

Thursday, July 23, 2020

Minutes of the Agricultural Advisory Planning Commission held on July 23, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 8:08 pm.

## MINUTES

### Present:

<b>Members:</b>	A. Burch	Agricultural Advisory Planning Commission
	M. Halstead	Agricultural Advisory Planning Commission
	D. Page	Agricultural Advisory Planning Commission
	R. Poirier	Agricultural Advisory Planning Commission
	B. Thompson	Agricultural Advisory Planning Commission
<b>Staff:</b>	T. Trieu	Manager of Planning Services
	B. Chow	Rural Planner

### Absent:

<b>Chair:</b>	G. McClintock	Agricultural Advisory Planning Commission
<b>Members:</b>	C. Brown	Agricultural Advisory Planning Commission
	W. Prothero	Agricultural Advisory Planning Commission
	J. Slomp	Agricultural Advisory Planning Commission

### ATTENDANCE

The meeting was conducted via teleconference.

With the exception of B. Thompson all members participated via electronic means.

### SELECTION OF CHAIR AND RECORDING SECRETARY

R. Poirier/B. Thompson: THAT D. Page be appointed as Chair for this meeting.  
Carried

M. Halstead/R. Poirier: THAT M. Halstead be appointed as Recording Secretary for this meeting.  
Carried

### 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/A. Burch: THAT the minutes of the Agricultural Advisory Planning Committee meeting held April 23, 2020 be received

Carried

## **REPORTS**

### **SUBDIVISION WITHIN THE AGRICULTURAL LAND RESERVE - 7985 ISLAND HIGHWAY NORTH (PEETERS)**

B. Chow, Rural Planner, provided an overview of the memorandum dated July 8, 2020 regarding a proposed subdivision of a 18.7 ha lot located at 7985 Island Highway North (Peeters) within the Agricultural Land Reserve.

The applicants, Amy and Brian Peeters were in attendance and spoke to the application.

A. Burch left the meeting and returned to the meeting via electronic means and was present for the vote.

B. Thompson/R. Poirier: THAT the Agricultural Advisory Planning Commission support the subdivision application (ALR 1C 20) within the Agricultural Land Reserve for the property located at 7985 Island Highway (Peeters) as proposed in the memorandum dated July 8, 2020 for the following reasons:

- it makes geographical sense;
- some wetland is preserved;
- it makes the parcel more affordable for young people getting into farming; and
- it supports family.

Defeated *NAY: M. Halstead; D.  
Page; A. Burch*

A. Burch/M. Halstead: THAT the Agricultural Advisory Planning Commission not support the subdivision application (ALR 1C 20) within the Agricultural Land Reserve for the property located at 7985 Island Highway (Peeters) as proposed in the memorandum dated July 8, 2020 for the following reasons:

- The riparian area is not enough a reason for subdivision, as many other lots have similar constraints;
- Concerns of housing, livestock safety and travelling along the Island Highway to get to the western portion can be addressed by having a second dwelling on the western portion;
- Having two lots will increase property values and make them less viable for future farming;
- Larger lots are in demand; and
- Family succession planning can be done without subdivision.

Carried *NAY: B. Thompson; R.  
Poirier*

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

Staff 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: 9:03 pm.

Confirmed by:

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David Page, Chair

Recorded By:

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Megan Halstead, Recording Secretary