

Thursday, May 20, 2021

Minutes of the Agricultural Advisory Planning Commission held on May 20, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 8:00 pm.

MINUTES

Present:

Members:	C. Brown	Agricultural Advisory Planning Commission
	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
Staff:	T. Trieu	Manager of Planning Services
	J. MacLean	Rural Planner

Absent:

Chair:	G. McClintock	Agricultural Advisory Planning Commission
Members:	W. Prothero	Agricultural Advisory Planning Commission
	J. Slomp	Agricultural Advisory Planning Commission

ATTENDANCE

All commission members attended via electronic means.

APPOINTMENT OF ACTING CHAIR

T. Trieu, Manager of Planning Services, called the meeting to order and opened the floor to nominations for the position of acting-chair for the May 20, 2021 meeting. At the close of nominations, Megan Halstead was the only nomination and as such, was declared acting-chair by acclamation.

CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES

The Acting-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/D. Page: THAT the minutes of the Agricultural Advisory Planning Commission meeting held April 15, 2021 be received.

Carried

REPORTS

FARMLAND PROTECTION DEVELOPMENT PERMIT DP 10C 21 - 1615 SEAVIEW ROAD (FARRER)

J. MacLean, Planner, provided an overview of the memorandum dated May 6, 2021 regarding Farm Land

Protection Development Permit DP 10C 21 – 1615 Seaview Road (Farrer) to allow construction of a proposed one-storey house, which will be partially within the Farm Land Protection Development Permit area.

Chris and Anne Farrer and their agents Scott Torry & Drew Norkum of AFC Construction were in attendance via electronic means.

R. Poirier/D. Page: THAT the Agricultural Advisory Planning Commission (AAPC) recommends approval of the Farm Land Protection Development Permit DP 10C 21 – 1615 Seaview Road (Farrer) as proposed in the memorandum dated May 6, 2021 with the addition of a fence for the following reason:

- Understanding the intent of the setback and given the specific details of this case, the AAPC does not consider the proposed setback to be infringing on the farming activities.

Carried

AGRICULTURAL LAND RESERVE NON-FARM USE - ALR 1B 21 - 2274 ANDERTON ROAD (MOONEY)

J. MacLean, Planner, provided an overview of the memorandum dated May 10, 2021 regarding Agricultural Land Reserve Non-Farm-Use application - ALR 1B 21, 2274 Anderton Road (Mooney) to construct and operate a slaughter establishment specializing in poultry.

Christine Mooney, applicant, was in attendance via electronic means.

B. Thompson/R. Poirier: THAT the Agricultural Advisory Planning Commission supports forwarding the Agricultural Land Reserve Non-Farm-Use application - ALR 1B 21, 2274 Anderton Road (Mooney) to the Agricultural Land Commission for approval for the following reasons:

- Whereas the Agricultural Land Reserve (ALR) regulations limit commercial-scale slaughter establishments on farm land, the regulations do allow some poultry processing and the proposal should not result in increased size of the facility but allow it to operate at full capacity
- The property falls within a designated agricultural area in the official community plan and the proposal supports the general policy objectives contained therein of supporting primary agriculture and the establishment of local food processing
- Rural ALR zoning permits a slaughter facility as an intensive agriculture use on the farm
- It provides support and development of local agriculture by providing processing capacity for small farm operators which is much needed in the Comox Valley
- The project is well planned and located with little local disturbance
- The location is well suited due to access on two roads, and that suitably zoned lands of this size that are outside of ALR are scarce
- It provides an opportunity for support and training by developing skilled workers and creating jobs within the agricultural industry
- It allows poor and un-used agricultural land to be utilized and to support pasture and sheep production.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

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

TERMINATION

B. Thompson/M. Halstead: THAT the meeting terminate.

Carried

Time: 9:08 pm.

Confirmed by:

Megan Halstead, Acting-Chair