

**REGIONAL DISTRICT OF NANAIMO  
AGRICULTURAL ADVISORY COMMITTEE  
AGENDA**

**Friday, December 7, 2018**

**2:00 P.M.**

**Board Chambers**

*This meeting will be recorded*

	<b>Pages</b>
<b>1. CALL TO ORDER</b>	
<b>2. APPROVAL OF THE AGENDA</b>	
<b>3. ADOPTION OF MINUTES</b>	
<b>3.1 Agricultural Advisory Committee Meeting - September 21, 2018</b>	<b>3</b>
That the minutes of the Agricultural Advisory Committee meeting held September 21, 2018, be adopted.	
<b>4. DELEGATIONS</b>	
<b>5. CORRESPONDENCE</b>	
<b>6. REPORTS</b>	
<b>6.1 Request for Comment on Non-Farm Use in the Agricultural Reserve Application No. PL2018-155 - 3734 Jingle Pot Road, Electoral Area C</b>	<b>6</b>
<b>6.2 Request for Comment on Non-Farm Use in the Agricultural Reserve Application No. PL2018-146 - 3106 Northwest Bay Road, Electoral Area E</b>	<b>33</b>
<b>6.3 Non-Farm Use in the Agricultural Reserve Application No. PL2018-144 - 1330 and 1410 Hodges Road, Electoral Area G</b>	<b>76</b>
<b>6.4 Agricultural Land Commission Final Decisions Chart</b>	<b>128</b>
<b>7. BUSINESS ARISING FROM DELEGATIONS</b>	

**8. NEW BUSINESS**

**8.1 Gathering For Events Brochure Update**  
(Verbal Update)

**9. ADJOURNMENT**

**REGIONAL DISTRICT OF NANAIMO  
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING**

**Friday, September 21, 2018  
2:00 P.M.  
RDN Board Chambers**

In Attendance:	Director H. Houle	Chair
	Director J. Fell	Electoral Area F
	Director T. Westbroek	Town of Qualicum Beach
	M. Ryn	Regional Agricultural Organization
	K. Reid	Shellfish Aquaculture Organization
	K. Wilson	Representative District 68
	G. Laird	Representative District 68
	R. Thompson	Representative District 69
Regrets:	J. Thony	Regional Agricultural Organization
	C. Watson	Representative District 69
Also in Attendance:	B. Rogers	Electoral Area E
	J. Holm	Mgr. Current Planning
	B. Ritter	Recording Secretary

**CALL TO ORDER**

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

**APPROVAL OF THE AGENDA**

It was moved and seconded that the agenda be approved as amended to move Item 8.1 - Request for Comment on Non-Farm Use in the Agricultural Land Reserve Application No. PL2018-075, 3452 Jingle Pot Road – Electoral Area C, and 8.2 Request for Comment on Subdivision in the Agricultural Land Reserve Application No. PL2018-1062298, Northwest Bay Road – Electoral Area E, before Item 4.

CARRIED UNANIMOUSLY

**ADOPTION OF MINUTES**

**Agricultural Advisory Committee Meeting - April 6, 2018**

That the minutes of the Agricultural Advisory Committee meeting held April 6, 2018, be adopted.

CARRIED UNANIMOUSLY

## REPORTS

### **Request for Comment on Non-Farm Use in the Agricultural Land Reserve Application No. PL2018-075 – 3452 Jingle Pot Road, Electoral Area C**

Diana Chalmers from Discover Montessori Society spoke in support of the application and answered questions from the Committee. The architect for the project, Brent Murdoch, also answered questions from the Committee.

It was moved and seconded that the application for Non-Farm Use in the Agricultural Land Reserve Application No. PL2018-075 - 3452 Jingle Pot Road, Electoral Area C, be forwarded to the Agricultural Land Commission with a recommendation to approve.

Opposed (3): M. Ryn, G. Laird, and R. Thompson

CARRIED

### **Request for Comment on Subdivision in the Agricultural Land Reserve Application No. PL2018-106 – 2298 Northwest Bay Road, Electoral Area E**

It was moved and seconded that the application for Subdivision in the Agricultural Land Reserve Application No. PL2018-106 - 2298 Northwest Bay Road, Electoral Area E, be forwarded to the Agricultural Land Commission with a recommendation to approve.

Opposed (4): M. Ryn, K. Wilson, G. Laird, and R. Thompson

DEFEATED

## Reports

### **Agricultural Land Commission Final Decisions Chart**

Staff provided an update on the status of ALC decisions.

## INVITED PRESENTATIONS

### **Ron Wallace from Agricultural Land Commission**

Ron Wallace from Agriculture Land Commission (ALC) spoke on the value of Agricultural Advisory Committee comments for applications to the ALC for subdivision, exclusion and non-farm use. He also answered questions from the Committee.

## NEW BUSINESS

### **Bylaw No. 2 Placement of Fill in the Agricultural Land Reserve - ALC Regulation Update**

Staff provided an update on the Agricultural Land Commission regulation on placement of fill.

### **Cannabis Production in the Agricultural Land Reserve - ALC Regulation Update**

Staff provided an update on the Agricultural Land Commission regulation on cannabis production in the Agricultural Land Reserve.

**Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission - Status Update**

Staff provided an update on the ALC's interim report on revitalizing the Agricultural Land Reserve, following stakeholder consultation earlier this year.

**Update on Public Information for Gathering for an Event**

It was moved and seconded that staff provide an update on the public information program for Gathering for Events in the Agricultural Land Reserve at the next Agricultural Advisory Committee meeting.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 3:55 PM

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CHAIR

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**TO:** Agricultural Advisory Committee      **DATE:** December 7, 2018

**FROM:** Stephen Boogaards  
Planner      **FILE:** PL2018-155

**SUBJECT: Request for Comment on Non-Farm Use in the Agricultural Reserve  
Application No. PL2018-155  
3734 Jingle Pot Road – Electoral Area C  
Lot 1, Sections 18 and 19, Range 4, Mountain District, Plan 24550**

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## SUMMARY

This is an application for a non-farm use in the Agricultural Land Reserve (ALR) to allow improvements for parking, plaza area and picnic shelter within the Anders and Dorrit's Community Park. The park is located on a 2.4 hectare parcel within Electoral Area C. Should the Agricultural Advisory Committee (AAC) wish to provide comments to the Provincial Agricultural Land Commission (ALC), it may do so by considering the adoption of a motion. Any comments provided by the Committee will be provided to the ALC, along with a copy of this report to assist the ALC in making a decision on this application.

## BACKGROUND

The Regional District of Nanaimo (RDN) has received an application for non-farm use in the ALR from Regional District of Nanaimo for the purpose of park improvements within the Anders and Dorrit's Community Park. The subject property is legally described as Lot 1, Sections 18 and 19, Range 4, Mountain District Plan 24550 and the civic address is 3734 Jingle Pot Road. The subject property is approximately 2.4 hectares in area and is located entirely within the ALR. The parcel is adjacent to other properties within the ALR and contains a portion of the Millstone River. The property is currently vacant, as the dwelling was previously demolished (see Attachments 1 and 2 for Subject Property Map and Aerial Photo).

The proposed improvements within the Anders and Dorrit's Community Park, include a plaza area, picnic shelter and parking. A copy of the Site Plan and Concept Plan are included as Attachment 3. A copy of the applicant's submission package is included as Attachment 9. Personal Information is redacted in accordance with the *Freedom of Information and Protection of Privacy Act*.

AAC members were provided an opportunity to attend the site on November 15, 2018.

## REGIONAL GROWTH STRATEGY

The subject property is currently designated 'Resource Land and Open Spaces' pursuant to the "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011" (RGS). The Resource Lands and Open Space designation is intended to accommodate both primary industries, such as agriculture, and land uses that provide recreation or conserve

environmentally sensitive areas (see Attachment 6). The designation encourages land uses that complement natural resource activities and recreation, provided the uses enhance the viability of primary uses and contribute to the protection of the environment. Further to this, the RGS encourages the provincial government to protect and preserve the agricultural land base through the ALR (see Attachments 7 and 8 for Regional Growth Strategy designation and Food Security goal).

## **OFFICIAL COMMUNITY PLAN**

The subject property is currently designated as 'Rural' pursuant to the "Regional District of Nanaimo East Wellington Pleasant Valley Official Community Plan Bylaw No. 1055, 1997" (see Attachment 5). Permitted uses within the Rural designation include traditional rural activities, including normal agricultural activities and silviculture practices. Within the OCP, parkland is permitted within all land use designations.

The parcel is also designated within the Fish Habitat Protection and Hazard Lands Development Permit Areas. The proposed plaza, shelter and parking would be situated within the Hazard Lands Development Permit Area due to the Millstone River floodplain. However, works conducted by the RDN would be exempt provided appropriate measures have been undertaken to satisfy the development permit guidelines.

## **ZONING**

The parcel is currently zoned Agriculture 1 (AG1), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500) (see Attachments 4 for zoning regulations). The AG1 zone permits farm use, residential use and accessory uses. As park uses are permitted in each zone, under Section 3.1.7 of Bylaw 500, the proposal for park improvements for parking, picnic shelter and plaza are permitted by zoning (see Attachment 4).

## **BOARD POLICY AND AAC PROCEDURE**

RDN Board Policy B1.8: *Review of ALR Applications* (Board Policy B1.8) provides an opportunity for the AAC to review and provide comments on applications for ALR lands, for exclusion, subdivision and non-farm use. Board Policy B1.8 also includes a standing Board resolution for non-farm use of lands within the ALR which reads as follows:

All ALR non-farm use applications are to be forwarded to the Provincial Agricultural Land Commission (ALC) with no resolution of support or opposition from the Regional Board of Directors.

In accordance with the AAC Terms of Reference, the role of the AAC members is to provide local perspective and expertise to advise the Board (and in this case comment to the ALC) on a range of agricultural issues on an ongoing and as needed basis, as directed by the Board. In addition to members' local knowledge and input, comment on ALR applications may be guided by Board approved policies such as the RDN AAC, the Board Strategic Plan, the RGS and the applicable OCP along with the relevant land use bylaws.

Members of the AAC can also find information related to ALR land use and agriculture in BC, on the ALC and Ministry of Agriculture websites. Local and contextual information can also be found on the RDN's agricultural project's website at [www.growingourfuture.ca](http://www.growingourfuture.ca).

Comment provided to the ALC from the AAC is consensus based, through Committee adoption of a motion. If an AAC member has comments regarding an application being submitted to the ALC, the appropriate time to provide those comments is in the Committee meeting, during discussion on the application, and prior to the Committee's adoption of its motion. Only motions approved by the Committee will be forwarded to the ALC for its consideration. Comments from individual AAC members will not be included in the staff report that is forwarded to the ALC.

