

Memo

File: 3110-20/ALR 1B 21

DATE: May 10, 2021

TO: Agricultural Advisory Planning Commission

FROM: Planning and Development Services Branch

RE: Agricultural Land Reserve Non-Farm Use – 2274 Anderton Road
(Clausen/ Mooney)
Lot 1, District Lot 189, Comox District, Plan 48760, PID 014-374-579

An application (Appendix A) has been received to consider a Non-Farm Use within the Agricultural Land Reserve. The Agricultural Advisory Planning Commission is to provide the Comox Valley Regional District (CVRD) Board with comments and recommendations concerning the application. The CVRD Board will have the option to forward the application to the Agricultural Land Commission with comments and recommendations or refuse the application.

The subject property (Figure 1) is a 1.4 hectare lot, located between Anderton Road and Ellenor Road in the Little River area. The lot is within the Comox Valley Water Local Service Area, is developed with a house and several accessory buildings (Figure 2) and currently does not have farm status. The applicant is seeking to use the lot to construct and operate a slaughter establishment specializing in poultry (Appendix A).

Canada Land Inventory

According to the Canada Land Inventory, the land has an improved soil classification of (70%) 2A-(30%) 3A (Figure 3). Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices, whereas Class 3 soils have moderately severe limitations. Subclass A refers to a limitation with regard to soil moisture deficiency caused by low soil water holding capacity or insufficient precipitation.

Agricultural Land Reserve

The *Agricultural Land Reserve Use Regulation* (ALR Regulation) allows farmers to process poultry raised on the same lot and only a certain amount that is brought in from other lots. The ALR Regulation states: “The use of agricultural land for storing, packing, preparing and processing farm products is designated as a farm use ... if at least 50% of the farm product is produced either on that agricultural land or by an association to which the owner of the agricultural land belongs...”. The applicant is seeking approval to exceed this limitation by accepting more poultry from other farms than what is raised on-site.

Provincial slaughter licence

According to the application, the agent intends to apply for a Class A Slaughter Licence. This licence type allows for slaughter, as well as cutting and wrapping of the animal products. While it does not

impose a capacity cap, this licence type limits the retail sale of the animal products to within British Columbia only.

Official Community Plan

The property is designated Agricultural Areas within the Official Community Plan, Bylaw No. 337 being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014”. It is the objective of this area designation “To promote agriculture and aquaculture as an important economic sector of the Comox Valley”. The relevant general policies are to “Require new development to support the primary function of agriculture” and to “Encouraged establishment of food processing structures and uses in the agricultural area that support agriculture industries when meeting the requirements of the agricultural land reserve use, subdivision and procedure regulation.”

Zoning Bylaw

The property is zoned Rural-ALR in the Zoning Bylaw, Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”. A slaughter establishment is permitted in this zone as a form of intensive agriculture. Section 303(2)(iii) further regulates intensive agriculture by requiring its buildings and structures be setback 30 metres from all lot lines and watercourses.

There is a watercourse along the northern lot line. The subject property has a restrictive covenant listed on title, in favour of the Province of British Columbia, which prohibits land alterations on the northern 9 metres of the lot and prohibits building on the northern 20 metres (adjacent to the watercourse).

Sincerely,

T. Trieu

Ton Trieu, RPP, MCIP
Manager of Planning Services
Planning and Development Services Branch

