

6. Non-Farm Use Agricultural Land Reserve Application

a) AG000081 - Section 81, Sooke District (East Sooke Regional Park)

Emma Taylor spoke to the staff report and the application received for non-farm use of land in the Agricultural Land Reserve (ALR) for the purpose of expanding a parking lot and replacing a picnic shelter in East Sooke Regional Park on a portion of the land known as Aylard Farm. It was advised that the improvements, including the addition of 27 parking stalls, are being proposed in response to increased park visitation. Emma Taylor highlighted photos reflecting the volume of use at the present parking lot as well as design plans for the picnic shelter. It was confirmed that 31 proposed parking stalls are not within the ALR; 70 proposed parking stalls are within the ALR.

Emma Taylor directed attention to the submission received in response to the notices delivered to owners and occupants within 500 m of the subject property, as included on the supplementary agenda. It was confirmed that representatives from CRD Regional Parks are present.

Megan Walker responded to questions from the Chair advising that:

- the proposal is to expand parking in the current grassed overflow parking area
- surfacing to be either gravel or asphalt
- engineering consultants will determine design options next year

LUC comments included:

- the East Sooke Official Community Plan only supports passive recreational uses that do not preclude future agricultural use on the portion of the parcel within the ALR on Aylard Farm
- objection to asphalt paving as it would preclude future agricultural use and does not support the purpose of the ALR
- current grassed overflow parking is too wet to use in the spring
- support for returning the current parking stalls within the ALR, paved and grassed, to field and clearing outside of the ALR to support a new parking lot
- support for increasing visitor services including more asphalt parking to respond to the exceptional increase in park use

Emma Taylor responded to a question from the Chair confirming that, should the CRD forward the application onto the Agricultural Land Commission (ALC), the ALC is the final decision maker.

June Graham, East Sooke, spoke of her late mother and CRD volunteer, Louise Paterson, and to the supplementary submission submitted by her sister, Robin Graham, and her family's long-established endeavours to protect their East Sooke property. June Graham stated that her family does not support the application.

MOVED by Vern McConnell, **SECONDED** by Sandy Sinclair that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That the non-farm use and soil deposit within the Agricultural Land Reserve application AG000081 for expansion of a parking lot and construction of a picnic shelter on Section 81, Sooke District, be supported and forwarded to the Agricultural Land Commission, subject to the asphalt paving option being removed from the application, along with any public comments received.

Opposed: Director Hicks, Stan Jensen

CARRIED