The comment provided by the AAC is not an approval or denial of the application and is only a recommendation to the ALC regarding a specific application. As per Board Policy B1.8 any comment from the AAC is provided in addition to the applicable standing Board resolution and Electoral Area Director's comment (if provided). The ALC is the authority for decisions on matters related to the ALR and will consider comments in making its decision on an application.

### **ELECTORAL AREA DIRECTOR COMMENT**

As per Board Policy B1.8, all applications under the *Agriculture Land Commission Act* for exclusion, subdivision, or non-farm use of ALR land are to be forwarded to the applicable subject property's electoral area director, for comment.

With respect to this application, Electoral Area C Director Maureen Young has provided the following comments:

*The Anders and Dorrit's Community Park was a wonderful gift to the East Wellington/Pleasant Valley Community by Mr. and Mrs. Olesen.*

*As the RDN Director, for Area C, I fully support approval of this ALC Application to establish nine gravelled parking spaces, and to improve the entrance and exit to the Park.*

*The Anders and Dorrit's Park access is via Jingle Pot Road, and the parking is limited to two or three vehicles depending on how they are parked. An improved entrance and exit to the Park would make for safer accessibility for the Public.*

*The application is supported by the East Wellington/Pleasant Valley Community and the Area Parks and Open Spaces Committee. Since the land was given to the Community, there has been extensive public input at two information meetings at the Park with the first meeting being attended by over one hundred people.*

*Maureen Young*





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Stephen Boogaards  
sboogaards@rdn.bc.ca  
November 23, 2018

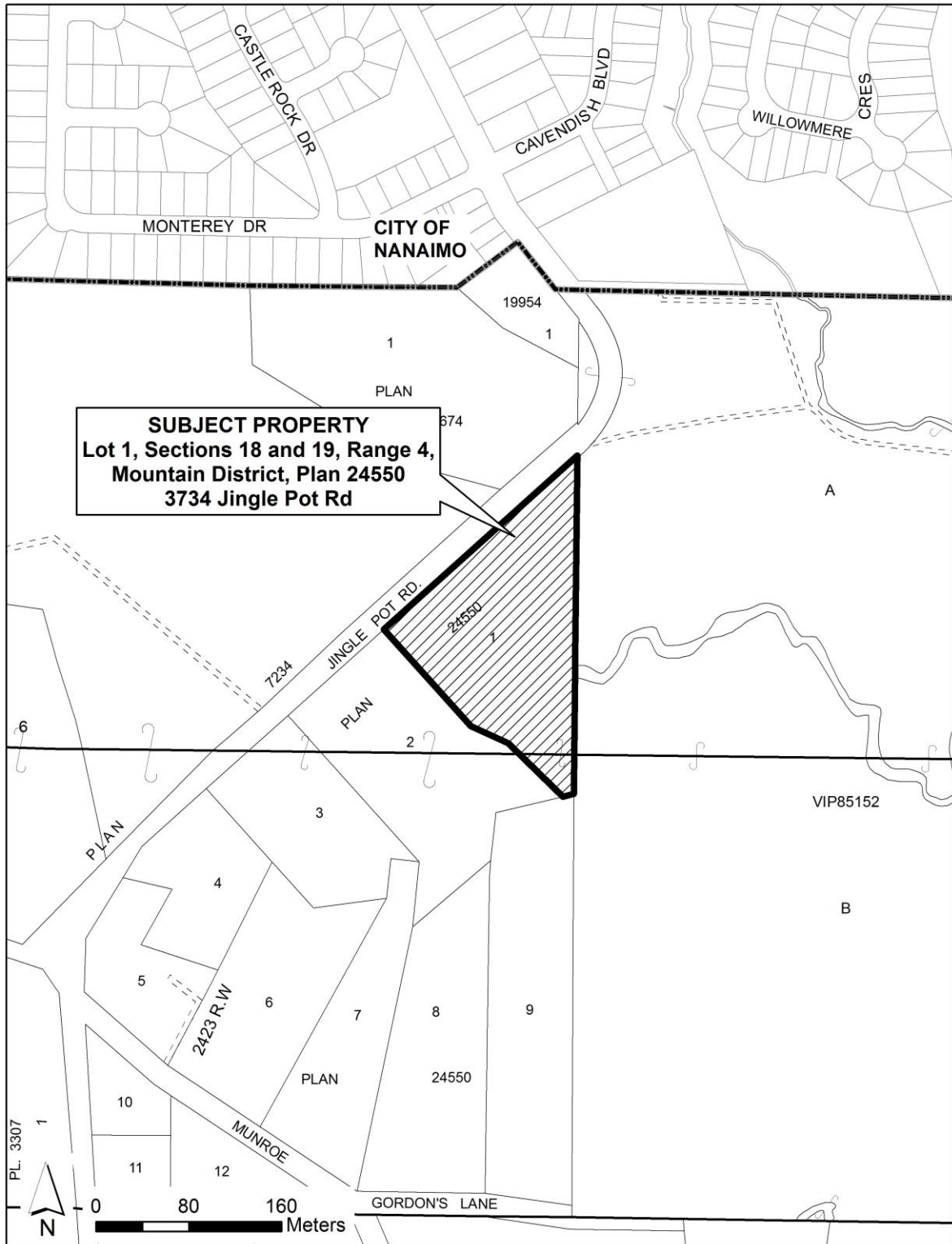
Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Subject Property Map
2. 2016 Aerial Photo
3. Proposed Concept Plan
4. Existing Zoning
5. Official Community Plan Land Use Designation
6. Regional Growth Strategy - Land Use Designation
7. Regional Growth Strategy - Goal 7 - Enhance Economic Resiliency – Agriculture
8. Regional Growth Strategy - Goal 8 – Food Security
9. Applicant's Submission

**Attachment 1**  
**Subject Property Map**



**Attachment 2**  
**2016 Aerial Photo**



**Attachment 3  
 Proposed Concept Plan  
 (Page 1 of 2)**

# Site Plan



**Anders and Dorrit's  
 Community Park**

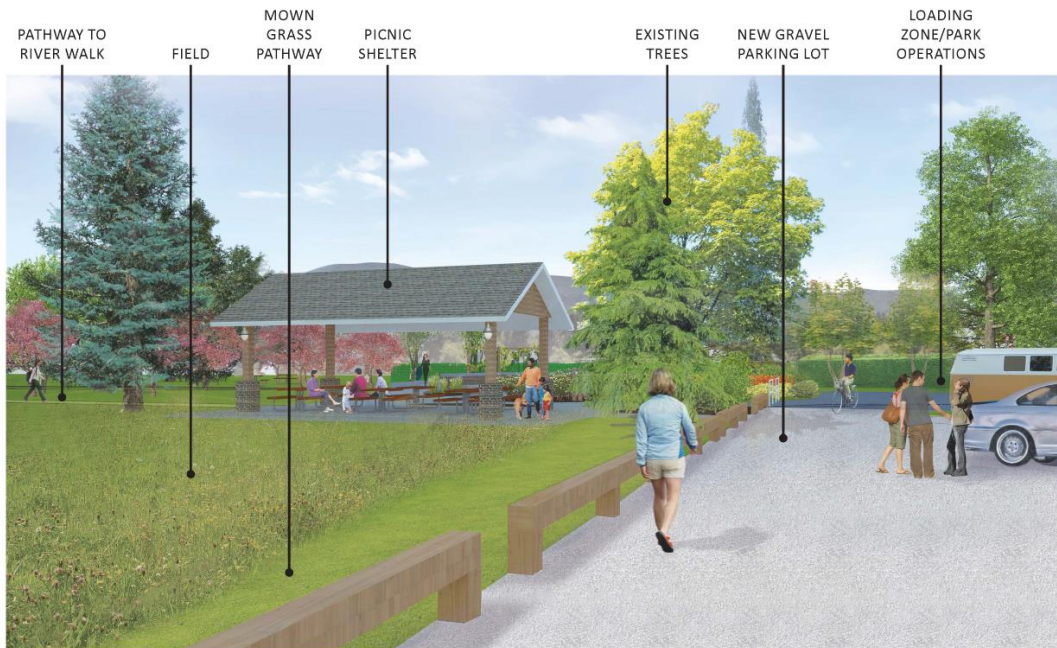
**Main Activity Area Inset**

**Attachment 3**  
**Proposed Concept Plan**  
**(Page 2 of 2)**

# Site Views



**Main Activity Area** (looking west)



**Picnic Shelter and Field** (looking west)

**Attachment 4  
 Existing Zoning  
 (Page 1 of 4)**

*Part 3 – Land Use Regulations*

Section 3.4.1

**AGRICULTURE 1**

**AG1<sup>4243</sup>**

**3.4.1.1 Permitted Uses and Minimum Site Area**

**Permitted Principal Uses**

- a) Farm Use – on lands located in the Agricultural Land Reserve
- b) Agriculture – on lands not located in the Agricultural Land Reserve
- c) Residential Use

**Permitted Accessory Residential Uses**

- a) Home Based Business
- b) Secondary Suite

**Permitted Accessory Farm Uses**

- a) Temporary Sawmill
- b) Agricultural Education and Research
- c) Agri-tourism Accommodation
- d) Production of Biological Integrated Pest Management Products
- e) Gathering for an Event<sup>44</sup>

**3.4.1.2 Maximum Number and Size of Buildings and Structures**

- 1) Accessory residential buildings combined floor area of 400 m<sup>2</sup>
- 2) Dwelling units/parcel
  - a) on a parcel having an area of 2.0 ha or less 1
  - For Electoral Areas 'A', 'C', 'E', and 'H'**
  - b) on a parcel having an area greater than 2.0 ha 2
  - For Electoral Area 'G'**
  - c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes' 2

<sup>42</sup> Bylaw No.500.383, Adopted June 25, 2013

<sup>43</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>44</sup> Bylaw No. 500.413, adopted May 22, 2018

**Attachment 4  
Existing Zoning  
(Page 2 of 4)**

*Part 3 – Land Use Regulations*

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**AGRICULTURE 1 continued**

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- d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha. 2
  - 3) Height (non-farm and accessory farm buildings and structures) 9.0 m
  - 4) Parcel coverage
    - a) Non-farm buildings and structures 10%
    - b) Farm or agriculture buildings and structures 25%
    - c) Greenhouses 75%
    - d) In no case shall the combined parcel coverage exceed 75%.
    - e) Notwithstanding a), b), c) and d) above or any other regulation in this Bylaw, the following agricultural structures shall be exempt from maximum parcel coverage:
      - i) Permeable detention ponds
      - ii) Support structures used for shading, frost and wind protection, netting, or trellising.
- 

**3.4.1.3 Minimum Setback Requirements**

- 1) All non-farm buildings and structures – All lot lines 8.0 m  
except where:
    - a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
    - b) any part of a parcel is adjacent to or contains a watercourse or the sea then the regulations in Sections 3.3.8 and 3.3.9 shall apply.
  - 2) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.
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**3.4.1.4 Other Regulations**

- 1) For any part of a parcel in the Agricultural Land Reserve, 'Farm Use' shall be a permitted principal use and for any part of a parcel not located in the Agricultural Land Reserve, 'Agriculture' shall be a permitted principal use.
- 2) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 3) Specific 'Farm' and 'Permitted' uses as defined in the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation* shall be developed in accordance with Section 3.3.15 and 3.3.16 of this Bylaw.
- 4) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* is subject to the *Agricultural Land Commission Act* and *Regulations*, and applicable orders of the Land Reserve Commission.

