

Appendix F: JdF AAPC Minutes



**Minutes of a Meeting of the Juan de Fuca Agricultural Advisory Planning Commission
Held Monday, July 23, 2024, at the Juan de Fuca Local Area Services Building,
#3-7450 Butler Road, Otter Point, BC**

PRESENT: Margot Swinburnson, Teresa Willman
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services
Wendy Miller, Recorder
ABSENT: Nicki Vaggoner
PUBLIC: 3 EP

EP – Electronic Participation

The meeting was called to order at 6:05 pm.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Agricultural Advisory Planning Commission (AAPC) for 2024 and Margot Swinburnson's name was put forward. Iain Lawrence called a second and third time for further nominations and, as there were none, Margot Swinburnson was declared Chair.

Teresa Willman agreed to be Vice Chair of the AAPC for 2024.

2. Approval of the Agenda

MOVED by Margot Swinburnson, **SECONDED** by Teresa Willman that the agenda be approved. **CARRIED**

3. Adoption of Minutes from the Meeting of May 9, 2016

The minutes from May 9, 2016, were adopted by unanimous consent.

4. Planner's Report

No report.

5. Non-Adhering Residential Use within the Agricultural Land Reserve Application

a) AG000085 - Parcel A (DD 800531) of Section 86, Sooke District (315 Becher Bay Road)

Iain Lawrence spoke to the application for a non-adhering residential use for the purpose of constructing a detached secondary suite (carriage house) and an accessory building (garage) on land in the Agricultural Land Reserve (ALR). It was advised that, in order to obtain a building permit and complete construction, approval for the non-adhering residential use is required prior to approval of variances to increase the allowable floor area and height of a detached accessory suite.

Iain Lawrence outlined the procedure for applications requiring local government review as prescribed by the *Agricultural Land Commission (ALC) Act*. It was confirmed that the applicant was present.

The applicant stated that the long-term intent is to occupy the subject property and use the land and garage for farm use. The short-term intent is to use the garage for vehicle storage.

PPSS-35010459-3339

Juan de Fuca Agricultural Advisory Planning Commission Meeting Minutes
July 23, 2024

2

The AAPC noted that the subject property use and buildings are in keeping with other ALR properties along Becher Bay Road and that the *ALC Act* allows for consideration of an additional residence. The AAPC was satisfied that the suite was located on the second floor of the accessory building, which reduces the overall footprint on the land and potential impact on farming. It was noted that the garage would be useful for farming purposes in the future.

MOVED by Teresa Willman, **SECONDED** by Margot Swinburnson that the Juan de Fuca Agricultural Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee that Non-Adhering Residential Use within the Agricultural Land Reserve Application AG000085 for Parcel A (DD 800531) of Section 86, Sooke District, be forwarded to the Agricultural Land Commission with comment that the applicant intends to use the land and garage for farm use in future and that the two-storey carriage house has a smaller building footprint on the land than a detached accessory suite with a side-entry garage.

CARRIED

6. Adjournment

The meeting adjourned at 6:35 pm.

Chair