/jm

Attachments Appendix A – ALR 1B 21 Application

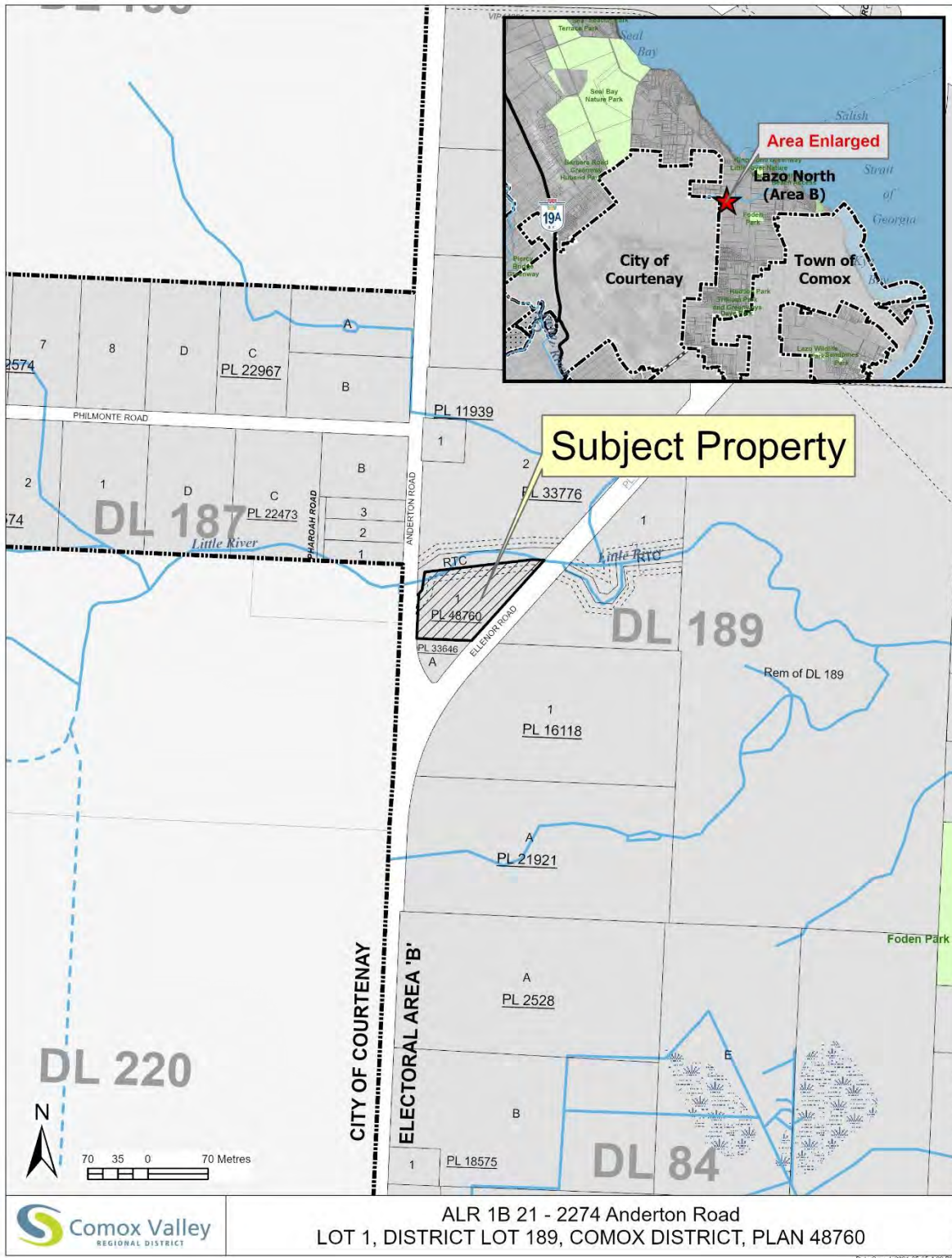