*RDN Bylaw No. 500*

*Page 3 - 22*

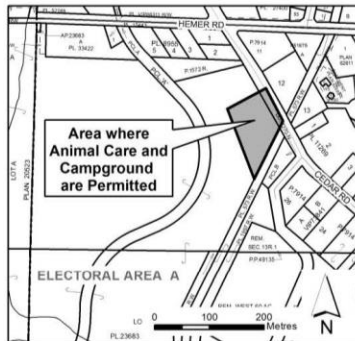
This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

### Attachment 4 Existing Zoning (Page 3 of 4)

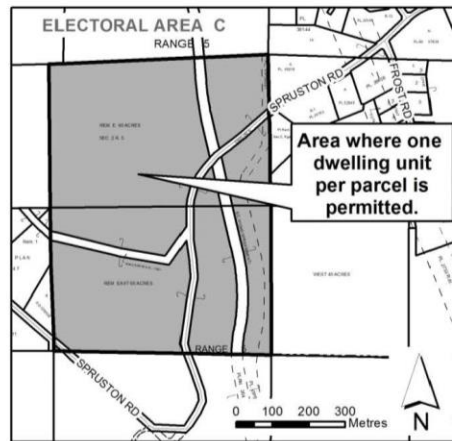
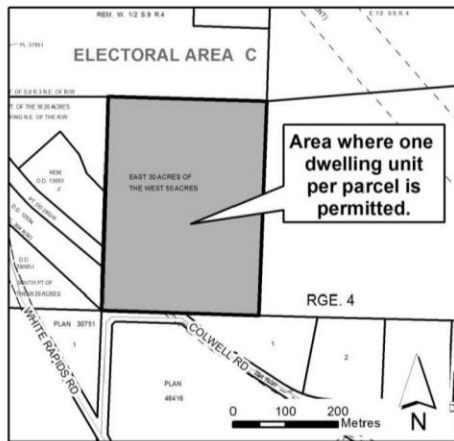
Part 3 – Land Use Regulations

#### AGRICULTURE 1 continued

- 5) Animal Care and Campground shall be permitted in the shaded area outlined in bold in the map below.



- 6) Notwithstanding Section 3.4.1.2 Dwelling units/parcel the maximum number of dwelling units permitted in the shaded areas outlined in bold in the maps below shall be limited to one dwelling unit per parcel.



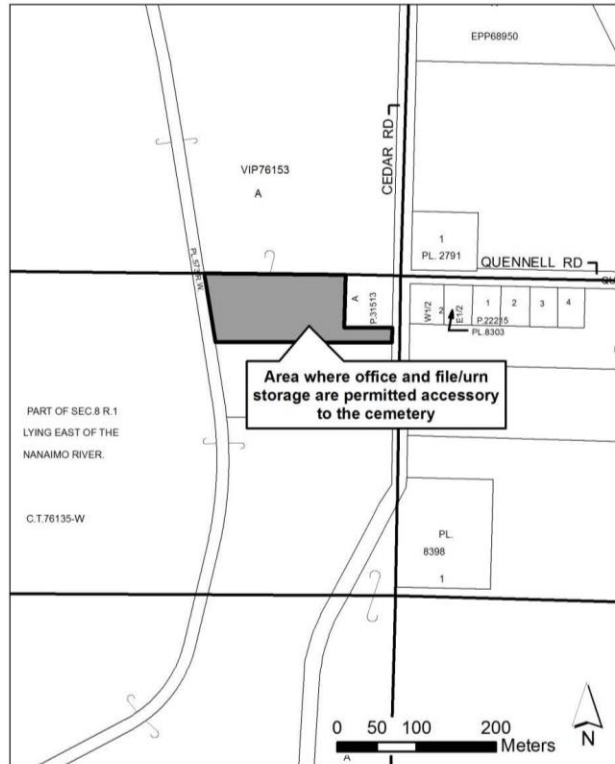


**Attachment 4  
Existing Zoning  
(Page 4 of 4)**

Part 3 – Land Use Regulations

**AGRICULTURE 1 continued**

- 7) Office and file/urn storage accessory to the cemetery shall be permitted in accordance with ALC non-farm use approval in the shaded area outlined in bold in the map below.<sup>45</sup>



<sup>45</sup> Bylaw 500.412, adopted March 27, 2018

**Attachment 5**  
**Official Community Plan Land Use Designation**  
**(Page 1 of 3)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW NO. 1055

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**Objectives: Resource**

- *Support and maintain* the long-term viability of the natural resource land base and *protect* it from activities and land uses, which may diminish its resource value or potential.
- *Encourage* the comprehensive management of the resource land base.
- *Minimize* the impact of resource operations and activities on the natural environment and neighbouring land uses and development.

**Policies: Resource**

*Action:*

1. Land within the *Resource* designation as shown on Map No. 3 attached to and forming part of this Plan, shall have a minimum parcel size of 50.0 hectares.<sup>1</sup>
2. On land in the *Resource* designation, residential development shall be limited to one (1) dwelling unit per four (4) hectares, to a maximum of two (2) dwelling units per parcel.
3. Permitted uses within the *Resource* designation shall generally be associated with those activities involving natural resource harvesting or extraction, primary processing and passive recreational uses, including campgrounds. This shall not preclude the Regional District Board from amending the Land Use and Subdivision Bylaw to either include or exclude other uses, which are deemed to be compatible or incompatible with the *Resource* designation.
4. The Regional District may consider the issuance of temporary use permits for the manufacture of asphalt products or soil composting operations on land within the *Resource* designation of this Plan provided that such operations are to be located on parcels greater than 8.0 hectares in area and associated impacts will not adversely impact neighbouring land or development or the natural environment. In the case of soil composting, such activities shall be solely for the purpose of reclaiming mined land.

*Development Activated:*

5. Where land designated as *Resource* is proposed to be subdivided, the Regional District shall encourage the Approving Officer to give due consideration to the protection of any adjacent forestry and/or agricultural lands, including active and *bona fide* farming operations not located within the Agricultural Land Reserve, by encouraging buffers and subdivision road layout designs which minimize intrusive points of access.

**4.2 RURAL**

The Rural designation applies to lands with recognized agricultural or forestry value and which are designated as either Agricultural Land Reserve or Forest Land Reserve. These

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<sup>1</sup> Bylaw No. 1055.02 adopted January 24, 2006

**Attachment 5**  
**Official Community Plan Land Use Designation**  
**(Page 2 of 3)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW No. 1055

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lands, which account for approximately 29% of the Plan Area's land base (950 hectares), significantly contributes to its predominant rural character by supporting traditional rural activities, large parcels and green spaces. FLR lands designated as Rural are generally in close proximity to lands used primarily for residential purposes and presently do not support intensive processing operations. The Rural designation is intended to protect agricultural and forestry lands and associated operations by relieving development pressures.

**Objectives: Rural**

- Support and encourage agricultural activities on productive agricultural lands.
- Support silviculture activities on productive forestry lands.
- Preserve and enhance the Plan Area's rural character and environmental quality.

**Policies: Rural**

*Action:*

1. Land within the *Rural* designation, as shown on Map No. 3 attached to and forming part of this Plan, shall have a minimum parcel size of 2.0 hectares except those lands that as of the date of this amendment are designated as **Crown Lands** (forest) or where for taxation purposes are designated as **Managed Forest Class** shall have a minimum parcel size of 50.0 hectares.<sup>2</sup>
2. On land in the *Rural* designation, residential development shall be limited to one (1) dwelling unit per one (1) hectare, to a maximum of two (2) dwelling units per parcel.
3. On land in the *Rural* designation, the creation of parcels having an area less than two (2) hectares by way of subdivision pursuant to the *Condominium Act* (British Columbia), with the exception of subdivision pursuant to the *Bareland Strata Regulations* (British Columbia), shall not be supported.
4. Permitted uses within the *Rural* designation shall generally be limited to traditional rural activities, including those associated with normal agriculture and silviculture practices. Intensive forestry processing uses shall not be supported on lands designated as *Rural* in this Plan.
5. Where land is removed from the Agricultural Land Reserve or the Forest Land Reserve the *Rural* designation shall remain unless redesignated by amendment to this Plan and permitted uses shall be generally be limited to traditional rural activities.

*Development Activated:*

6. Where land is within the Agricultural Land Reserve and is proposed for subdivision or non-farm use, including the placement of a second dwelling, approval must first be obtained from the Agricultural Land Commission, except where additional dwellings are necessary for farm purposes subject to the

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<sup>2</sup> Bylaw No. 1055.02 adopted January 24, 2006

**Attachment 5**  
**Official Community Plan Land Use Designation**  
**(Page 3 of 3)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW NO. 1055

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*Agricultural Land Commission Act.* All subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies in Section 3.1 - Agriculture of this Plan.

**4.3 RURAL RESIDENTIAL**

The Rural Residential designation reflects lands characterized by large lots and low population density and which are not within the Agricultural Land Reserve or Forest Land Reserve. Traditional rural activities such as agricultural operations, hobby farms and large-lot residential uses predominate. The Rural Residential designation assists in maintaining the rural character of the community and providing large pockets of green space within the community. Approximately 1000 hectares of land are within the Rural Residential designation, representing approximately 30% of the total Plan Area.

**Objectives: Rural Residential**

- *Preserve* and *enhance* the Plan Area's rural character and environmental quality.
- *Support* traditional rural land uses and activities within the Plan Area.
- *Provide* for some flexibility in the form and character of rural subdivision development.

