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**Minutes of a Meeting of the Juan de Fuca Agricultural Advisory Planning Commission  
Held Monday, May 9, 2016 at the Juan de Fuca Local Area Services Building,  
#3-7450 Butler Road, Otter Point, BC**

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**PRESENT:** Mary Alice Johnson (Chair), Dominique Bernardet, Teresa Willman  
**Staff:** Emma Taylor, Planner, Local Area Planning; Wendy Miller, Recorder  
**ABSENT:** Nick Wilde  
**PUBLIC:** 1

The meeting was called to order at 6:10 p.m.

**1. Elections**

Emma Taylor called for nominations for the position of Chair of the Agricultural Advisory Planning Commission (AAPC) for 2016 and Mary Alice Johnson's name was put forward. Emma Taylor called a second and third time for further nominations and, as there were none, Mary Alice Johnson was declared Chair.

Emma Taylor called for nominations for the position of Vice Chair of the AAPC for 2016 and Teresa Willman's name was put forward. Emma Taylor called a second and third time for further nominations and, as there were none, Teresa Willman was declared Vice Chair.

**2. Approval of the Agenda**

The Chair noted that spring is the peak season for farmers. It was further noted that review of the items on this evening's agenda required a significant amount of time to review.

**MOVED** by Mary Alice Johnson, **SECONDED** by Dominique Bernardet that the minute record reflect the AAPC's request that future meetings not be held in May and that meetings be preferably held in winter. **CARRIED**

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

**3. Approval of the Supplementary Agenda**

No supplementary submissions.

**4. Adoption of Minutes from the Meeting of May 5, 2014**

**MOVED** by Teresa Willman, **SECONDED** by Dominique Bernardet that the minutes from the meeting of May 5, 2014 be adopted. **CARRIED**

**5. Planner's Report**

Emma Taylor advised that:

- staff have been working with the East Sooke and Shirley - Jordan River communities since November 2013 to review the existing Official Community Plans (OCP)
- the proposed OCPs reflect comments and concerns raised by two Citizens' Committees
- the OCPs have to be consistent with the Regional Growth Strategy (RGS)
- the RGS remains under review
- the OCPs will be reviewed by the CRD Board for consistency
- the OCPs have been referred to the communities and agencies for comment

- the OCPs include information from the Ministry of Agriculture's Agricultural Inventory (2009)

## 6. Proposed Bylaw

### a) Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016"

Emma Taylor directed attention to the table provided comparing agricultural policy changes between existing Bylaw No. 3718 and proposed Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016".

Emma Taylor spoke to proposed Bylaw No. 4000, highlighting changes reflected in the comparison table.

### Part 2 – Administrative Structure

#### Subsection 208 Regional Growth Strategy Consistency

Review of the RGS includes consideration of extending water services to agricultural lands outside of growth containment boundaries.

### Part 3 – Ecological Health

#### Section 360 Food Security

Section is a new theme.

The AAPC stated support for including policies related to regional "food-shed protection" similar to policies related to watershed protection. It was advised that the concept of food-shed protection is being explored by the Sooke Region Farmland Trust Society. The AAPC also stated support for including mention of wild food collection in the Plan area.

#### Subsection 368 Aylard Farm

As the park is in the Agricultural Land Reserve (ALR), policy statements support continued agricultural use of the lands, restricting intensive development of the park.

The AAPC stated that Planning regularly acknowledges the value of recreational and wildlife parks. The AAPC stated support for acknowledging the opportunity for "incubator farms" or training farms. It was suggested that Aylard Farm and lands held by Royal Canadian Search and Rescue could provide opportunity for new farmers to access land to develop skills in farming. Haliburton Farm, an educational farm in Saanich, was cited as an example.

Emma Taylor confirmed that policy statement S on p. 66 supports farm uses on Aylard Farm.

#### Subsection 374 Heritage

Reflects farming as a historic activity and lists historic farm buildings.

#### Subsection 384 Local Economy

Recognizes direct market farms and lists agricultural activities in the community documented in the Agricultural Inventory. Table 8 (p. 57) reflects that 4% of the land base in East Sooke is designated Agriculture.

