



**REPORT TO JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, NOVEMBER 20, 2012**

SUBJECT AGRICULTURAL LAND RESERVE APPLICATION FOR NON-FARM USE

ISSUE

The purpose of this report is to consider an application for a non-farm use of buildings and a portion of the lands on Lot B, Section 110, Sooke District, Plan 32912.

BACKGROUND

The applicant, Canadian Coast Guard Auxiliary – Pacific (CCGA-P) is requesting the Capital Regional District (CRD) support the non-farm use of buildings and a 1.94 ha portion of Lot B, Section 110, Sooke District, Plan 32912, located at 6040 East Sooke Road (Appendix 1).

The 10.24 ha subject property is zoned Agricultural (AG) in the Juan de Fuca Land Use Bylaw No. 2040 and is designated Agricultural Land Reserve (ALR) in the East Sooke Official Community Plan (OCP) Bylaw No. 3353.

The property, commonly referred to as Glenairley, was previously owned by the Sisters of St. Ann and recently purchased by the CCGA-P. The applicant intends to use the 1.94 ha portion of the property, which historically has not been used for agriculture, to house the Royal Canadian Marine Search and Rescue Head Office and Training Centre. Appendix 2 shows a site plan for the property. As noted their submission to the Agricultural Land Commission (ALC), the buildings will house both an office for six staff as well as a training simulator (Appendix 3). Due to simulator capacity and training requirements, a maximum of 12 participants will be accommodated at one time. It was noted that 50% of the training will be conducted on the water.

In addition, the applicant indicates that they intend to return the remaining 8.3 ha to farming, with a 2.2 ha market garden area, green houses and a 4.9 ha pastureland for mixed farming. The remainder is to provide wind buffers.

ALTERNATIVES

1. That the non-farm use proposal for Lot B, Section 110, Sooke District, Plan 32912 be supported and that staff be directed to bring forward any referral comments from the Agricultural Advisory Planning Commission concurrently for consideration by the Board.
2. Recommend denial of the application to the ALC and do not proceed with referral.
3. Refer the application back to staff for more information.

LEGISLATIVE IMPLICATIONS

Section 25 of the *Agricultural Land Commission Act* (the 'Act') establishes requirements for applications for non-farm use of land in the ALR. Subsection 25(3) requires that an application for non-farm use to be submitted together with a resolution from the local government if the land that is subject to the application is zoned to permit agriculture or farm use. As the subject property is zoned Agricultural (AG), the CRD Board must make a resolution to either support or not support the non-farm use.

PUBLIC CONSULTATION IMPLICATIONS

Owner applicants are not required to provide any public notice regarding an application for non-farm use of property in the ALR. As Section 29(2) of the *Regulation* requires local governments to receive non-farm applications and submit them to ALC, this allows local government an opportunity to make comment and provide a recommendation on the proposal.

The Agricultural Advisory Planning Commission (AAPC) was established under Bylaw No. 3517. The AAPC is to provide advice to the LUC, CRD Board and staff regarding agricultural issues and the potential impact of planning decisions on agriculture. Specifically, the AAPC is to be consulted on applications initiated under the *Agricultural Land Commission Act*; therefore, the proposal may be referred to the AAPC.

The Juan de Fuca Electoral Area Development Procedures Bylaw No. 3110 does not specify any public consultation requirements for ALR applications. As a courtesy, a notice of intent outlining the non-farm use

request will be sent to property owners within 500 m of the subject properties. Any responses received from the public will be presented at the November 20, 2012 Land Use Committee meeting.

PLANNING ANALYSIS

The East Sooke OCP Bylaw No. 3353 designates the land as Agricultural Land Reserve Area which signifies that the predominant land use is for agricultural purposes. This designation supports farming activities and other land uses as permitted by the ALC. The applicant proposes that 81% of the property will remain as farm use and will be using the existing buildings, with some minor proposed additions, for the non-farm activities. Therefore, the proposal would appear to have minimal impact on the potential agricultural use of the parcel. However, as the authority that approves non-farm use on ALR land, the ALC will ultimately determine the compatibility of the proposed use with agriculture should the Board support the application.

CONCLUSION

The application for the non-farm use of a 1.94ha portion of a 10.24ha property located in East Sooke requires a resolution of support from the CRD Board in order to be considered for approval by the ALC. The subject property was farmed sporadically since 1929 however the existing buildings were used for non-agricultural purposes well before the creation of the ALR. The non-farm use by CCGA-P is to be confined to a 1.94 portion of the property that has not been farmed and existing buildings. There is also a commitment to farm the remainder of the property.

Staff, therefore, recommend that the non-farm use application be supported subject to consideration of any public comments.

