

Appendix F: Shirley/Jordan River Advisory Planning Commission Minutes

7. Proposed Bylaw

a) Bylaw No. 4179, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 130, 2017"

Emma Taylor spoke to the staff report and proposed Bylaw No. 4179, which would add agriculture and intensive agricultural uses to the Forestry (AF) zone. It was advised that staff have recently received several inquiries into AF zoned properties from prospective buyers that have expressed interest in agricultural activities. At present, staff cannot provide assurance to prospective buyers that complaints regarding agricultural activities on these properties will not initiate enforcement action.

Emma Taylor reported that:

- parcels removed from PMFL have been subdivided into smaller, residential parcels
- the AF zone permits a 4 ha minimum parcel size for subdivision purposes
- the AF zone presently permits an accessory suite or a detached accessory suite
- adoption of the amendment bylaw would add 800 hectares of agricultural land in Otter Point and 1,500 hectares in Shirley and Jordan River
- the CRD Food and Agriculture Strategy (RFAS), completed in 2016, guides action and fosters leadership in regional food and agriculture including approaches to address existing and emerging regional wildlife and invasive species issues
- a local initiative called "Coexisting with Carnivores Alliance" is a group of government and community members formed to provide strategic leadership, education and support to prevent human conflict with bears, cougars and wolves in the CRD
- the Juan de Fuca Agricultural Inventory project, completed in 2013, surveyed existing agricultural uses and land available for farming

Emma Taylor responded to questions from the APC advising that:

- the Shirley/Jordan River OCP identifies lands designated as being in a Protection of Farming Development Permit Area
- definition of Agriculture and Intensive Agriculture have not been amended since 1992
- salt and seafood harvesting are not considered agricultural activities
- salt and seafood harvesting would fall under Home Based Business and Home Industry in Bylaw No. 2040
- fish farming (finfish) is a separately defined use in Bylaw No. 2040
- the definition of Agriculture and Intensive Agriculture does not support abattoirs

APC comments included:

- support for clarifying the definitions of Agriculture and Intensive Agriculture including providing limits based on agriculture units
- small scale agriculture is less intrusive to neighbours
- support for greater oversight from the RFAS/implementing RFAS actions addressing interface issues prior to bylaw amendment
- agriculture impacts water, sewerage and wildlife
- subdivision equally impacts water, sewerage and wildlife
- support for implementing a development permit area/farm proposal assessment process
- 4 ha is too small for such activities as kennels and manure storage
- AF property owners can apply for individual rezoning
- opposed to large scale operations and issues related to animal confinement
- concern regarding limited enforcement resources
- support for more information on bylaw regulations for agriculture from other jurisdictions
- support for not limiting food production

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- raising livestock in confined spaces is a hard use on the land
- livestock rearing impacts adjacent properties (e.g. odour)
- agriculture impacts ground water resources
- other local governments limit agricultural uses based on parcel size or through specifying agricultural units based on parcel size
- does not support intensive agriculture on parcels 4 ha or less

MOVED by Pascale Knoglinger, **SECONDED** by Fiona McDannold that the APC recommends to the Land Use Committee that intensive agriculture use be prohibited on AF zoned properties. **CARRIED**

MOVED by Fiona McDannold, **SECONDED** by Dominique Bernardet that the APC recommends to the Land Use Committee that agriculture use on AF zoned properties be limited by agriculture unit, be aligned with the policies of the CRD Food and Agriculture Strategy and be in accordance with the *Water Sustainability Act*. **CARRIED**