



August 3, 2021

Jodi MacLean
Planner
Comox Valley Regional District
Sent by email

Dear Jodi:

Re: File 3110-20/ALR 2B – Non-Adhering Residential Use Application at 5028 Headquarters Road – The Subject Property

Thank you for providing the opportunity for the Ministry of Agriculture, Food and Fisheries (Ministry) to comment on File 3110-20/ALR 2B that proposes to construct a new residence on the Subject Property while the owners continue to inhabit the existing residence. From an agricultural perspective, the Ministry offers the following comments:

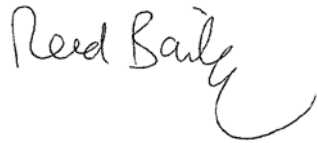
- The majority of the 4.3 ha Subject Property is in agricultural production which includes several small hay fields, a lavender field, a large garden, blueberries and an outdoor riding ring for horses.
- The existing 93 square metre house is over 90 years old and, according to the application, in a dilapidated state. The applicant has opted to construct a new residence rather than update the existing residence.
- Once the new residence is constructed, the applicant proposes to decommission the existing residence and use it as an accessory structure.
- The new residence is proposed to be constructed near the centre of the Subject Property, approximately 225 metres from Headquarters Road, on an area that is currently forested.
- While the Ministry is typically not supportive of new residences being constructed a considerable distance from the road frontage of the property, the Ministry notes that the approximate front half of the property is either in agricultural production or has existing

buildings. As such, the proposed location appears to be the most logical placement for the residence and will minimize the impact on agriculture.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



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Cc: Shannon Lambie, Regional Planner – Agricultural Land Commission