**Policies: Rural Residential**

*Action:*

1. Land within a *Rural Residential* designation as shown on Map No. 3, attached to and forming part of this Plan shall have a minimum parcel size of 2.0 hectares.
2. On land in the *Rural Residential* designation, residential development shall be limited to one (1) dwelling unit per one (1) hectare, to a maximum of two (2) dwelling units per parcel.
3. Permitted uses within the *Rural Residential* designation shall generally be limited to traditional rural activities and passive recreation.
4. Notwithstanding Regional District regulations and/or policies related to the maximum number of dwellings per parcel, this Plan recommends that the Land Use and Subdivision Bylaw permitting a maximum of two (2) dwelling units on parcels greater than 2.0 hectares be amended as follows:
  - a) residential development shall be permitted to a maximum density of two (2) dwelling units on parcels of greater than 2.0 hectares, which existed prior to the adoption of such an amendment to the Land Use and Subdivision Bylaw;
  - b) residential development shall be limited to a density of not more than one (1) dwelling unit per two (2) hectares, to a maximum of two (2) dwelling units per parcel, for parcels created subsequent to the adoption of such an amendment to the Land Use and Subdivision Bylaw (see Figure 4.1); and
  - c) the creation of parcels having an area less than two (2) hectares by way of subdivision pursuant to the *Condominium Act* (British Columbia), with the

## **Attachment 6 Regional Growth Strategy - Land Use Designation**

### **Resource Lands and Open Space**

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.test

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;
- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

### **Attachment 7**

## **Regional Growth Strategy Goal 7 – Enhance Economic Resiliency - Agriculture**

### **Agriculture**

- 7.14 Recognize the importance of agriculture to the region's economy. To this end, the RDN and member municipalities agree to:
- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
  - Encourage the provincial government to protect the agricultural land base through the ALR;
  - Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
  - Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;
  - Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
  - Encourage and support value-added agricultural industries; and
  - Enhance opportunities for agricultural activity on lands not in the ALR.

**Attachment 8**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 1 of 3)**

**Goal 8 - Food Security** - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

*The '5 A's' of food security:*

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

**Attachment 8**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 2 of 3)**

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% ([www.alc.gov.bc.ca/alr/stats](http://www.alc.gov.bc.ca/alr/stats)).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;
- Improving infrastructure to provide agricultural services and processing; and improving access to markets.

**Policies**

The RDN and member municipalities agree to:

- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.



**Attachment 8**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 3 of 3)**

- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
- The provision of appropriately located agricultural support services and infrastructure;
  - Reducing impediments to agricultural processing and related land uses;
  - Allowing compatible complementary land use activities (e.g., agri-tourism);
  - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.
- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).

**Attachment 9  
Applicant's Submission**



## **Provincial Agricultural Land Commission - Applicant Submission**

**Application ID:** 58070

**Application Status:** Under LG Review

**Applicant:** Regional District of Nanaimo

**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 09/20/2018

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** To enable the RDN to enhance this Community Park by configuring a new gravel parking lot on the property (see attached concept plan), along with other park amenities in/around the area of the former residence. The parking lot is conceptually sized for approximately 9 vehicles, with room to expand in the long-term if the need arises. The picnic shelter is envisioned on the footprint of the former garage and the plaza area with seat-walls intends to make use of the old house foundation. Both with the goal of limiting park development impacts on the property.

**Mailing Address:**

Regional District of Nanaimo, 6300 Hammond Bay Rd  
Nanaimo, BC  
V9T 6N2  
Canada

**Primary Phone:** (250) 248-4744

**Email:** kcramer@rdn.bc.ca

### **Parcel Information**

#### **Parcel(s) Under Application**

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 003-025-594

**Legal Description:** L 1 SECS 18 & 19 R 4 MOUNTAIN DISTRICT PL 24550

**Parcel Area:** 2.4 ha

**Civic Address:** 3734 JINGLE POT RD

**Date of Purchase:** 11/30/2017

**Farm Classification:** No

**Owners**

1. **Name:** Regional District of Nanaimo

**Address:**

6300 Hammond Bay Road  
Nanaimo, BC  
V9T 6N2  
Canada

**Phone:** (250) 248-4744

**Cell:** (250) 248-3252

**Email:** rdnparks@rdn.bc.ca

### Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 026-522-454  
**Owner with Parcel Interest:** Regional District of Nanaimo  
**Parcel Area:** 2 ha  
**Land Use Type:** Recreational  
**Interest Type:** Full Ownership

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2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 026-526-476  
**Owner with Parcel Interest:** Regional District of Nanaimo  
**Parcel Area:** 4.7 ha  
**Land Use Type:** Other  
**Interest Type:** Full Ownership

---

### Current Use of Parcels Under Application

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*Approximately 0.8 hectare is harvested for hay by a neighbour.*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*A drainage culvert, installed by the previous owners, runs under the field from Jingle Pot Road to the Millstone River. The property is fenced on three sides (not fenced along the river).*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*The property was gifted to the RDN in 2011 as a Community Park in the wills of Anders and Dorrit Olesen. A planning process is underway for the Park, including concept plans that look to see a picnic shelter, open plaza/seating area, expanded parking area, and nature trails including a mown trail around the field. The concept is based on the wishes of the previous owners and public input received. The concept concentrates park amenities in the footprint of the former house site. One goal is to maintain the majority of original plantings/specimen trees around the house site, including an old grape vine with a new support structure.*

### Adjacent Land Uses

#### North

**Land Use Type:** Transportation/Utilities  
**Specify Activity:** Jingle Pot Road

#### East

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Millstone River, Forest, Hay field beyond

#### South

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Millstone River, Forest, Horses

#### West

**Applicant:** Regional District of Nanaimo

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Estate home, hay field

## Proposal

### 1. How many hectares are proposed for non-farm use?

1.7 ha

### 2. What is the purpose of the proposal?

*To enable the RDN to enhance this Community Park by configuring a new gravel parking lot on the property (see attached concept plan), along with other park amenities in/around the area of the former residence. The parking lot is conceptually sized for approximately 9 vehicles, with room to expand in the long-term if the need arises. The picnic shelter is envisioned on the footprint of the former garage and the plaza area with seat-walls intends to make use of the old house foundation. Both with the goal of limiting park development impacts on the property.*

### 3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

*The property is now a public park and there is a need to provide for parking and other amenities for the public use and enjoyment of the park.*

### 4. Does the proposal support agriculture in the short or long term? Please explain.

*The field is harvested for hay currently and this will continue to occur with the willingness of the neighbour to undertake this task.*

## Applicant Attachments

- Other correspondence or file information - Project Overview
- Proposal Sketch - 58070
- Other correspondence or file information - 2010 Existing Conditions
- Other correspondence or file information - Concept Views
- Certificate of Title - 003-025-594

## ALC Attachments

None.

## Decisions

None.



**Project Timeline & Overview**

HOW WE GOT HERE

**May 2010** Parks staff met with Anders Olesen to discuss his wishes for the property once it becomes a park.  
 Recap: → *Keep it mostly as is*  
 → *Provide a covered community space*  
 → *Use the field for informal play in summer*

**February 2012** The 6.34 acre property was gifted to the RDN following the passing of the Olesens, creating Anders & Dorrit's Community Park.

**September 2013** Park Opening and Open House were held to introduce the Park and to seek feedback on the future of the Olesen house:  
 ↳ *majority of support was for its removal*

**Fall 2017/ Winter 2018** The East Wellington/Pleasant Valley Parks and Open Spaces Advisory Committee and RDN Park staff reviewed and refined the concept ideas for community input before moving to detailed design.

NOW

**April 2018** Community Open House to present the Concept Plan and gauge acceptance prior to moving to detailed design and construction.

NEXT STEPS

**Summer 2018** Parks staff to apply to the Agricultural Land Commission (ALC) for approval of proposed changes in the Park. (Property is located within the Agricultural Land Reserve).

**Fall/Winter 2018** Complete detailed design and expected cost estimate for the project. RDN Board to approve budget for project construction.

**Spring 2019** Seek funding to support the construction budget (if opportunities available).

**Fall 2019** Once all approvals in place (ALC, RDN, other), initiate project construction phase.



Share your thoughts!  
 Please complete a questionnaire.



**What's Different?**

- picnic shelter location
- parking lot orientation
- gravel trail proposed parallel to Jingle Pot Rd
- year-round "river walk" proposed (with culvert and foot bridge)

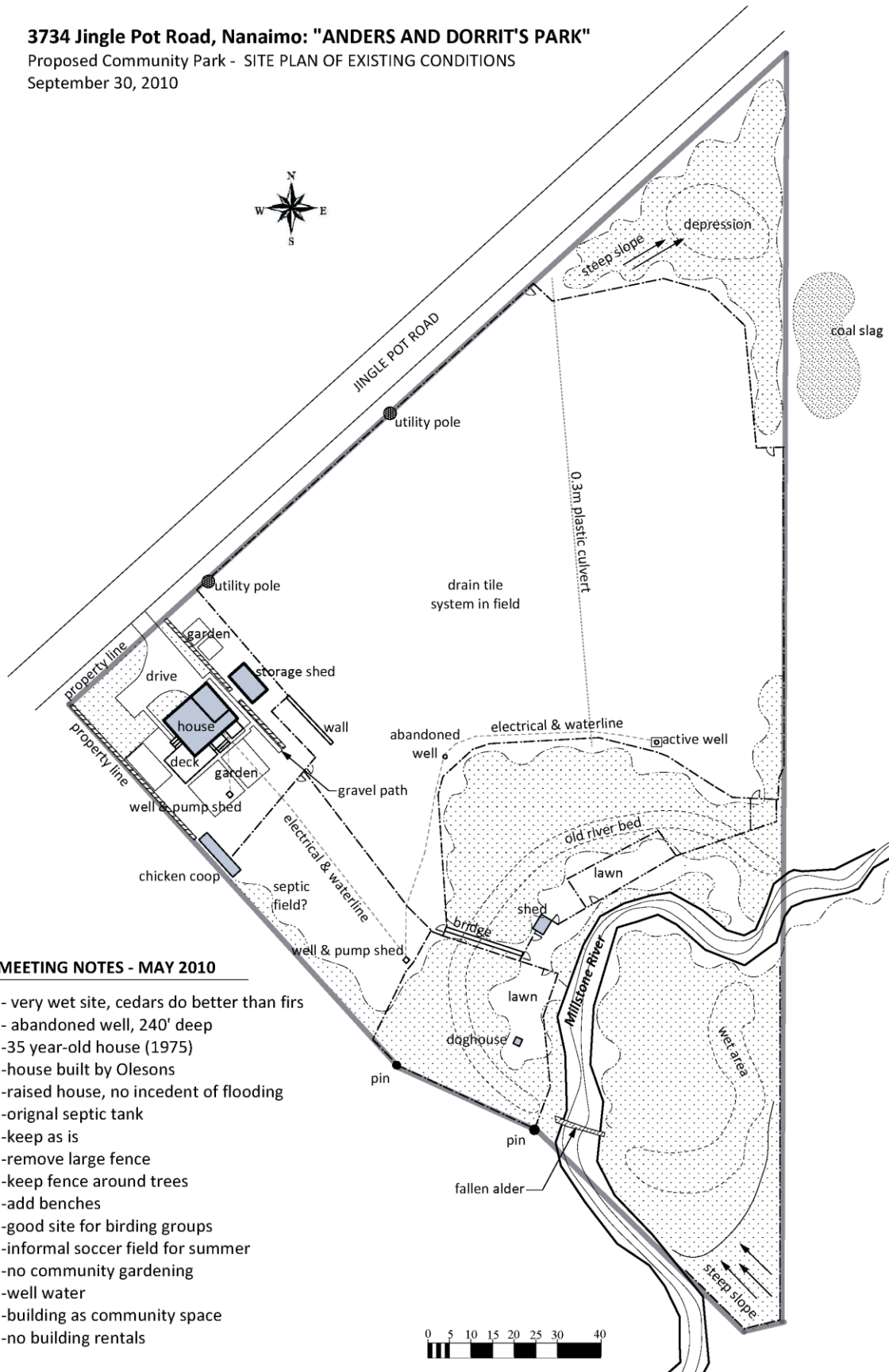


Look for Project Updates at:  
[rdn.bc.ca/anders-and-dorrits-community-park](http://rdn.bc.ca/anders-and-dorrits-community-park)

