

Present:

Councillor Patton, Chair
Councillor Elford
M. Lamont
S. Rai
S. Van Keulen

Regrets:

Councillor Nagra
Shannon Lambie, Agriculture Land
Commission
Mikayla Roberts, Ministry of Agriculture

Staff Present:

Y. Yohannes, Manager, Utilities
S. Clark, Planner
L. Blake, Administrative Assistant

A. ADOPTIONS**1. Adoption of the Agenda**

It was Moved by S. Van Keulen
Seconded by M. Lamont
That the Agriculture, Environment, and
Investment Advisory Committee meeting agenda held January 12, 2022 be adopted.
Carried

2. Adoption of the Minutes – December 8, 2021

It was Moved by Councillor Elford
Seconded by S. Van Keulen
That the minutes of the Agriculture, Environment,
and Investment Advisory Committee meeting held December 8, 2021, be adopted.
Carried

B. DELEGATIONS

This section had no items to consider.

C. NEW BUSINESS**1. Development Application 7921-0203-00**

Stephen Clark, Planner
Address: 15821 – 40 Avenue

Stephen Clark, Planner, summarized the report dated December 2, 2021, regarding Development Application No. 7921-0203-00 which proposes to construct a single family dwelling that exceeds 500 square metres in floor area, the maximum allowed under section 20.1 (1)(b) of the Agricultural Land Commission Act. Mr. Clark advised that the proposal includes a 743 square metre home that is intended to house 16 family members who will be involved in the farming operations. In a separate application, the applicant is seeking approval for a winery on the east side of the property that will include a tasting room and storage facility. The applicant would grow grapes for the winery on the site.

In response to questions from the Committee, Mr. Clark and Yonatan Yohannes, Manager, Utilities, provided the following information:

- Staff have contacted the Agricultural Land Commission regarding prior Homeplate applications that were approved and denied and will report back to the Committee with that information at a future meeting.
- The tasting room would be permitted to serve products with at least 50% of the content grown onsite.
- A fill application has not been received at this point and would be considered as part of a separate application regarding the winery. The applicant has submitted a businesses case for the project and receipts for grapes that have been purchased for the site.

The Committee suggested that the application be forwarded to the ALC for consideration.

The Committee expressed concerns regarding the proposed winery, noting that the site may not be successful in growing grapes. Further concerns were expressed for a potential fill application that would likely be required in order to grow grapes as the property is prime agricultural land.

Staff noted the Committee's concerns and advised that they will be considered if a fill application is received for the property.

D. OUTSTANDING BUSINESS

1. Verbal Updates

In response to questions from the Committee, Yonatan Yohannes, Manager, Utilities, provided the following information:

- Staff have contacted the Agricultural Land Commission regarding prior Homeplate applications that were approved and denied and will report back to the Committee with that information at a future meeting.
- Staff are aware of the drainage issues in the Colebrook area and will work with the local farmers to address drainage issues.
- Staff can investigate the timing of the transfer of the communications land from the federal government. For the communications land, doesn't believe there is land development applications but will look into it and the timing of the transfer of land.

The Committee discussed drainage issues in the Colebrook area as well as the communications land located on 192 Street and 40 Avenue. The Committee expressed support for maintaining the communications land as an agricultural site, noting the environmental and drainage benefits compared to developing the land as an industrial site.

The Committee requested a report regarding an application that was submitted to the Investment Agriculture Foundation of BC's Local Government Partnership Program with the Committee's support at a future meeting.

E. ITEMS REFERRED BY COUNCIL

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. OTHER BUSINESS

This section had no items to consider.

H. NEXT MEETING

The next meeting of the Agriculture, Environment, and Investment Advisory Committee is scheduled for **Wednesday, February 9, 2022**, at 6:00 p.m.

I. ADJOURNMENT

It was
Investment Advisory Committee meeting adjourn.
Moved by S. Van Kuelen
Seconded by S. Rai
That the Agriculture, Environment, and
Carried

The Agriculture, Environment, and Investment Advisory Committee adjourned at 6:31 p.m.

Jennifer Ficocelli, City Clerk

Councillor Allison Patton, Chair