

Thursday, July 22, 2021

Minutes of the Agricultural Advisory Planning Commission held on July 22, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 8:13 pm.

MINUTES

Present:

Chair:	G. McClintock	Agricultural Advisory Planning Commission
Director:	E. Grieve	Puntledge/Black Creek (Area C)
Members:	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:	J. MacLean	Planner II

Absent:

Members:	C. Brown	Agricultural Advisory Planning Commission
	A. Burch	Agricultural Advisory Planning Commission
	W. Prothero	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/M. Halstead: THAT the minutes of the Agricultural Advisory Planning Commission meeting held May 20, 2021 be received.

Carried

REPORTS

AGRICULTURAL LAND RESERVE NON-ADHERING RESIDENTIAL USE (ALR 2B 21) - 5028 HEADQUARTERS ROAD (LANDERS)

J. MacLean, Planner II, provided an overview of the memorandum dated July 8, 2021 regarding an application for a Non-Adhering Residential Use within the Agricultural Land Reserve (ALR 2B 21) - 5028 Headquarters Road (Landers) to enable the owner to construct a new house whilst living in the old house.

Kyla Landers, applicant, was in attendance via electronic means.

B. Thompson/D. Page: THAT the Agricultural Advisory Planning Commission supports forwarding the Non-Adhering Residential Use within the Agricultural Land Reserve application, (ALR 2B 21) - 5028 Headquarters Road (Landers), to the Agricultural Land Commission as proposed in the memorandum dated July 8, 2021 for the following reason:

- Since the legislation will be changing in December 2021, refusing the application would only be delaying their ability to start building.

Carried

DEVELOPMENT PERMIT DP 16C 21 – LOT 15, PLAN 23282, MACAULAY ROAD (MUNRO)

J. MacLean, Planner II, provided an overview of the memorandum dated July 8, 2021 regarding a Farmland Protection the Development Permit DP 16C 21 – Lot 15, Plan 23282, Macaulay Road (Munro) to allow the construction of a dwelling on a residential property within 30.0 metres of a shared lot line between the subject property and land within the Agricultural Land Reserve.

Tyson Munro and Michael Donner, applicants, were in attendance via means.

D. Page/M. Halstead: THAT the Agricultural Advisory Planning Commission supports approving the Development Permit application, DP 16C 21 – Lot 15, Plan 23282, Macaulay Road (Munro), as proposed in the memorandum dated July 8, 2021.

Carried

DEVELOPMENT VARIANCE PERMIT DV 2A 21 – 8991 ISLAND HWY SOUTH (3L DEVELOPMENTS INC.)

J. MacLean, Planner II, provided an overview of the memorandum dated July 5, 2021 regarding Development Variance Permit DV 2A 21 – 8991 Island Hwy South (3L Developments Inc.) to implement a lot line adjustment that would move approximately 25 hectares from this lot to the adjoining lot so that the new boundary between the two lots would be the railway.

Robert Buchan, applicant's representative, was in attendance via electronic means.

B. Thompson/D. Page: THAT the Agricultural Advisory Planning Commission supports approving the Development Variance Permit application, DV 2A 21 – 8991 Island Hwy South (3L Developments Inc.), to the Agricultural Land Commission as proposed in the memorandum dated July 5, 2021 for the following reasons:

- The lot adjustment will increase frontage, which will make the two lots more useable for farming; and
- The frontage is ~130ft, which is adequate access and the variance prevents taking up farm land for driveway/road purposes.

Carried

STATUS UPDATE ON APC RECOMMENDATIONS

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

TERMINATION

B. Thompson/D. Page: THAT the meeting terminate.

Carried

Time: 8:46 pm.

Confirmed by:

Gerry McClintock, Chair

Recorded By:

Megan Halstead, Recording Secretary