**3734 Jingle Pot Road, Nanaimo: "ANDERS AND DORRIT'S PARK"**

Proposed Community Park - SITE PLAN OF EXISTING CONDITIONS

September 30, 2010



**MEETING NOTES - MAY 2010**

- very wet site, cedars do better than firs
- abandoned well, 240' deep
- 35 year-old house (1975)
- house built by Olesons
- raised house, no incident of flooding
- original septic tank
- keep as is
- remove large fence
- keep fence around trees
- add benches
- good site for birding groups
- informal soccer field for summer
- no community gardening
- well water
- building as community space
- no building rentals

**TITLE SEARCH PRINT**

2017-11-30, 10:52:38

File Reference:

Requestor: Parks Dept

Declared Value \$ 575000

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CA2422993
From Title Number	CA2422992
<b>Application Received</b>	2012-03-05
<b>Application Entered</b>	2012-03-19
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	REGIONAL DISTRICT OF NANAIMO OCEANSIDE PLACE 830 WEST ISLAND HIGHWAY PARKSVILLE, BC V9P 2X4
<b>Taxation Authority</b>	Nanaimo/Cowichan Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	003-025-594
Legal Description:	LOT 1, SECTIONS 18 AND 19, RANGE 4, MOUNTAIN DISTRICT, PLAN 24550

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED 26/07/1974 L.LEADER, ACTING REGISTRAR, PER PD

**Charges, Liens and Interests**

Nature:	UNDERSURFACE RIGHTS
Registration Number:	M76301
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	A.F.B. 38.87.D32020 DD 34642I SECTION 172(3) INTER ALIA

**TITLE SEARCH PRINT**

2017-11-30, 10:52:38

File Reference:

Requestor: Parks Dept

Declared Value \$ 575000

Nature: STATUTORY BUILDING SCHEME  
Registration Number: 429948G  
Registration Date and Time: 1971-10-26 10:46  
Remarks: INTER ALIA

Nature: UNDERSURFACE RIGHTS  
Registration Number: M76303  
Registration Date and Time: 1983-08-03 08:00  
Registered Owner: THE DIRECTOR OF SOLDIER SETTLEMENT  
Remarks: INTER ALIA  
DD 49242N  
SECTION 172(3)

Nature: RIGHT OF ENTRY  
Registration Number: CA2422994  
Registration Date and Time: 2012-03-05 15:54  
Registered Owner: PAUL CHRISTENSEN  
DAVID WILLIAM JOHNS  
EXECUTORS OF THE WILL OF ANDERS OLESEN, DECEASED  
CA2422992

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



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**TO:** Agricultural Advisory Committee      **DATE:** December 7, 2018

**FROM:** Greg Keller  
Senior Planner      **FILE:** PL2018-146

**SUBJECT:** Request for Comment on Non-Farm Use in the Agricultural Reserve  
Application No. PL2018-146  
3106 Northwest Bay Road – Electoral Area E  
Lot 2, District Lot 30-A Nanoose District Plan 3074 Except Parts shown  
outlined in Red on Plan 561R and Plan 904R and Except Part in Plan 6592.

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## SUMMARY

This is an application for non-farm use in the Agricultural Land Reserve (ALR) to permit a brewery and restaurant on a 7.2 hectare parcel located in Electoral Area E. Should the Agricultural Advisory Committee (AAC) wish to provide comments to the Provincial Agricultural Land Commission (ALC), it may do so by considering the adoption of a motion. Any comments provided by the Committee will be provided to the ALC, along with a copy of this report to assist the ALC in making a decision on this application.

## BACKGROUND

The Regional District of Nanaimo (RDN) has received an application for non-farm use in the ALR from Jodie Lucas and Will Gemmell. The subject property is legally described as Lot 2, District Lot 30-A Nanoose District Plan 3074 Except Parts shown outlined in Red on Plan 561R and Plan 904R and Except Part in Plan 6592 and the civic address is 3106 Northwest Bay Road. The subject property is approximately 7.2 hectares in area and is located entirely within the ALR. The parcel is bound by Northwest Bay Road as well as residential properties to the east. The property currently contains the Rusted Rake restaurant and a number of agricultural improvements including grain, mixed vegetables and fruits, chickens, and beef (see Attachments 1 and 2 for Subject Property Map and Aerial Photo).

The building where the restaurant is located did not receive any permits from the RDN. RDN Building Regulations Bylaw No. 1250, 2001 exempts certain farm buildings from Building Permit requirements. This exemption is for farm buildings of “low human occupancy” as defined in the National Farm Building Code of Canada on properties that have been classed as “Farm” under the BC *Assessment Act*. As a restaurant is not considered a ‘low human occupancy’ building, it is not exempt from building permitting requirements. Pending outcome of the non-farm use application, the RDN will take the appropriate measures in relation to the required building permit.

A copy of the applicant's submission package is included as Attachment 10. Personal Information is redacted in accordance with the *Freedom of Information and Protection of Privacy Act*.

Agricultural Advisory Committee members were provided an opportunity to attend the site on November 15, 2018.

## **REGIONAL GROWTH STRATEGY**

The subject property is currently designated Resource Land and Open Spaces pursuant to the "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011" (RGS). The policies of this designation indicate that it applies to land primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development (see Attachment 7). Further to this, the RGS encourages the provincial government to protect and preserve the agricultural land base through the ALR (see Attachments 8 and 9).

A copy of the applicant's submission package is included in Attachment 10.

## **OFFICIAL COMMUNITY PLAN**

The subject property is currently designated as Resource Lands pursuant to the "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005" (see Attachment 6). The Resource Lands Designation applies to all lands within the ALR. The policies of this designation support uses which are compatible with existing agricultural and resource uses.

The parcel is also designated within the Watercourse Protection Development Permit Area. A development permit may be required prior to any subdivision or alteration of the land.

Amendments to "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005" are most likely required to permit the proposed restaurant unless the Agricultural Land Commission (ALC) confirms that the proposal is deemed a Farm Use pursuant to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

## **ZONING**

The applicant proposes to construct a brewery as well as seek approval to continue operating the existing restaurant as shown on the Proposed Site Plan (see Attachment 3).

The parcel is currently zoned Agriculture 1 (AG1), Subdivision District 'D', pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500) (see Attachments 4 and 5 for zoning regulations and minimum parcel size). The existing restaurant is not permitted in the AG1 zone.

Regardless of the outcome of the ALC application process, a zoning amendment is required to recognize the restaurant. Should the ALC deny the non-farm use application, the RDN would be unable to support the required zoning amendment as we cannot authorize a use that is not permitted by the ALC on lands located in the ALR.

The AG1 zone permits farm use, home based business, secondary suite, temporary sawmill, agriculture research and education, agri-tourism accommodation, the production of Biological

Integrated Pest Management Products, and allows two dwelling units on parcels greater than 2.0 hectares in area.

## **BOARD POLICY AND AAC PROCEDURE**

Regional District of Nanaimo “Board Policy B1.8: Review of ALR Applications” (Board Policy B1.8) provides an opportunity for the AAC to review and provide comments on ALR applications for exclusion, subdivision and non-farm use, on lands within the ALR. Board Policy B1.8 also includes a standing Board resolution for non-farm use of lands within the ALR which reads as follows:

Policy B1.8 also states that all ALR non-farm use applications are to be forwarded to the Provincial Agricultural Land Commission (ALC) with no resolution of support or opposition from the Regional Board of Directors.

In accordance with the AAC Terms of Reference, the role of the AAC members is to provide local perspective and expertise to advise the Board (and in this case comment to the ALC) on a range of agricultural issues on an ongoing and as needed basis, as directed by the Board. In addition to members’ local knowledge and input, comment on ALR applications may be guided by Board approved policies such as the RDN AAC, the Board Strategic Plan, the RGS and the applicable OCP along with the relevant land use bylaws. Members of the AAC can also find information related to ALR land use and agriculture in BC, on the Agricultural Land Commission and Ministry of Agriculture websites. Local and contextual information can also be found on the RDN’s agricultural projects website at [www.growingourfuture.ca](http://www.growingourfuture.ca).

Comment provided to the ALC from the AAC is consensus based, through Committee adoption of a motion. If an AAC member has comments regarding an application being submitted to the ALC, the appropriate time to provide those comments is in the Committee meeting, during discussion on the application, and prior to the Committee’s adoption of its motion. Only motions approved by the Committee will be forwarded to the ALC for its consideration. Comments from individual AAC members will not be included in the staff report that is forwarded to the ALC.

The comment provided by the AAC is not an approval or denial of the application and is only a recommendation to the ALC regarding a specific application. As per Board Policy B1.8 any comment from the AAC is provided in addition to the applicable standing Board resolution and Electoral Area Director’s comment (if provided). The ALC is the authority for decisions on matters related to the ALR and will consider comments in making its decision on an application.

## **ELECTORAL AREA DIRECTOR COMMENT**

As per Board Policy B1.8, all applications under the *Agriculture Land Commission Act* for exclusion, subdivision, or non-farm use of ALR land are to be forwarded to the applicable subject property’s electoral area director, for comment.

With respect to this application, Electoral Area E, Director Rogers has provided the following comments:

As RDN Director for Area E I do not support this current application to the ALC for a non-farm use building to support construction and operation of a brew house to subsequently support a lounge as the only means of providing financial viability for the farm, which has been built and operated as a restaurant without prior application for a building permit or

building inspection of a non-farm use building where the applicant has acknowledged pre-planning for such a use. I cannot support an application that would of necessity also require a subsequent application to the RDN to amend both the Area E OCP and the zoning for this property. Those applications should precede this application and permit full public input into the required rezoning.



