for Lot 162 District Lot 200 Similkameen Division Yale District Plan 302 Except Plan 4501, located at 1120 Sutherland Road, to increase the total floor area of a principal residence from 500m² (5,382 sq. ft.) to 545m² (5,859 sq. ft.), to allow for an addition onto the existing single family dwelling, located at 1120 Sutherland Road.

CARRIED

Nick Ibuki Opposed

4.2 ALR Inclusion PL2021-9058, 1853 Sutherland Road

The Planner presented the proposal for 1853 Sutherland Road, to subdivide the property to have a single family home on a separate parcel from the vineyard, requiring a portion of the property to be included in the Agricultural Land Reserve. The Planner provided background on the process that has been undertaken so far, including issuance of a variance for lot size in 2019.

The floor was opened to Committee members for questions and comments. A Committee Member asked if the winery or the house would be subdivided into the one-acre lot. Staff responded that it was the house that would be subdivided onto the one-acre lot and the remaining vineyard and winery lot would be added to the Agricultural Land Reserve.

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee recommend that Council support "ALR Inclusion PL2021-9058", for Lot 1 District Lot 369 Similkameen Division Yale District Plan KAP76817, located at 1853 Sutherland Road, to include a proposed remainder portion of the property into the Agricultural Land Reserve (ALR), in order to allow for the subdivision of a 1-acre lot from the property.

CARRIED UNANIMOUSLY

4.3 Agricultural Land Reserve (ALR) Exclusion Policy

The Planner presented the Agricultural Land Reserve (ALR) Exclusion Policy that was required due to changes in legislation from the Agricultural Land Commission. The Planner noted that private land owners can no longer make applications for ALR Exclusion and that it must now be done by local governments. The Planner then highlighted the research and drafting of the proposed ALR Exclusion Policy, and explained the proposed policy criteria and the general process that would be required for such applications.

The floor was opened to Committee members for questions and comments. A Committee Member asked about a property that had a portion in the ALR and a portion not in the ALR that wishes to subdivide, and staff responded that this policy only applies to removing property from the ALR (ALR Exclusions). A Committee Member asked how often ALR Exclusion applications have occurred in the past, and staff responded that ALR Exclusion applications are infrequent. A Committee Member asked about whether or not staff is working on an ALR Inclusion Policy, and staff replied that they are not currently, and that the Exclusion Policy is only being drafted in response to provincial legislation changes.

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee support the draft "ALR Exclusion Council Policy", which establishes the City's process for accepting, reviewing and processing applications for Agricultural Land Reserve (ALR) Exclusions.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Agriculture Advisory Committee meeting is tentatively scheduled to be held on November 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 October 20, 2021 at 4:08 p.m.

CARRIED UNANIMOUSLY

Certified Correct:



John Schappert
Legislative Assistant