

Thursday, April 15, 2021

Minutes of the Agricultural Advisory Planning Commission held on April 15, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 8:06 pm.

MINUTES

Present:

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

Absent:

Members:	J. Slomp	Agricultural Advisory Planning Commission
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ATTENDANCE

All commission members attended the meeting 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

D. Page/C. Brown: THAT the minutes of the Agricultural Advisory Planning Commission meeting held March 18, 2021 be received.

Carried

REPORTS

FARM LAND PROTECTION DEVELOPMENT PERMIT – 8376 ISLAND HIGHWAY NORTH (SIEFERT/LAMBERTS)

J. MacLean, Planner, provided an overview of the memorandum dated March 19, 2021 regarding Development Permit DP 5C 21 – 8376 Island Highway North (Siefert/ Lamberts) to enable a new building to be located within 30 metres of an agricultural property.

Chad Siefert & Jill Lambert, applicants, attended the meeting via electronic means.

B. Thompson/D. Page: THAT the Agricultural Advisory Planning Commission supports issuing the Farmland Protection Development Permit DP 5C 21 - 8376 Island Highway North (Siefert/ Lamberts) as proposed in the memorandum dated March 19, 2021 for the following reasons:

- It supports the bona fide farm activities;
- It is consistent with neighbourhood land use, and the plan is an improvement of the use of the site/land use, which will support the agricultural use of the rest of the site;
- The intrusion of the neighbouring farms is minimal with the screening;
- With the split zoning – the rest of the lot is ALR and limited road frontage dimensions (~50m) makes it impractical to meet a 30m setback.

Carried

LETTER OF CONCURRENCE REQUEST – 3301 MACAULAY ROAD (TELUS COMMUNICATIONS)

J. MacLean, Planner, provided an overview of the memorandum dated March 30, 2021 regarding a request from SitePath Consulting Ltd., acting on behalf of TELUS Communications, for a Letter of Concurrence from the Comox Valley Regional District for a 48.1 metre tall telecommunications tower on the property located at 3301 Macaulay Road.

With the unanimous consent of the commission, Sharon Clarke, Area C resident, was permitted to address the commission via electronic means regarding her concerns with the siting of the tower.

R. Poirier/B. Thompson: THAT the Agricultural Advisory Planning Commission supports forwarding SitePath Consulting Inc's request to the Comox Valley Regional District Board for a Letter of Concurrence for the development of a telecommunications tower on the property located at 3301 Macaulay Road, as proposed in the memorandum dated March 30, 2021 for the following reasons:

- The proposal appears to be the least impactful with regards to being close to the property edge, for any possible agricultural use on the site;
- The siting does not interfere with wetlands on the south side of the lot; and
- The improved service will benefit farmers in the area for safety and other efficiencies.

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

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

Carried

Time: 9:01 pm.

Confirmed by:

Gerry McClintock, Chair

Recorded By:

Megan Halstead, Recording Secretary