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Greg Keller  
gkeller@rdn.bc.ca  
November 26, 2018

Reviewed by:

- P. Thompson, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

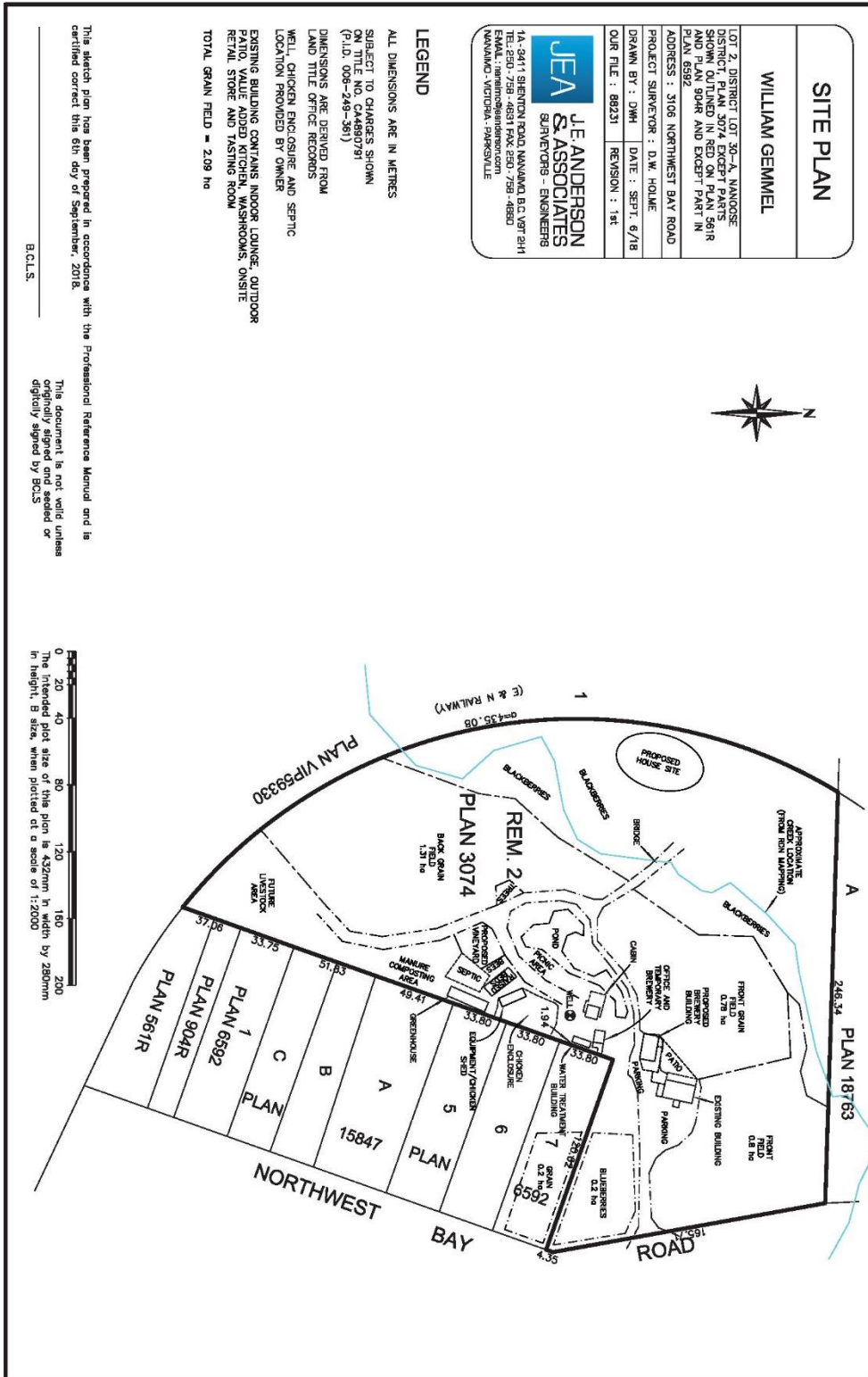
1. Subject Property Map
2. 2016 Aerial Photo
3. Proposed Site Plan
4. Existing Zoning
5. Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size
6. Official Community Plan Land Use Designation
7. Regional Growth Strategy - Land Use Designation
8. Regional Growth Strategy - Goal 7 - Enhance Economic Resiliency – Agriculture
9. Regional Growth Strategy - Goal 8 – Food Security
10. Applicant's Submission



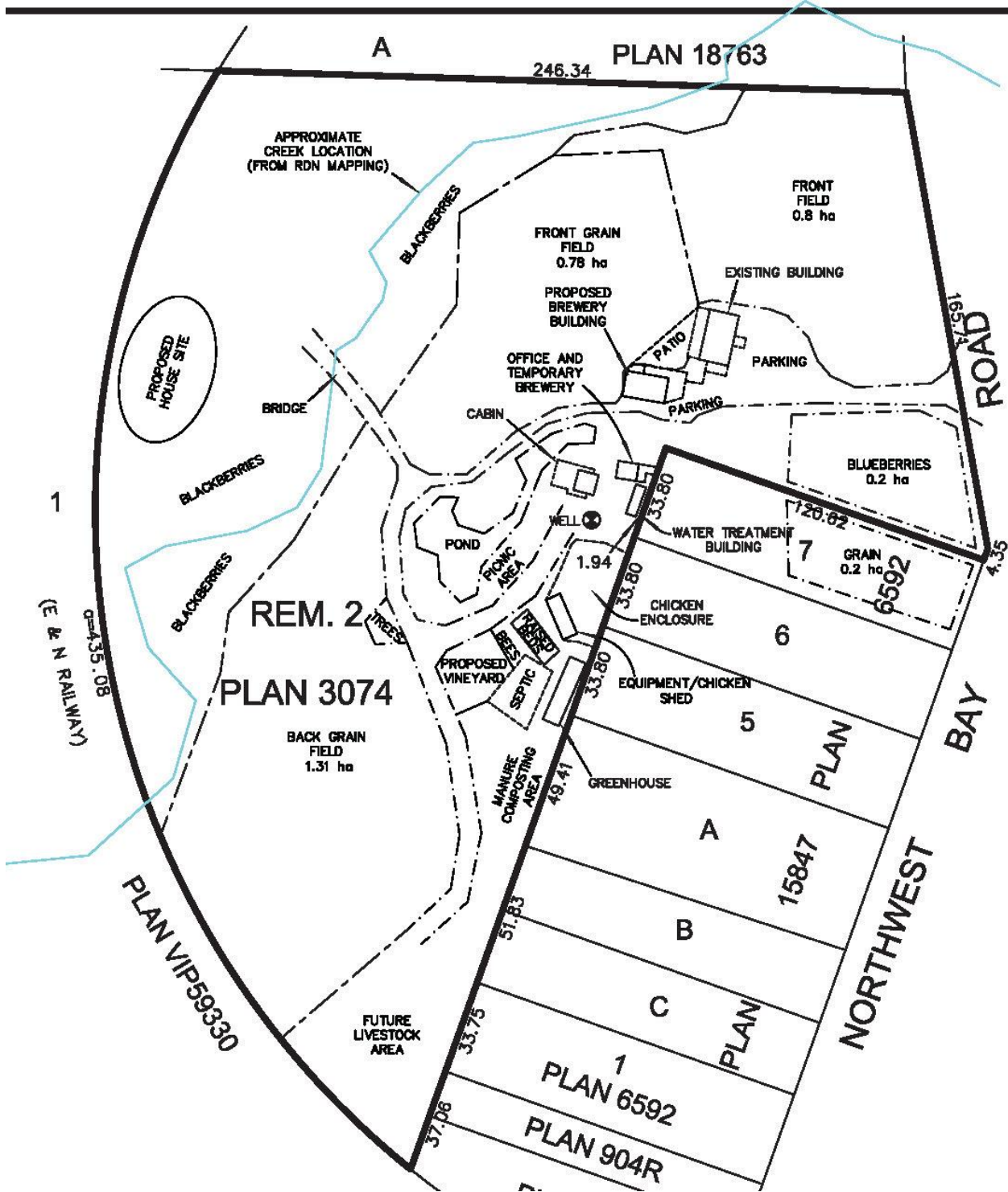
**Attachment 2  
2016 Aerial Photo**



**Attachment 3 (Page 1 of 2)**  
**Proposed Site Plan**



Attachment 3 (Page 2 of 2)  
Proposed Site Plan – Enlarged for Convenience





**Attachment 4**  
**Existing Zoning (page 1 of 3)**

Section 3.4.1

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**AGRICULTURE 1**

**AG1<sup>3435</sup>**

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**3.4.1.1 Permitted Uses and Minimum Site Area**

**Permitted Principal Uses**

- a) Farm Use – on lands located in the Agricultural Land Reserve
- b) Agriculture – on lands not located in the Agricultural Land Reserve
- c) Residential Use

**Permitted Accessory Residential Uses**

- a) Home Based Business
- b) Secondary Suite

**Permitted Accessory Farm Uses**

- a) Temporary Sawmill
  - b) Agricultural Education and Research
  - c) Agri-tourism Accommodation
  - d) Production of Biological Integrated Pest Management Products
- 

**3.4.1.2 Maximum Number and Size of Buildings and Structures**

- |  |   |
|--|---|
| 1) Accessory residential buildings   | combined floor area of 400 m <sup>2</sup> |
| 2) Dwelling units/parcel   |   |
| a) on a parcel having an area of 2.0 ha or less  | 1   |
| <b>For Electoral Areas 'A', 'C', 'E', and 'H'</b>  |   |
| b) on a parcel having an area greater than 2.0 ha  | 2   |
| <b>For Electoral Area 'G'</b>  |   |
| c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes' | 2   |
| d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha.               | 2   |
| 3) Height (non-farm and accessory farm buildings and structures)   | 9.0 m                                     |

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<sup>34</sup> Bylaw No.500.383, Adopted June 25, 2013

<sup>35</sup> Bylaw No. 500.402, adopted June 28, 2016

**Attachment 4**  
**Existing Zoning (page 2 of 3)**

**AGRICULTURE 1 continued**

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- 4) Parcel coverage
- |   |     |
|---|-----|
| a) Non-farm buildings and structures            | 10% |
| b) Farm or agriculture buildings and structures | 25% |
| c) Greenhouses                                  | 75% |
- d) In no case shall the combined parcel coverage exceed 75%.
- e) Notwithstanding a), b), c) and d) above or any other regulation in this Bylaw, the following agricultural structures shall be exempt from maximum parcel coverage:
- i) Permeable detention ponds
  - ii) Support structures used for shading, frost and wind protection, netting, or trellising.
- 

**3.4.1.3 Minimum Setback Requirements**

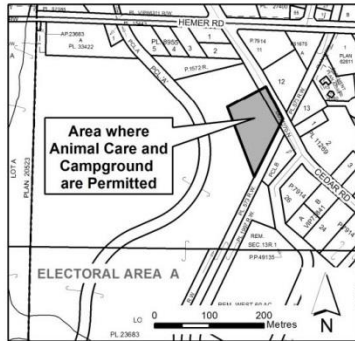
- 1) All non-farm buildings and structures – All lot lines 8.0 m  
except where:
- a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
  - b) any part of a parcel is adjacent to or contains a watercourse or the sea then the regulations in Sections 3.3.8 and 3.3.9 shall apply.
- 2) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.
- 

