



## DISTRICT OF SUMMERLAND

MINUTES OF THE Agricultural Advisory Committee  
HELD AT DISTRICT OF SUMMERLAND  
COUNCIL CHAMBERS  
13211 HENRY AVENUE, SUMMERLAND, BC  
ON Friday, October 21, 2016

---

**MEMBERS PRESENT:** Denise MacDonald, Julie Sardinha, Gary Strachan, Cher Watkins, Don Barron

**Absent:** Frank Kappel, Markus Hunziker

**Staff Present:** Alex Kondor, Development Planner, Ian McIntosh, Director of Development Services

**1. CALL THE MEETING TO ORDER:**

The meeting was called to order at 9:03 a.m.

**2. Adoption of Agenda**

Moved and Seconded

THAT the agenda be amended to include discussion on Agricultural Industrial.

Carried 1 opposed

THAT the agenda be adopted as recommended

Carried 1 opposed

**3. ADOPTION OF MINUTES**

Moved and Seconded,

THAT the Agricultural Advisory Committee meeting minutes dated July 21<sup>st</sup> 2016 be adopted.

Carried.

**4. BUSINESS**

• ALR Exclusion –14014 Highway 97

- The Planner introduced the application
- Discussion over servicing and existing sewer locations
- Discussion over buffering requirements
- Applicants presented their experience with respect to trying to lease the property
- Discussion over the desirable Hwy 97 access & visibility for potential agricultural businesses such as a brewery, cidery.
- Discussion on the negative impact to fruit stand located south (approximately the same size as the 14014 property) if removed from ALR.
- Discussion over potential uses and Council ability (or lack of) to regulate future uses if removed from ALR zoning.
- Applicant advised that their vision is to lease for a commercial use

- Discussion around new ag-tourism / ag-commercial uses and or OCP legislation. Committee highlighted the recommendations made in the Summerland Agricultural Plan to designate an Agricultural Industrial Park in an area with access to Hwy #97. Committee was generally in support of council considering this designation for the land being discussed and the surrounding ALR lands but was premature in the process of this application.

Moved that the AAC recommend the application as presented.

Failed for lack of a seconder

Moved that the AAC recommend the application if the area is used for an ag-industrial park.

Seconded, Defeated with 3 opposed

Moved that the AAC recommend the exclusion application not be supported and remain in the ALR

Seconded, Carried 1 opposed

#### Agricultural Industrial Area

- Discussion over history of ag-industrial process
- History of KV Dried Fruits request for Ag-Industrial park on Jones Flat
- Discussion around whether the subject site is appropriate for an ag-industrial park
- Discussion around whether Prairie Valley West is appropriate for an ag-industrial park
- AAC advised that the District has received a grant to get ag-tech research done. Should include this issue
- Discussion of when the OCP language to allow commercial development along that area of the HWY 97 corridor was included. Staff indicated that it has been considered since 1999.
- Discussion of Bentley Road Industrial Area as an ag-industrial park

#### 13610 Banks Crescent

- Planner introduced application
- Discussion around mandate of committee
- Discussion around viability of farmland
- Member in the gallery noted the property will not remain as vineyard due to age and health of owners
- Has been viable and profitable as a farm in the past and is a larger farm parcel.
- Discussion on referring application to the Summerland Water Committee to consider fish and other concerns involving water.
- Discussion around developing and leaving vineyard as well

Moved, Seconded

THAT The AAC recommend non-support of the application as presented.


Carried 1 opposed

Recommendation:

**ADJOURN**

The meeting adjourned at 10:45 a.m.

Certified Correct:

  
Chair

  
Corporate Officer