

**JUAN DE FUCA ELECTORAL AREA
AGRICULTURAL ADVISORY PLANNING COMMISSION**

**MINUTES OF THE MEETING held Thursday, June 16, 2011 at 6:30pm
At 2-6868 West Coast Road, Sooke, BC**

PRESENT: Jim Gowans (Chair), Mary Johnson (Vice-Chair), Josie Hill

REGRETS: Teresa Willman

ALSO PRESENT: June Klassen, Local Area Planning Manager, Emma Taylor. Planner/Recording Secretary

Rob Kline, Ministry of Agriculture

PUBLIC: 2 applicants

1. CALL TO ORDER

June Klassen called the meeting to order at 6:40pm.

2. ELECTIONS

June Klassen called for nominations for the position of Chair of the Agricultural Advisory Planning Commission for 2011 and Jim Gowans' name was put forward. June Klassen called two times for further nominations and, as there was none, Jim Gowans was declared Chair.

Jim Gowans called for nominations for the position of Vice Chair of the Agricultural Advisory Planning Commission for 2011 and Mary Johnson's name was put forward. Jim Gowans called two times for further nominations and, as there was none, Mary Johnson was declared Vice Chair.

3. APPROVAL OF AGENDA

Item 6, Rezoning Application/Development Permit Application Z-07-10 was moved to Item 5 as the applicants were in attendance. Item 5, Delegation, was moved to item 6.

MOVED by Jim Gowans, **SECONDED** by Mary Johnson that the agenda be approved as amended. **CARRIED**

4. ADOPTION OF MINUTES

MOVED by Mary Johnson, **SECONDED** by Josie Hill that the minutes of July 9, 2009 be adopted as circulated. **CARRIED**

5. REZONING APPLICATION/DEVELOPMENT PERMIT APPLICATION Z-07-10

June Klassen outlined the application to rezone Lot 1, Section 18, Otter District, Plan VIP57538 (4460 Rannveig Place) to create a two-lot subdivision and permit the construction of an additional dwelling on the land. It was explained that the property is currently within both the Agriculture (AG) zone and the Rural (A) zone, is not sub-dividable and permits 3 dwellings. Although the property was removed from the Agricultural Land Reserve (ALR) previously, the property is still largely within the Agriculture (AG) zone reflecting agriculture as a primary use.

The applicant explained that there is a 5000ft² barn on the property where horses and cows are kept; however, the property is no longer in farm class status, as it was removed in order to complete a subdivision for a relative under Section 946 of the *Local Government Act*. That lot was subdivided and is no longer owned by a relative.

A Commission member explained that, from a drive by the property, the property appeared to have good soil for farming and a good water supply. Commission member comment suggested that the the Commission should be focused on preserving viable farmland in order to have potential to produce food locally. Subdividing farmland could set a negative precedent.

A further member stated that it is not the concern of the Commission to consider financial hardships or family inheritances, but to look at the proposal with respect to how it benefits farmland.

MOVED by Mary Johnson, **SECONDED** by Josie Hill that the proposed subdivision of land and additional house will make the property less viable as farmland as there is already an ample water supply, cleared land and good soil; therefore, the development is not supported.

CARRIED

6. DELEGATION

Rob Kline from Ministry of Agriculture outlined the Agricultural Inventory process that commenced in 2009 for the Juan de Fuca Electoral Area. Properties within the ALR and properties assessed as having farm class status were included, site visits were conducted, and data compiled into the Inventory database. The preliminary report has been prepared for the entire JdF EA area with a focus on Otter Point. A Commission member questioned what should be done with the data and what significance is there for planners. June Klassen outlined valuable applications could include economic development policies, land use regulations, Official Community Plan review and/or the development of an Agricultural Plan.

Mary Johnson left the meeting at 8:10pm.

Rob Kline made himself available for future discussions on what to do with the data and would assist in funding applications through Investment Agriculture Foundation if an Agricultural Plan was pursued.

7. NEW BUSINESS – None

8. NEXT MEETING DATE – To be announced

9. ADJOURNMENT

The meeting was adjourned at 9:25pm.

Jim Gowans
Chair

Emma Taylor
Recording Secretary