

Thursday, March 19, 2020

Minutes of the Agricultural Advisory Planning Commission held on March 19, 2020 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 7:00 pm.

MINUTES

Present:

Chair:	G. McClintock	Agricultural Advisory Planning Commission
Member:	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
	J. Slomp	Agricultural Advisory Planning Commission
	B. Thompson	Agricultural Advisory Planning Commission
Staff:	T. Trieu	Manager of Planning Services
	J. MacLean	Rural Planner

Absent:

Member:	W. Prothero	Agricultural Advisory Planning Commission
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ATTENDANCE:

The following members attended the meeting via teleconference: C. Brown, A. Burch, M. Halstead, G. McClintock, D. Page, R. Poirier, J. Slomp, and B. Thompson.

ELECTION OF CHAIR AND RECORDING SECRETARY:

The consensus of the commission was to continue with G. McClintock as Chair and C. Brown as Recording Secretary for 2020.

CALL TO ORDER AND RECOGNITION OF TRADITIONAL TERRITORIES:

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

REPORTS:

NON-ADHERING RESIDENTIAL USE ALR 2B 20 – 5109 ISLAND HIGHWAY (DALEN / KOTILLA)

J. MacLean, Rural Planner, provided an overview of the memorandum dated February 26, 2020 regarding an application for a Non-Adhering Residential Use within the Agricultural Land Reserve Application ALR 2B 20 to allow for a secondary dwelling to be constructed on the second storey of a farm building at 5109 Island Highway (Dalen / Kotilla).

Kira Kotilla, applicant, was in attendance at the meeting.

G. McClintock/D. Page: THAT the Agricultural Advisory Planning Commission support Non-Adhering Residential Use within the Agricultural Land Reserve Application ALR 2B 20 to allow for a secondary dwelling to be constructed on the second storey of a farm building at 5109 Island Highway (Dalen / Kotilla) as presented in the memorandum dated February 26, 2020, for the following reasons:

- The proposal meets the intention of the ALR by supporting an established labour intensive farming and bona fide farmers; and,
- location on the second storey of the building involves no additional footprint.

Carried

DEVELOPMENT PERMIT DP 24B 19 – 1607 LITTLE RIVER ROAD (HBI INDUSTRIES LTD.)

C. Brown left the meeting at 7:43 pm. M. Halstead assumed the role of recording secretary.

J. MacLean, Rural Planner, provided an overview of the memorandum dated February 26, 2020 regarding Development Permit Application DP 24B 19 to allow for the construction of three buildings within 30 metres of an agricultural property at 1607 Little River Road (HBI Industries Ltd).

Loic Hersco, applicant, was in attendance at the meeting.

D. Page/B. Thompson: THAT the Agricultural Advisory Planning Commission support Development Permit Application DP 24B 19 to allow for the construction of three buildings within 30 metres of an agricultural property at 1607 Little River Road (HBI Industries Ltd) as presented in the memorandum dated February 26, 2020, for the following reasons:

- The proposal is unlikely to impact agricultural potential of neighbouring land;
- the proposed fencing/screening/landscaping provides an adequate buffer; neighbouring watercourses and driveways also provide buffer/obstacles between industrial use and potential farming areas; and,
- the site is adequately zoned light industrial.

Carried

DEVELOPMENT PERMIT DP 4C 20 – 1429 SEAVIEW ROAD (ROGER/GUENETTE)

J. MacLean, Rural Planner, provided an overview of the memorandum dated March 4, 2020 regarding Development Permit Application DP 4C 20 to allow for the construction and alteration of a building or structure within 30 metres of an agricultural property at 1429 Seaview Road (Roger/Guenette).

Kathryn Guenette, applicant, was in attendance at the meeting.

D. Page/B. Thompson: THAT the Agricultural Advisory Planning Commission support Development Permit Application DP 4C 20 to allow for the construction and alteration of a building or structure within 30 metres of an agricultural property at 1429 Seaview Road (Roger/Guenette) as presented in the memorandum dated March 4, 2020, for the following reasons:

- The scope of work will not impact the neighbouring farm;
- the existing screening and landscaping are good; and,
- the existing building doesn't impact the agricultural use, the new proposed use is similar and will improve the buffer and provide a fence.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

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

TERMINATION:

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

Carried

Time: 8:16 pm.

Confirmed by:

Gerry McClintock, Chair

Recorded By:

Chris Brown/Megan Halstead, Recording Secretary