

Agricultural Advisory Committee

Minutes

Date: Thursday, July 12, 2018
Time: 6:00 pm
Location: Council Chamber
City Hall, 1435 Water Street

Committee Members Present: John Janmaat (Chair), Yvonne Herbison (Vice-Chair); Domenic Rampone, Ed Schiller; Keith Duhaime, and Tarsem Goraya

Committee Members Absent: Pete Spencer, Jill Worboys (Interior Health) and Jeff Ricketts (Alternate)

Staff Present: Community Planning Supervisor, Laura Bentley; Planner, Kim Brunet, Planner, Barbara Crawford; Property Officer Specialist, Alec Warrender*; FOI Legislative Coordinator, Sandi Horning; Legislative Coordinator (Confidential), Clint McKenzie

(*denotes partial attendance)

1. Call to Order

The Chair called the meeting to order at 6:02 p.m.

Opening remarks by the Chair regarding conduct of the meeting were read.

2. Applications for Consideration

2.1 Swainson Rd 1705, A18-0002 - Norman & Linnea Corbett

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- Confirmed the 20.9 acre lot was created in 1926 and no further subdivisions have occurred.
- In 1972 the owners became joint tenants and have provided documentation to prove continuous ownership.
- Confirmed the property meets eligibility requirements for home site severance as requested by the owner to facilitate their retirement.
- Staff are seeking a recommendation from the Committee regarding the proposed home site severance application.
- Responded to questions from the Committee members.

Jordan Hettinga, Kent Macpherson, Applicant:

Norman Corbett, Owner:

- Purchased in fall Sept 6, 1972. It started with apples in the early seventies to the late seventies. The property transitioned to hay in 1996 when it was converted to its current use as a tree farm.
- Advised that the owners' children have moved out of town and they are looking to spend less time actively on the farm but retire in the house they been in for forty-five years.

- Confirmed that the ravine area of about 8 acres of the 20 acres is steep hillside and unusable agricultural land.
- Confirmed that a no build covenant will be placed upon the ravine and wetland areas.
- Advised that the applicant has worked with City staff on an alignment that creates a viable agricultural chunk and allows the owners to remain in their house.
- Confirmed the roadway would have an easement to provide access to both properties with a maintenance contract between both owners.
- Confirmed road access to a new home on the farm parcel would be available from Swainson Road to the north as well as the easement.

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommends that Council support the home site severance application; however, it is the high environmental resource and low agricultural value of the proposed home site property that allows support and the Committee would like to note this should be seen as a non-precedent setting recommendation.

Moved by Domenic Rampone/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A18-0002 for the property located at 1705 Swainson Road to request permission from the Agricultural Land Commission for a "Subdivision of Agricultural Land Reserve" under Section 21 (2) of the *Agricultural Land Commission Act* for the purpose of a homesite severance.

Carried

2.2 McKenzie Rd 1251, A18-0004 - Albert & Elinor Van Beest

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.
- The applicant is requesting permission from the ALC for a subdivision under the ALR from one to three lots.
- Staff are seeking a recommendation from the AAC to provide to City Council of either support or non-support to include with Council consideration of the subdivision.
- Responded to questions from the Committee members.

Mark Cabain, Applicant:

- Advised that the family has put forth a sincere effort to support agriculture on the properties into the future. The family originally owned most of the property in the area. They wish to preserve the wetland area for future generations and have it separated from the three parcels.

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee commended the applicant for protecting the environmental qualities and seeking to enhance the agricultural value of the properties, including the inclusion of land into the ALR, making it more practical to acquire and use the farmable portion of the property.

Moved by Yvonne Herbison/Seconded by Domenic Rampone

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A18-0004 for the property located at 1251 McKenzie Road to request permission from the Agricultural Land Commission for a "Subdivision of Agricultural Land Reserve" under Section 21 (2) of the *Agricultural Land Commission Act*.

Carried

2.3 Ward Rd 1989 & 2087, A18-0005 - James Martin Walker

Staff:

- Displayed a PowerPoint presentation summarizing the application before the Committee.

- The applicant is requesting to subdivide to ALC to adjust the lot line between 1989 and 2087 Ward Road.
- Staff are seeking a recommendation from the AAC to provide to City Council of either support or non-support to include with Council consideration of the subdivision.
- Responded to questions from the Committee members.
- Confirmed that the subdivision would result in no dwelling on the larger parcel but that one could be built there and that both properties are owned by the applicant.
- Confirmed the farm structure would require a non-farm use application if it was ever considered for residential. The current bylaw would not allow it to be used for residential.

Birte Decloux, Urban Options Planning, Applicant:

- Advised the property was originally a very large 87 acre property that was subdivided in the 1930s.
- The owner is interested in moving the property line east to not create too large of a lot; as small as possible as they would like to have a buffer area.
- The one house on the property was built in the fifties and the intent is to fix it up. The requirements for the septic field is why the lot configuration is proposed.
- The owner would declare a residential footprint; there is no desire to take out trees or change any of the farming practices.
- There is still a perceived value in the existing house and use of farm shed.

Staff:

- Confirmed that the gravel road along the north of the property is City property and dedicated as road but does not currently function this way. It requires a corner rounding in the Development Engineering report.
- Ownership of the subject property was transferred since 1972. Staff confirmed the property would not be eligible for a home site severance in the future.

ANEDOTAL COMMENTS:

The Agricultural Advisory Committee recommended that Council support the subdivision of the subject property; however, it was given reluctantly as land is being taken out of a viable agricultural parcel to be added to a nonviable parcel with the boundary shape being an issue for future use of the agricultural parcel.

Moved by Domenic Rampone/Seconded by Keith Duhaime

THAT the Agricultural Advisory Committee recommends that Council support Agricultural Land Reserve Application No. A18-0005 for the properties located at 1989 & 2087 Ward Road to request permission from the Agricultural Land Commission for a "Subdivision of Agricultural Land Reserve" under Section 21 (2) of the *Agricultural Land Commission Act* for the purpose of a lot line adjustment.

Carried

3. Minutes

Moved by Domenic Rampone/Seconded by Tarsem Goraya

THAT the Minutes of the April 12, 2018 Agricultural Advisory Committee meeting be adopted.

Carried

4. ALC Decisions - Update

Staff:

- Advised that the AAC considered the application for 4638 Lakeshore Road. Council did not support the rezoning. The property is for sale again and future owners will be advised of the ALC buffer.
- Advised the non-farm use application at 3330-3340 Neid Road for 3 large events that exceeded what is permitted went to Council on June 25th. Council supported the non-farm use and the application is still being considered by ALC.

5. Next Meeting

The next Committee meeting has been scheduled for August 9, 2018. An end of term review will be conducted and committee members will be encouraged to provide their feedback to forward to Council in September.

6. Termination of Meeting

The Chair declared the meeting terminated at 7:30 p.m.

John Janmaat, Chair

/cm