#### Subsection 391 Role as a Carbon Sink

Recognizes contribution of agricultural areas and policies to maintain agricultural land.

Subsection 392 Reducing the Number of Vehicle Trips

Recognizes that farm gate sales can reduce the amount of travel necessary to purchase food and other goods.

**Part 4 – Goals, Policies and Objectives**

Subsection 403 Agriculture Land Use Designations

Designates all lands in the ALR as Agriculture. Permits lands outside of the ALR that are being farmed to be designated Agriculture.

Subsection 414 Policies for Ecological Health

The AAPC stated support for expanding the policy related to limiting the introduction of invasive species to include invasive animals. Addling geese eggs was forwarded as an example to limit an invasive animal and the addling method was supported as a best-practice opposed to hunting.

Subsection 464 Polices for Food Security

Emma Taylor outlined the polices. It advised that policy statement G would support regulations in the Land Use Bylaw to support siting of buildings to maximize the area available for agriculture. It was further advised that policy statement H would support the concept of a cooperative or group farm if a proposal for rezoning was submitted.

**Part 5 - Development Permit Areas**

Subsection 503 General exemption from a Development Permit

Statement J exempts normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

Section 540 Sensitive Ecosystem Development Permit Area

The Sensitive Ecosystem Development Permit Area (DPA) includes seasonally flooded fields.

Section 560 Farmland Protection Development Permit Area

DPA has been retained in proposed Bylaw No. 4000. Emma Taylor advised that the Farmland Protection DPA buffer is on the adjacent land and not on land within the ALR. A DP would be required at the time of rezoning/subdivision.

Section 570 Medical Marihuana Production Facilities Development Permit Area

The DPA includes all land in the ALR and guides the form and character of medical marihuana production facilities.

**b) Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016"**

Emma Taylor directed attention to the table provided comparing the agricultural policy changes between existing Bylaw No. 3717 and proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016". It was advised that Bylaw No. 4000 and Bylaw No. 4001 are structured in the same way, sharing similar policy statements. It was further advised that water was the top priority communicated by the community and that the OCP includes information from the Sensitive Ecosystem Inventory commissioned in 2014.

Emma Taylor spoke to proposed Bylaw No. 4001, highlighting changes reflected in the comparison table.

Subsection 344 Agriculture

Agriculture has been included under the Resource section of the OCP.

An APC member indicated there may have been historical oil and gas drilling in the area, and indicated concern that this type of resource extraction could affect water supply. Emma Taylor reported that this comment was also made and recorded at the May 4, 2016 meeting of the Shirley – Jordan River Advisory Planning Commission meeting.

The AAPC stated support for acknowledging that there is potential for agricultural opportunities to increase with climate change.

Emma Taylor responded to questions from the AAPC advising that:

- air photos were used to select the lands included in the ALR
- that there has been an increase in enquiries regarding opportunities to farm in the Plan area
- there has been change at the provincial level to support farm tourism and alcohol production on ALR lands

Subsection 385 New Land Use Designations

Table 8 reflects that 77 ha are designated Agriculture in the Plan area.

Subsection 443 Objectives for Resources

Objective B supports and encourages food production, processing and storage.

Subsection 444 Policies for Resources

Includes sixteen policy statements supporting agriculture.

**Part 5 – Development Permit Areas**

Section 560 Farmland Protection Development Permit Area

DPA has been retained in proposed Bylaw No. 4001 and includes improved mapping (Schedule G).

The AAPC stated overall positive comment regarding proposed Bylaw No. 4000 and Bylaw No. 4001, noting that the bylaws reflect increased community support for and awareness of agriculture.

**MOVED** by Dominique Bernardet, **SECONDED** by Teresa Willman that the AAPC reports that it has reviewed the agricultural aspects in Bylaw No. 4000, "Official Community Plan for East Sooke, Bylaw No. 1, 2016" and in Bylaw No. 4001, "Official Community Plan for Shirley - Jordan River, Bylaw No. 1, 2016" and that it supports the bylaws with the comments requested by the AAPC. **CARRIED**

**7. Adjournment**

The meeting adjourned at 7:12 p.m.

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Chair