**3.4.1.4 Other Regulations**

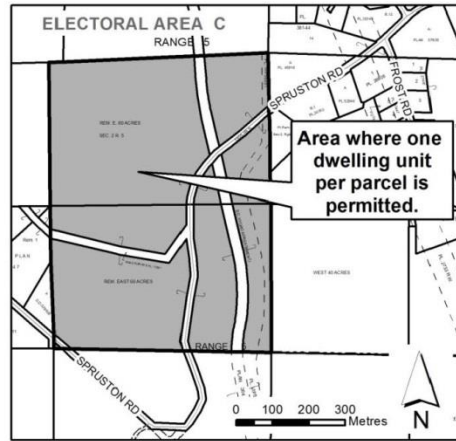
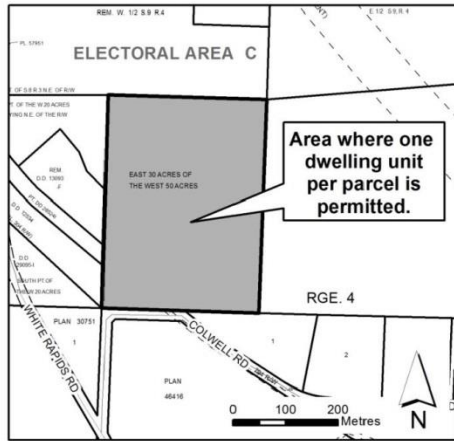
- 1) For any part of a parcel in the Agricultural Land Reserve, 'Farm Use' shall be a permitted principal use and for any part of a parcel not located in the Agricultural Land Reserve, 'Agriculture' shall be a permitted principal use.
- 2) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 3) Specific 'Farm' and 'Permitted' uses as defined in the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation* shall be developed in accordance with Section 3.3.15 and 3.3.16 of this Bylaw.
- 4) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* is subject to the *Agricultural Land Commission Act* and *Regulations*, and applicable orders of the Land Reserve Commission.

**Attachment 4**  
**Existing Zoning (page 3 of 3)**

- 5) Animal Care and Campground shall be permitted in the shaded area outlined in bold in the map below.



- 6) Notwithstanding Section 3.4.1.2 Dwelling units/parcel the maximum number of dwelling units permitted in the shaded areas outlined in bold in the maps below shall be limited to one dwelling unit per parcel.



**Attachment 5**  
**Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size**

Part 4 – Subdivision Regulations '4B' – Subdivision Districts

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 500**

**SCHEDULE '4B' SUBDIVISION DISTRICTS - MINIMUM PARCEL SIZES**

- 1) The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below: <sup>1</sup>

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
CC <sup>2</sup>	4.0 ha	4.0 ha	4.0 ha	4.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
H	5000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
J <sup>3</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>	1.0 ha	1.0 ha
K	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
L	2000 m <sup>2</sup>	2000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
M	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
N <sup>4,5</sup>	1600 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
P	1000 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
Q (EA G only)	700 m <sup>2</sup>	<sup>6</sup> 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
R	500 m <sup>2</sup>	<sup>7</sup> 1.0 ha	1.0 ha	1.0 ha
S <sup>8</sup>	400 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
T <sup>9</sup>	600 m <sup>2</sup>	No further subdivision		
V <sup>10</sup>	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 <sup>11</sup>	400 lots with approved pump and haul service connection			

<sup>1</sup> Bylaw No. 500.238, adopted February 10, 1998  
<sup>2</sup> Bylaw No. 500.347, adopted September 22, 2009  
<sup>3</sup> Bylaw No. 500.27, adopted August 9, 1988  
<sup>4</sup> Bylaw No. 500.66, adopted December 12, 1989  
<sup>5</sup> Bylaw No. 500.324, adopted February 28, 2006  
<sup>6</sup> Bylaw No. 500.264, adopted October 10, 2000  
<sup>7</sup> Bylaw No. 500.264, adopted October 10, 2000  
<sup>8</sup> Bylaw No. 500.27, adopted August 9, 1988  
<sup>9</sup> Bylaw No. 500.394, adopted August 25, 2015  
<sup>10</sup> Bylaw No. 500.253, adopted January 11, 2000  
<sup>11</sup> Bylaw No. 500.275, adopted October 9, 2001

**Attachment 6**  
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*Nanoose Bay Official Community Plan Bylaw No. 1400, 2005*

receiving waters, including channel stability and flow maintenance.

### 3.4 RESOURCE LANDS

The Resource Lands designation applies to lands that are valued for their agricultural use, forestry use, natural resource extraction capability, yet also valued for their environmental attributes, as these lands provide habitat for indigenous species on Vancouver Island.

This land use designation includes all those lands within the Agricultural Land Reserve (ALR) and lands that were in the former provincially designated Forest Land Reserve (FLR). It also includes lands with known and active resource uses that may or may not be in the ALR or FLR, and other large holdings including large recreational holdings and those used for federal or provincial purposes.

Agriculture is a permitted use in a large proportion of the Nanoose Bay Plan Area. It represents a primary and secondary source of income for some Nanoose Bay residents. Land management practices, which preserve agricultural land and the sustainable production of food, are supported and encouraged in this OCP.

Forestry is a dominant component of the Nanoose Bay economy. In addition to its economic value, residents appreciate the recreational opportunities, ecological and wildlife values afforded by the forested landscape.

In recognition of their value to the community, residents have expressed a desire to protect forestry lands and related activities. Also supported are sustainable and environmentally sound harvesting and logging practices and the restriction of intensive processing activities in proximity to established or future residential development.

Forest lands are predominantly managed through private forestry interests or through the Crown Provincial Forest.

Lands within this designation are part of the Nanaimo coal bearing formations while other areas, particularly south of the Island Highway, have very good potential for aggregates such as sand and gravel. Management of mineral resources falls principally within the jurisdiction of the province. Where stated, policies relate to matters beyond the jurisdiction of the Regional District, they are intended to serve only as broad objectives to help guide senior governments in their decision-making process.

#### *Objectives:*

1. *Support* and maintain the long-term viability of the natural resource land base and protect it from activities and land uses that may diminish its resource value or potential.
2. *Protect* the agricultural land resources for present and future food production.
3. *Recognize* and *protect* agricultural operations on ALR lands.
4. *Encourage* sustainable and environmentally sound farming practices, which protect surface water, groundwater and soil quality.
5. *Recognize* and *protect* the groundwater needs of agriculture.
6. *Support* silviculture activities on productive forestry land.
7. *Protect* the forest land resources for harvesting and reproduction.
8. *Recognize* and *protect* the needs and activities of forestry operations when considering non-forestry operations on adjacent land.

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*Section III*  
*Page 5*

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9. *Support* the public's use of forest lands for recreational enjoyment and education.
  10. *Protect* lands with aggregate or mineral resources from development that would render the resource unviable or inaccessible.
  11. *Seek* methods of minimizing conflicts between extraction activities and adjacent land uses.
  12. *Minimize* the impact of extraction activities on the natural environment.
  13. *Support* provincial requirements for site rehabilitation and reclamation of mined landscapes for future productive use and for environmental and aesthetic considerations.
  14. *Minimize* the impact of resource operations and activities on the natural environment and on neighbouring land uses and development.
  15. *Protect* sensitive ecosystems and features on Resource Lands.
- Policies:*
1. Resource Lands are designated on Map No. 2.
  2. Lands designated Resource Lands that are forest and/or crown lands or large recreational holdings shall have a minimum parcel size of 50.0 hectares. All other Resource Lands shall have a minimum parcel size of 8.0 hectares. However, this is not intended to prevent parcel averaging as set out in the applicable zoning bylaw.
  3. Notwithstanding Policy No. 2 (above), lands designated as Resource Lands and entirely within the provincial Agricultural Land Reserve shall have a minimum parcel size of 8.0 hectares. The provision of community water and sewer services to lands within this designation is not supported by this OCP.
  4. Permitted uses on Resource Lands shall be compatible with existing agricultural and resource uses.
  5. It is acknowledged that the Department of National Defence operates facilities within this designation that are provided with community water and sewer services.
  6. The Agricultural Land Commission's (ALC) mandate of preserving and encouraging agricultural production shall be supported.
  7. The retention of large land holdings within the ALR shall be encouraged to maintain the option and feasibility of farm use.
  8. The locations and construction of new roads, utility or communication rights-of-way shall be sited to avoid the ALR wherever possible. Where agricultural land is required, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected local landowners.
  9. In order to reduce conflicts between agricultural uses and non-agricultural uses a Farm Land Protection Development Permit Area has been established on lands adjacent to lands within the Agricultural Land Reserve.
  10. Measures which buffer new development adjacent to land within the ALR shall be encouraged to reduce the potential for land use conflicts. These measures may include restrictive covenants to protect naturally established buffers, dedication of park land where in compliance with the parks policy strategy of the Plan, or the use of landscaping and/or fencing in

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- accordance with the ALC's "Landscape Buffer Specifications" along property lines.
11. The regulation of intensive agricultural operations on non-ALR land within the Plan Area shall be supported in order to recognize the potential that these operations have to generate significant impacts on the natural environment and surrounding lands and development.
  12. Where land is within the ALR and is proposed for subdivision or non-farm use, including the placement of a second dwelling, approval must first be obtained from the Agricultural Land Commission, except where additional dwellings are necessary for farm purposes subject to the *Agricultural Land Commission Act*. All subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies within this section of the Plan.
  13. Where land is removed from the ALR, the Resource Lands within the ALR designation shall remain.
  14. The issuance of temporary use permits for the manufacture of asphalt products and/or gravel extraction on parcels may be considered provided that:
    - a) the asphalt is produced in a portable asphalt batch plant;
    - b) parcels are in excess of 8.0 hectares in area;
    - c) any watercourses are protected from the manufacturing or gravel extraction activity;
    - d) approval is obtained from the province for an industrial access permit and a Waste Management approval pursuant to the *Waste Management Act*;
    - e) a separation distance created by a natural vegetative buffer or berm of 100 metres in width is maintained between the asphalt batch plant operation and any dwelling unit not located on the subject property;
    - f) where gravel removal and processing are required in conjunction with the manufacture of asphalt products, all requirements for the Approval of Work System and Reclamation Permit under the *Mines Act* including provisions for rehabilitation of the site after completion, are satisfied;
    - g) primary processing is a permitted use on the parcel; and
    - h) where land is within the Agricultural Land Reserve, notice has been given to the ALC of the intent to remove gravel or process soil in accordance with the *Agricultural Land Commission Act* and the ALC has granted approval.
  15. For Resource Lands not within the ALR, the issuance of temporary use permits for soil composting operations on parcels may be considered provided that:
    - a) parcels are in excess of 8.0 hectares in area;
    - b) surface water is protected from all composting activities;
    - c) ground-water will not be negatively impacted by all composting activities;
    - d) approval is obtained from the ALC where required;
    - e) approval is obtained from the province for an industrial access permit and a Waste Management approval pursuant to the *Waste Management Act*;
    - f) a separation distance created by a natural vegetative buffer or berm of 100 metres in width is maintained between the composting operation

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- g) and any dwelling not located on the subject parcel;
  - h) the daily period of composting activities is limited to normal daylight hours to minimize noise impacts, including heavy truck traffic, on surrounding lands;
  - i) all aspects of the composting operation must be completed in its entirety within two calendar years of the date of issuance of a temporary use permit;
  - j) primary processing is a permitted use on the parcel;
  - k) the use does not produce odours detectable from adjacent parcels;
  - l) the uses comply with the provincial *Organic Matter Recycling Regulations* and any RDN Waste Stream Licensing Bylaw.
16. The processing of aggregate resources shall generally be limited to areas where such operations would have a limited impact on residential development, other land uses and the natural environment, and where permitted by the Land Use and Subdivision Bylaw.
17. The province shall be encouraged to provide due consideration to the RDN's response to referrals on potential mining operations, and to possible impacts on neighbouring land and the natural environment prior to approving new mining operations or re-establishing a derelict pit. Particular attention should be focused on assessing the potential impacts of resource removal on the quantity or quality of surface and groundwater, residential development and other land uses, traffic volumes and traffic dynamics. The province is encouraged to make this information available to the Regional District and surrounding landowners for comment prior to a decision.