Figure 1: Subject Property

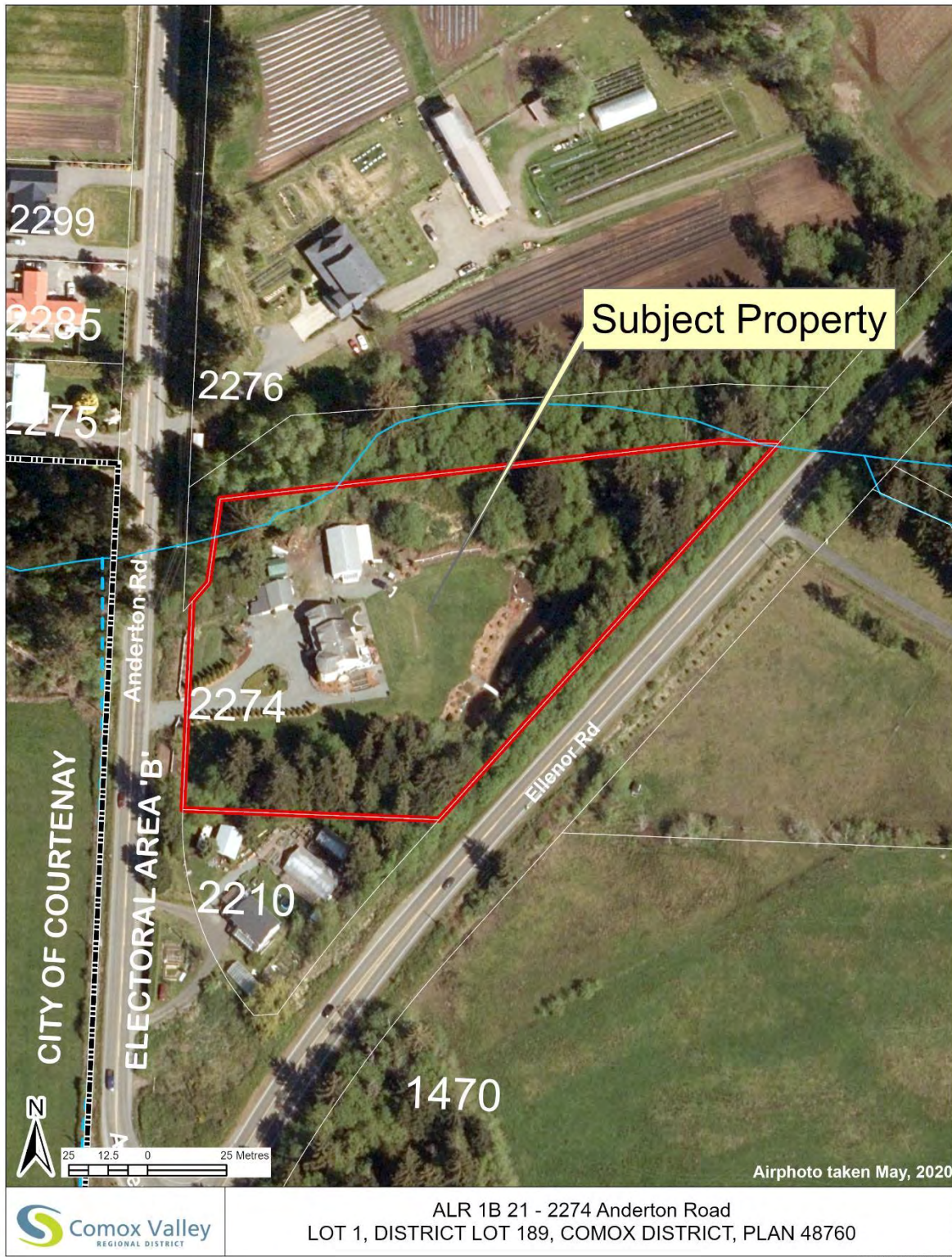


Figure 2: Air Photo (2020)

