

**Minutes of a Meeting of the Juan de Fuca Agricultural Advisory Planning Commission
Held Thursday, March 27, 2014 at the Juan de Fuca Local Area Services Building,
#3-7450 Butler Road, Otter Point, BC**

PRESENT: Mary Alice Johnson (Chair), Dominique Bernardet, Teresa Willman
Staff: June Klassen, Local Area Planning Manager; Emma Taylor, Planner
ABSENT: Nick Wilde
PUBLIC: 4

The meeting was called to order at 5:00 p.m.

1. Approval of the Agenda

MOVED by Teresa Willman, **SECONDED** by Dominique Bernardet that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

MOVED by Teresa Willman, **SECONDED** by Dominique Bernardet that the supplementary agenda be approved. **CARRIED**

3. Adoption of Minutes from the Meeting of March 12, 2014

MOVED by Dominique Bernardet, **SECONDED** by Teresa Willman that the minutes from the meeting of March 12, 2014 be adopted. **CARRIED**

4. Planner's Report

June Klassen explained that Bylaw No. 3849 is being referred to the East Sooke, Otter Point and Shirley/Jordan River Advisory Planning Commissions as well. Meetings are scheduled over the next two weeks.

5. Agricultural Land Commission Application to Subdivide Land within the Agricultural Land Reserve

a) **ALR-01-13 – That Part of Section 32, Otter District Shown Outlined in Red on Plan Deposited Under DD 17655, Except That Part on Plan 459-R and 39411 (Richardson & Hanslip – 4164 and 4188 Otter Point Road)**

June Klassen reviewed the staff report and explained that the applicants have requested to subdivide the 14.5 ha parcel within the Agricultural Land Reserve (ALR). The application has been referred to the Agricultural Advisory Planning Commission for comment.

The applicant confirmed that the land will remain in the ALR and that the layout of the farm was already separated into two functioning pieces with two dwellings and a cottage.

June Klassen directed attention to the supplementary agenda including six letters of support.

The agent explained that one owner is elderly and cannot farm anymore and the younger owners work full-time and cannot afford to farm full-time. The agent confirmed that a Riparian Area Assessment will be done at time of subdivision and potentially dedicated to Crown.

Jarvis Seabrook, Otter Point, stated support for the application as it is not financially feasible for one family to run the farm. It will provide an opportunity to hobby farm or for small-scale commercial pastureland.

A Commissioner asked about the water supply and drainage on the property. The owner confirmed there is no water license on King Creek and that there is a swamp area at the rear of the property and one field frequently floods during winter months. June Klassen stated that they will need to provide proof of potable water on each lot at time of subdivision.

A Commissioner expressed support for the application provided the Riparian Area Assessment did not identify any concerns. June Klassen explained that there is a reduced riparian setback for farming activities on the ALR.

A Commissioner disliked the term 'hobby farm' but agreed that farming needs to be affordable. They stated that commercial farming is viable on small parcels, especially for vegetable production.

MOVED by Mary Alice Johnson, **SECONDED** by Teresa Willman that the Agricultural Advisory Planning Commission supports the application to subdivide the subject parcel in the Agricultural Land Reserve as it provides a more affordable opportunity for farming, it does not decrease the farming potential as the land will remain in the ALR, and provided there are no concerns identified by the Riparian Area Assessment. **CARRIED**

6. Proposed Bylaw

a) Bylaw No. 3849, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 112, 2014"

Emma Taylor reviewed proposed Bylaw No. 3849 including changes to the height of detached accessory suites, changes to the Forestry (AF) and Agriculture (AG) zones to add the provision for a secondary suite or detached accessory suite. Emma Taylor clarified that the bylaw was referred to the AACP primarily for advice with respect to agricultural lands.

Heather Phillips, Otter Point, stated that the four rural zones are meant to be rural and that all zones should not be considered equally; putting an extra dwelling is really just making the zones equal and the community should be controlling density through zoning. Ms. Phillips highlighted that the Official Community Plans support forestry uses in the AF zone. Ms. Phillips expressed concern over removing the 300 m buffer from the Forestry zone as the purpose of the buffer is to preserve the scenic nature along the highway. She made reference to subdivisions currently happening in the Forestry zone in Shirley and Otter Point. She reminded staff that a request had been made at the Land Use Committee to provide zoning maps at the Advisory Planning Commission meetings to show where the AF and AG zoned lands are and how many parcels are affected.

June Klassen explained for those AF parcels held by the Crown or within the Private Managed Forest Land designation that local government bylaws do not apply. As written, the 300 m buffer is not enforceable. If a buffer is desired, it would have to be re-written according to Section 909 of the *Local Government Act*. Staff advised the Commissioners that their focus should be reviewing the amendments as they relate to agriculture.

A Commissioner stated support for the provision to remove the one-story restriction for detached accessory suites as the exterior footprint would not be affected. The land may restrict deep basements from being constructed.

June Klassen stated that very few building permits have been issued for detached secondary suites since they were permitted in 2010.

A Commissioner stated that if the property was being farmed, there would be a need to have a second dwelling unit.

MOVED by Mary Alice Johnson, **SECONDED** by Teresa Willman, that the Agricultural Advisory Planning Commission supports the proposed bylaw amendments related to secondary suites and detached accessory suites in the Agricultural (AG) zone and the removal of the one-story provision for accessory buildings and suites. **CARRIED**

7. Adjournment

MOVED by Teresa Willman, **SECONDED** by Dominique Bernardet that the meeting adjourn.

The meeting adjourned at 5:45 p.m.

Chair