RECOMMENDATION

That the JDF LUC recommends to the CRD Board:

1. That the non-farm use proposal for Lot B, Section 110, Sooke District, Plan 32912 be supported.

Original Signed
June Klassen, MCIP
Manager, Local Area Planning Services

Original Signed
Robert Lapham, MCIP
General Manager, Planning and Protective Services

Original Signed
Kelly Daniels
Chief Administrative Officer
Concurrence

- Appendices:
1. Location
 2. Site Plan
 3. Submission to ALC





**ROYAL CANADIAN MARINE
SEARCH & RESCUE**

Saving Lives on the Water

25 Huron Street
Victoria, B.C. V8V 4V9
T: 250.480.2798
F: 250.480.2742
(rcmsar.com)

PROPOSAL:

**Submission to the Agriculture Land Commission re: Property known as "Glenairley"
East Sooke, B.C.**

LOCATED IN:

Capital Regional District, Juan De Fuca Electoral Area

APPLYING FOR:

Non-Farm Use in the ALR

PARCEL IDENTIFIER:

000-210-897, Lot B, Section 110, Sooke District Plan 32912



OVERVIEW:

An advertisement in the local media by the Sisters of St. Ann set out a request for proposals from non-profit organizations for the purchase of Glenairley a 25.3-acre property located in East Sooke. The Canadian Coast Guard Auxiliary Pacific Inc. (dba) *Royal Canadian Marine Search and Rescue (RCM-SAR)* responded and our submission was selected as their first choice to take on the stewardship of Glenairley. The Sisters selection was based on RCM-SAR's mission to Save Lives on the Water as well as our interest in preserving Glenairley. This proposed training site is crucial to the safety of the Royal Canadian Marine Search and Rescue volunteer crews and the public who transit our west coast waters and lakes. These volunteer marine crews are the primary SAR resource in many communities across B.C. such as Nanaimo, Victoria, Comox, Sooke, Ladysmith, Deep Bay, Gibsons, Squamish, Pender Harbour, Horseshoe Bay, Massett and Sicamous to name a few. RCM-SAR saves the lives of approximately 300 people yearly, mainly B.C. residents. We also respond to over 700 incidents annually! Marine Search and Rescue is a very high-risk activity that requires a very specific training site that Glenairley can offer.

HISTORY OF GLENAIRLEY:

The property history indicates that it was farmed from approximately 1915 to 1929. From 1929 to 1957, Glenairley operated as a guest resort run by a succession of owners. There were and still are paved tennis courts, an indoor gym for badminton and swimming for the guests. It was eventually purchased by the Sisters of St. Ann in 1957. Since then the Sisters have used it as a retreat for rest and recreation. From time to time, other groups have leased the property from the Sisters for spiritual retreats. Those groups made several attempts to do some farming or lease out the land but in each case these attempts were short-lived mainly due to a limited water supply and operational problems. History indicates Glenairley has been relatively a non-farmed property for over 83 years. There are 20 buildings on site. All of these facilities date back to the original farm except for the 13



**ROYAL CANADIAN MARINE
SEARCH & RESCUE**
Saving Lives on the Water

25 Huron Street
Victoria, B.C. V8V 4V9
T: 250.480.2798
F: 250.480.2742
(rcmsar.com)

cabins that were put in place as part of the guest resort after 1929. The majority of the facilities are located within an area of approximately 4.8 acres.

RCM-SAR USE:

Our plan is to restrict our activities to the same 4.8 acres that historically was never part of the agriculture use of the property. Within this area we will house the Royal Canadian Marine Search and Rescue Head Office and Training Centre.

The training on this site will be for our volunteer SAR crews across the province and in addition other marine SAR organizations. Our simulator's capabilities and training requirements restrict the number of participants to a maximum of 12 at any one time on the property. We often use the term Training Centre or College but in reality the actual number of participants at any one time is very restrictive. Furthermore over 50% of the time the training will be conducted on the water. We also plan to house our office staff of 4 and 2 trainers who will also oversee the property use.

FARM USE:

It has always been RCM-SAR's intention to preserve the property's integrity and farm as much of the remaining 20.5 acreage as possible. We anticipate having a market garden area that is a minimum of 5.5 acres with green houses for extended growing seasons and fruit trees. We intend to use a minimum of 12 acres of the pastureland for mixed farming and the remainder for wind buffers. RCM-SAR plans on using the farming as a source of produce for our crews' meals as well as provide public sales to offset a portion of our training costs. We are actively seeking individuals interested in farming the land. We plan on offering them housing and the use of farm equipment such as a tractor and implements. We hope this will entice seasoned farm personnel to become involved and maximize our crop production.

CONCLUSION:

Therefore Royal Canadian Marine Search and Rescue requests the ALC's approval to reside on Glenairley, Parcel Identifier: 000-210-897, Lot B, Section 110, Sooke District Plan 32912. RCM-SAR will restrict its non-farm activities to a maximum of 4.8 acres, exclusively on the portion of the land that has housed numerous buildings over the years and remained out of agriculture use.