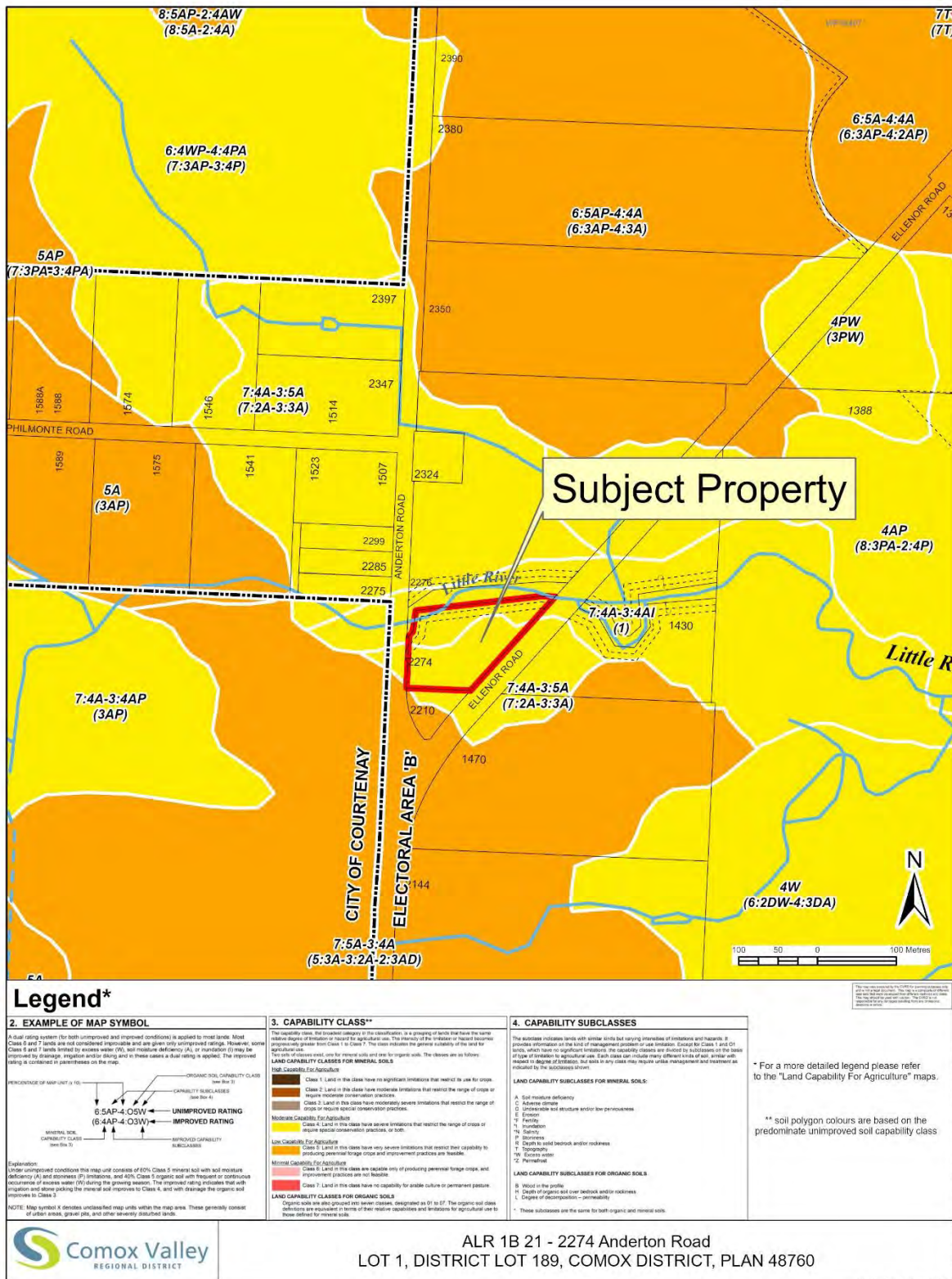


Figure 3: CLI Soil Classification

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62830

Application Status: Under LG Review

Applicant: Christine Mooney

Agent: Christine Mooney

Local Government: Comox Valley Regional District

Local Government Date of Receipt: 04/01/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: I would like to construct and run a class A licensed inspected poultry abattoir on APX .50 of a AC. I will be open for processing 3-4 days a week and accept turkeys and meat birds for the public as well as my own. Farmers will drop off live birds, we will process, wt and bag the poultry. I hope to expand to include cut and wrap and speciality services in the second yr of operation within the same initial building.

Agent Information

Agent: Christine Mooney

Mailing Address:

2274 Anderton Rd

Comox, BC

V9m 4B2

Canada

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple
Parcel Identifier: 014-374-579
Legal Description: L 1 DL 189 COMOX PL 48760
Parcel Area: 1.4 ha
Civic Address: 2274 anderton Rd
Date of Purchase: 05/14/2021
Farm Classification: No
Owners
 1. **Name:** Christine Mooney
Address:
2274 Anderton Rd
Comox, BC
V9m 4B2
Canada

Applicant: Christine Mooney

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

No agricultural activity at present but once I take possession on May 14,2021 I will be moving my farm activity on to the property. I have 8 breeding ewes, 1 ram and currently 15 lambs. I will also have 100 turkeys that will be raised this yr and hopefully 600 meat birds raised this yr as well. I also have 40 laying hens providing eggs daily.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

At present there is no pasture or fencing on property. When I take possession may 14,2021 I will be clearing the overgrown blackberries and alder trees and poplar trees planning pasture seed and farm fencing 60% of property for my sheep to graze. I have a environmental farm planner, melanie Dyson comming to the property to do a assessment may 17,2021.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

There is a house and 1 garage 30x50 on the property for personal use.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Local pumpkin patch, garlic and flowers

East

Land Use Type: Agricultural/Farm

Specify Activity: Pastures

South

Land Use Type: Agricultural/Farm

Specify Activity: Green house for succulants

West

Land Use Type: Agricultural/Farm

Specify Activity: Hay field

Proposal

1. How many hectares are proposed for non-farm use?

0.5 ha

2. What is the purpose of the proposal?

I would like to construct and run a class A licensed inspected poultry abattoir on APX .50 of a AC. I will be open for processing 3-4 days a week and accept turkeys and meat birds for the public as well as my own. Farmers will drop off live birds, we will process, wt and bag the poultry. I hope to expand to include cut and wrap and speciality services in the second yr of operation within the same initial building.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No it can not be on any other land besides ALR regional district has specified directly.

