



Making a difference...together

**JUAN DE FUCA
AGRICULTURAL ADVISORY PLANNING COMMISSION**

Notice of Meeting on Thursday, **March 27, 2014 at 5:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 5 a) ALR-01-13 - That Part of Section 34, 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)
 - Barrie Hanslip, Russ Richardson and Sandy Richardson, Applicants
 - Ryan, Daphne and Emily Raymond, Sooke
 - Paul Clarkston, Otter Point
 - Jim and Pauline Isram, Otter Point
 - James Isram and Annette Moyer, Otter Point
 - Hillary and Jason Childs, Otter Point

March 6, 2014

4164/4188 Otter Point Road

To Whom It May Concern:

We have written this letter to explain our reasons for our application, through the CRD to the Agricultural Land Commission, for the division into two parcels of our thirty five acre property at 4164/4188 Otter Point Road, and to ask for your support in making this application.

There is presently a strong demand for what have traditionally been called "hobby" farms. These are increasingly being looked upon as "lifestyle" acreages by a new generation of young people anxious to engage in a lifestyle that enables them to be closer to the land and their food. These are properties that are small enough to be affordable by new buyers but large enough to be outside the typical subdivision and suitable for small-farm activities such as the growing of fruits and vegetables as well as small livestock.

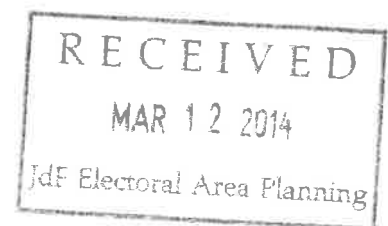
We would like to have our property on Otter Point Road remain as a "lifestyle" acreage, protected within the ALR, and believe that dividing it into two 17 acre parcels is the way to make this affordable. Thirty five acres tends to be too small for a full-scale commercial enterprise but too large to be affordable as a lifestyle acreage.

The property includes two main houses and a small cottage as well as two very large barns and a number of smaller outbuildings, thus lending itself well to being divided into two separate parcels, already fully developed and serviced. The only change would be a boundary line drawn down the middle.

I (Barrie) am now 74 years old and finding it increasingly difficult to do the work required to maintain the land, buildings and animals. As my entire life's savings and fourteen years of labour have been put into the purchase and restoration of this property, I must be able to sell my half interest in order to have a retirement income. Russ and Sandy would like to remain in their home as they, too, choose the small acreage lifestyle in Otter Point.

Sincerely,

J.Barrie Hanslip
Russ & Sandy, Richardson



March 7, 2014

To whom it may concern,

With this letter we would like to share the importance of our relationship with The Otter Point Farm and the reasons for our land lease agreement with them.

We rent a field and have our flock of registered Icelandic sheep living and grazing in the pasture. The sheep are used for fiber, cheese and meat production. In the spring, we will plant a quarter of an acre vegetable market garden selling locally and for personal use. In past years', we also used our production to donate regularly to local family resource programs and families involved with hospice.

Our family cares about where our food comes from, particularly the quality and freshness, as well as how the animals we use are treated and cared for. We wanted to be part of growing locally and to give other people healthy food choices. The Otter Point Farm has given us the opportunity to make this a possibility because we cannot afford to purchase a small farm in this area. An agricultural land lease agreement is a way in which people like ourselves, who are passionate about farming, are able to be part of and contribute to agricultural production for our community.

It is important to find the right fit for a land lease agreement and we feel lucky to be at Otter Point Farm. We would like to continue the relationship as long as possible so that we can continue to contribute to our community and support healthy stewardship of the land.

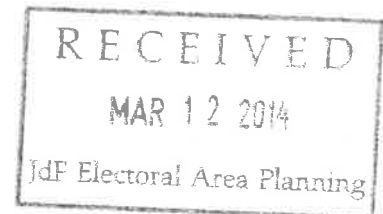
Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

Ryan, Daphne, and Emily Raymond

Ryan, Daphne, and Emily Raymond

Sooke, BC

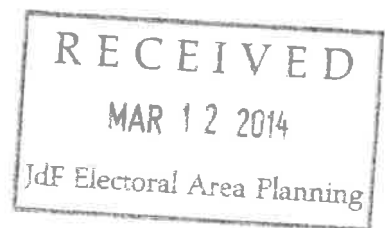


March 10 2014

To whom it may concern:

I would like to state my approval of the application for subdivision ; 4164 otter pt rd(Hanslip Richardson). I am in favor for a few reasons, firstly I feel " the more farmers on the land the more agricultural production in some form is likely to happen". Second the new 2013 Otter point community plan strongly encourages creation and encouragement of all farming activity and where possible subdivision for family members.

Thanks, Paul Clarkston



MARCH 11, 2014

Dodo Farm.

To Whom It May Concern:

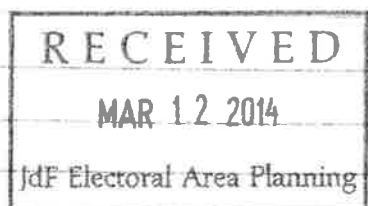
Having read the information from the C.R.D. regarding the application to subdivide 4164 Coffer Rd.

We would just like to say we have no objections to this plan and wish our good neighbours all the very best in this endeavor.

Sincerely,

Jim & Pauline

Jim & Pauline Istan



March 11/14

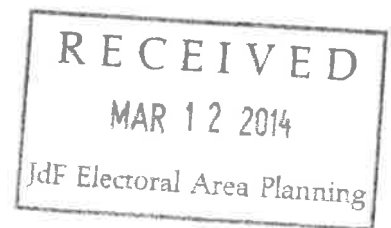
To whom it may concern.

My family has known Russ and Sandy Richardson and J. Barrie Hanslip for approximately 9 years. They are well respected neighbors and we are lucky to live within close proximity to them. I was approached by Russ Richardson who informed my family of his family's intentions and application of subdividing their 34 acre lot at 4164-4188 Otter Point Road into two 17 acre parcels.

We have absolutely no objections to their proposal in the subdividing of their property and hope their application is granted.

If there are any concerns or questions please feel free to call.

Sincerely, James Isram & Annette Moyer

Handwritten signatures of James Isram and Annette Moyer. The signature on the left is a stylized 'J' followed by a horizontal line. The signature on the right is 'A. Moyer'.

Hillary and Jason Childs

Sooke, BC

12 March, 2014

Capital Regional District
Agricultural Advisory Planning Commission

Regarding: Subdivision of 4164 and 4188 Otter Point Road

To Whom it May Concern:

This letter is being written regarding the subdivision of the property at 4164 and 4188 Otter Point Road into two 17.5 acre (7.2 hectare) pieces of property remaining in the Agricultural Land Reserve. As a young family living on an 11 acre farm, we see the importance of and need for smaller and affordable farming acreages in our region.

This 34 acre property is not being used to its fullest potential as some of the current owners are looking to retirement. The subdivision of the subject property will allow for two manageable parcels of land that will both continue to be used for farming.

Sincerely yours,

Hillary and Jason Childs

