

Thursday, September 9, 2021

Minutes of the Agricultural Advisory Planning Commission held on September 9, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 8:03 pm.

## MINUTES

### Present:

<b>Chair:</b>	G. McClintock	Agricultural Advisory Planning Commission
<b>Director:</b>	E. Grieve	Puntledge/Black Creek (Area C)
<b>Members:</b>	A. Burch	Agricultural Advisory Planning Commission
	M. Halstead	Agricultural Advisory Planning Commission
	R. Poirier	Agricultural Advisory Planning Commission
	W. Prothero	Agricultural Advisory Planning Commission
	B. Thompson	Agricultural Advisory Planning Commission
<b>Staff:</b>	T. Trieu	Manager of Planning Services
	J. MacLean	Planner II

### Absent:

<b>Members:</b>	C. Brown	Agricultural Advisory Planning Commission
	D. Page	Agricultural Advisory Planning Commission
	J. Slomp	Agricultural Advisory Planning Commission

### ATTENDANCE

All commission members attended via electronic means

### CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

The Chair called the meeting to order and acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation.

### RECEIPT OF MINUTES

B. Thompson/W. Prothero: THAT the minutes of the Agricultural Advisory Planning Commission meeting held July 22, 2021 be received.

Carried

### REPORTS

#### **AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE, ALR 2C 21, 7912 ISLAND HIGHWAY NORTH (FOX)**

J. MacLean, Planner II, provided an overview of the memorandum dated August 24, 2021 regarding Agricultural Land Reserve Non-Adhering Residential Use application, ALR 2C 21, 7912 Island Highway North (Fox), for the owner to construct a new house while living in the old house, and to keep the old house as a second dwelling on the lot.

Mathew Fox, applicant, was in attendance via electronic means.

B. Thompson/W. Prothero: THAT the Agricultural Advisory Planning Commission support forwarding the Agricultural Land Reserve Non-Adhering Residential Use application, ALR 2C 21, 7912 Island Highway North (Fox) to the Agricultural Land Commission as proposed in the memorandum dated August 24, 2021, with the following comments:

- The existing house with its low attic ceilings in the bedrooms has limited utility for a large family and is already extensively added on to and it is not practical to renovate further;
- The proponent has a family of 7, and plans to have active farming where extra worker housing would be planned, if the existing house would be required to be removed;
- A second house under 90 m<sup>2</sup> would be permitted after December 31;
- The environmental impact to demolish the old house and then build a new one under 90 m<sup>2</sup> to replace it would be a waste of energy, landfill space and resources.

Carried

### **AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE, ALR 3B 21, 2069 COLEMAN ROAD (ARMSTRONG)**

J. MacLean, Planner II, provided an overview of the memorandum dated August 26, 2021 regarding Agricultural Land Reserve Non-Adhering Residential Use application, ALR 3B 21, 2069 Coleman Road (Armstrong), for the owner to construct a new house while living in the old house and to demolish the old house once the new house has been constructed.

Lila & Jonathan Armstrong, applicants, attended via electronic means.

B. Thompson/R. Poirier: THAT the Agricultural Advisory Planning Commission support forwarding the Agricultural Land Reserve Non-Adhering Residential Use application, ALR 3B 21, 2069 Coleman Road (Armstrong) to the Agricultural Land Commission as proposed in the memorandum dated August 26, 2021 with the following comments:

- Current house can't easily be renovated, and mobile home is small and not suitable for year-round accommodation;
- Rental accommodation in the area is very limited, so to keep the existing home while this new home that is suitable can be built is reasonable.

Carried

### **STATUS UPDATE ON APC RECOMMENDATIONS**

J. MacLean, Planner II, provided an update regarding Electoral Area Services Committee and board decisions related to APC recommendations.

### **TERMINATION**

B. Thompson/R. Poirier: THAT the meeting terminate.

Carried

Time: 8:44 pm.

Confirmed by:

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Gerry McClintock, Chair

Recorded By:

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Megan Halstead, Recording Secretary