4. Does the proposal support agriculture in the short or long term? Please explain.

A poultry processing abattoir is very needed to help local farmers and enable and grow a sustainable food source for central and northern Vancouver Island. At present there is 1 facility in black Creek but it is very hard to get a booking into. The next closest is in Duncan which is 1.5hr drive away. There has been 2 abattoirs that have closed in 2020 which has limited access/ availability for slaughter days. There has been so much uncertainty and limited access to slaughter that many farmers have desided to not raise poultry this yr. I am planning for long term investment in the farming community and I will be ready as soon as I am given permission to construct and open this abattoir hopefully saving this season for alot of local poultry farmers

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement-Christine Mooney
- Proposal Sketch-62830
- Site Photo-Proposed building site
- Site Photo-Pic looking south
- Certificate of Title-014-374-579

ALC Attachments

None.

Decisions

None.

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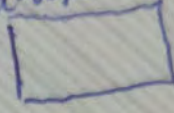
Sheep pasture



Barn

Main House

Existing Garage



Garage

ENOR ROAD

Compost

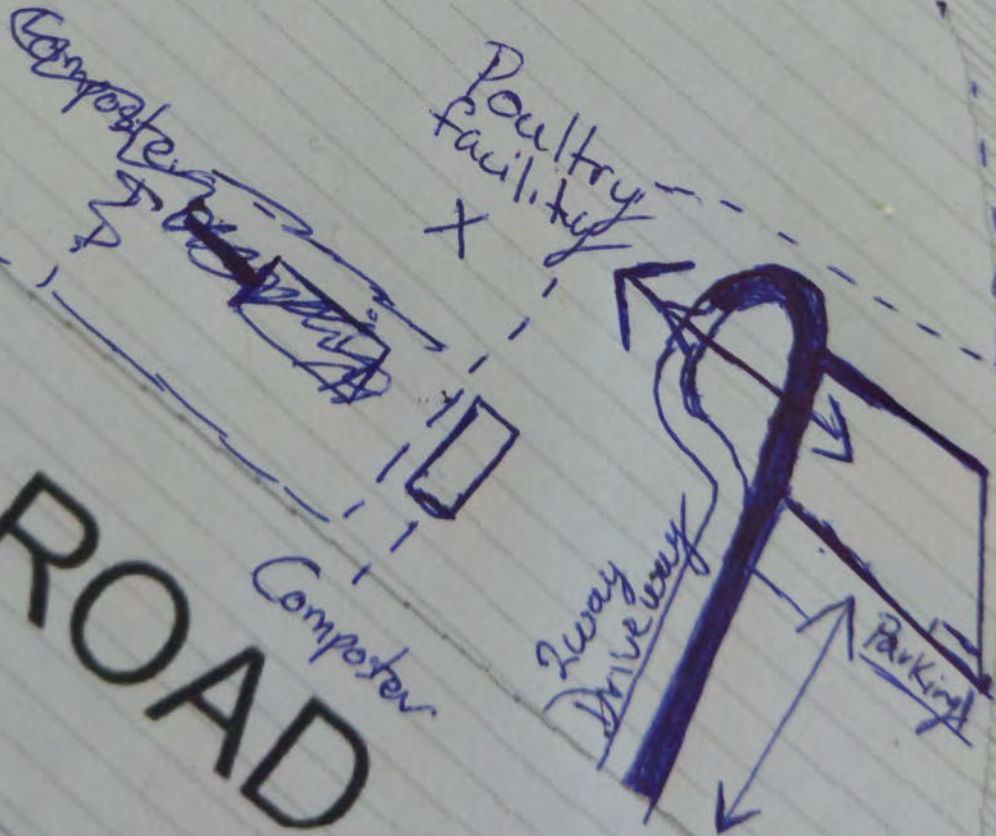
Poultry facility

X

Compost

2 way Driveway

Parking







2 FARMS