### 3.5 TOURIST COMMERCIAL LANDS

Land within the Tourist Commercial Lands designation is currently used for a variety of resort, condominium, commercial and industrial uses. Coastal uses are oriented toward ocean and marine related tourist activities. The inland commercial uses have historically been oriented toward the highway as opposed to the current strategy to locate commercial uses within Village and Neighbourhood Centres.

In most cases, the Tourist Commercial Lands have more intensive land uses than found on surrounding lands and therefore present the possibility of creating land use conflicts.

The Nanoose Bay Official Community Plan recognizes the importance of commercial and industrial uses and tourism to the economy consistent with the Regional Growth Strategy. Existing resort condominium developments are recognized as an important part of Nanoose Bay's economy. It is also recognized that these developments must be compatible in character with surrounding residential areas. Over the long term, it is anticipated that these resort condominium developments may be developed to the extent permitted by their current zoning and the existing level of services. The provision of an increased level of community water and sewer servicing to facilitate increased development potential for lands currently zoned for resort condominium development is not supported in this OCP.

Existing inland commercial activities away from the coast or outside the centres are intended to evolve into less intensive tourist commercial uses primarily serving the tourism market or travelling public rather than providing local convenience services. It is anticipated that, over time, these inland commercial and industrial uses will become



## **Attachment 7 Regional Growth Strategy Land Use Designation**

### **Resource Lands and Open Space**

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.test

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;
- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

**Attachment 8**  
**Regional Growth Strategy Goal 7 – Enhance Economic Resiliency - Agriculture**

**Agriculture**

- 7.14 Recognize the importance of agriculture to the region's economy. To this end, the RDN and member municipalities agree to:
- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
  - Encourage the provincial government to protect the agricultural land base through the ALR;
  - Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
  - Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;
  - Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
  - Encourage and support value-added agricultural industries; and
  - Enhance opportunities for agricultural activity on lands not in the ALR.

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 1 of 3)**

**Goal 8 - Food Security** - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

*The '5 A's' of food security:*

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 2 of 3)**

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% ([www.alc.gov.bc.ca/alr/stats](http://www.alc.gov.bc.ca/alr/stats)).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;
- Improving infrastructure to provide agricultural services and processing; and improving access to markets.

**Policies**

The RDN and member municipalities agree to:

- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 3 of 3)**

- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
- The provision of appropriately located agricultural support services and infrastructure;
  - Reducing impediments to agricultural processing and related land uses;
  - Allowing compatible complementary land use activities (e.g., agri-tourism);
  - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.
- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).

**Attachment 10**  
**Applicant's Submission**



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 58056

**Application Status:** Under LG Review

**Applicant:** Jodie Lucas , Will Gemmell

**Agent:** Rusted Rake Farm

**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 09/06/2018

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Our purpose for this proposal for two reasons first one is to seek the approval of the ALC to start building our brewery building so we can use our existing Farm Product Processing (Policy L-01) to support the food requirement within a lounge endorsement. The second reason is to continue our food service until the change over to a lounge endorsement.

The ALC has reviewed our plan and requested that the PFP area is planted and a crop harvested prior to commencing construction of a brewery facility. With this type of time line we would not start brewing beer until summer of 2020.

We started growing wheat two years ago on our 18 acre farm in Nanoose Bay. Our grain growing field in 2016 was just over 1hectare, two years later it is now larger than two hectares. There is enough wheat in storage to support our plan of starting the brew house now and competing construction in spring of 2019, then using the stored wheat in the brewery until our barley harvest a few months later.

Our existing Farm Product Processing is using over 50% of our product, at times it climbs to close to 100% on certain items. Our wheat is in almost all of our bakery items, our chickens supply us with the eggs, our steers with beef, our greenhouse, raised beds and vegetable patches to supply garlic, onions, broccoli, tomatoes, beans, squash, carrots, cabbage, beets, potatoes, jalapenos, habaneros, cucumbers, kale, raspberries, rhubarb, radishes, peas and herb garden, our trees include apple, plum, hazelnut, our bees for honey and of course our 700 plant blueberry patch. In the near future we are adding pigs and turkeys. Everything we raise and grow goes into our plan to be value added onsite and sold directly to the consumer.

We are requesting the same benefits that numerous other ALR farms prosper from, including The Roost Farm Bakery, Muse Winery, Kildara Farms, Alderlea Farm Cafe, Deerholme Farm, Merridale Cidery and Distillery, Fickle Fig Farm and one of our favourites Persephone Brewing these are but a few local farms there are many more through out the province.

Our plans would fit in well under 0.1 ha but that is the lowest we could put into that section of the proposal.

## Agent Information

**Agent:** Rusted Rake Farm

**Mailing Address:**







**Parcel Information**

**Parcel(s) Under Application**

- 1. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 006-249-361  
**Legal Description:** L 2 DL 30-A NANOOSE DISTRICT PL 3074 EXC PTS SHWN O/L IN RED ON PL 561R & PL 904R & EXC PT IN PL 6592  
**Parcel Area:** 7.2 ha  
**Civic Address:** 3106 Northwest Bay Rd.  
**Date of Purchase:** 08/01/2013  
**Farm Classification:** Yes  
**Owners**

- 1. **Name:** Jodie Lucas  
**Address:**  

- 2. 

**Ownership or Interest in Other Lands Within This Community**

- 1. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 005-877-423  
**Owner with Parcel Interest:** Jodie Lucas  
**Parcel Area:** 0.5 ha  
**Land Use Type:** Residential  
**Interest Type:** Full Ownership

**Current Use of Parcels Under Application**

- 1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**  
*40% Wheat, 25% Vegetables, 10% Blueberries, 10% Eggs, 10% Beef, 5% Fruits and Berries*



## **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*This property grew hay for a hundred years and was run down and over grown when we purchased in 2013. In five years we have cleared most of the usable land while working closely with Nanoose Stream Keepers to protect the fish bearing creek which cuts through the property. We are also very close to finishing the Environmental Farm Plan. Over the years we have converted most of the hay fields into growing grain, planted 700 blueberry plants, built chicken house with a large free run enclosure, raise beef, constructed a 1600 square foot greenhouse, built 15 raised beds, developed some large vegetable beds, built access to the cut off portion of the property by way of a bridge over Nanoose Creek, constructed erosion control along the edge of the grain fields, planted apple trees, rhubarb and raspberries, built fencing to keep out the deer, constructed three large composting bays, built a water system that is Health inspected for watering all our crops, obtained two water licenses (irrigation and commercial enterprise(this is so we can process all our products)), built a three phase electrical system to run the farm and for future growing indoors in the winter*

## **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*We value-add to all our products to sell directly to the consumer.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Hazelnut Farm

#### **East**

**Land Use Type:** Residential

**Specify Activity:** Bird Estuary and Houses

#### **South**

**Land Use Type:** Transportation/Utilities

**Specify Activity:** Railroad

#### **West**

**Land Use Type:** Transportation/Utilities

**Specify Activity:** Railroad

### **Proposal**

#### **1. How many hectares are proposed for non-farm use?**

*0.1 ha*

#### **2. What is the purpose of the proposal?**

*Our purpose for this proposal for two reasons first one is to seek the approval of the ALC to start building our brewery building so we can use our existing Farm Product Processing (Policy L-01) to support the food requirement within a lounge endorsement. The second reason is to continue our food service until the change over to a lounge endorsement.*

*The ALC has reviewed our plan and requested that the PFP area is planted and a crop harvested prior to commencing construction of a brewery facility. With this type of time line we would not start brewing beer until summer of 2020.*

*We started growing wheat two years ago on our 18 acre farm in Nanoose Bay. Our grain growing field in*

2016 was just over 1 hectare, two years later it is now larger than two hectares. There is enough wheat in storage to support our plan of starting the brew house now and competing construction in spring of 2019, then using the stored wheat in the brewery until our barley harvest a few months later.

Our existing Farm Product Processing is using over 50% of our product, at times it climbs to close to 100% on certain items. Our wheat is in almost all of our bakery items, our chickens supply us with the eggs, our steers with beef, our greenhouse, raised beds and vegetable patches to supply garlic, onions, broccoli, tomatoes, beans, squash, carrots, cabbage, beets, potatoes, jalapenos, habaneros, cucumbers, kale, raspberries, rhubarb, radishes, peas and herb garden, our trees include apple, plum, hazelnut, our bees for honey and of course our 700 plant blueberry patch. In the near future we are adding pigs and turkeys. Everything we raise and grow goes into our plan to be value added onsite and sold directly to the consumer.

We are requesting the same benefits that numerous other ALR farms prosper from, including The Roost Farm Bakery, Muse Winery, Kildara Farms, Alderlea Farm Cafe, Deerholme Farm, Merridale Cidery and Distillery, Fickle Fig Farm and one of our favourites Persephone Brewing these are but a few local farms there are many more through out the province.

Our plans would fit in well under 0.1 ha but that is the lowest we could put into that section of the proposal.

### **3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

The simple answer is "No" because everything boils down to what the customer is willing to pay. Every product we produce is made into a value added product, if this is not done onsite and you add up all the additional costs, the product produced is now over what a customer is willing to pay. Large farms mono-cropping can incur these costs, this brings with it substandard wages, heavy use of synthetic fertilizers used in conjunction with herbicides and pesticides which ultimately produces lower quality food while depleting the soil. Please visit a large grocery store just before they close and almost everything left over in the fresh baked bakery is thrown out. In our ever increasing population we need to wakeup that this is not sustainable. When we sell out of an item we hang a sold out sign in its place, cutting down on wasted farm land that is growing crops that are just destined for the garbage. Customers want an affordable healthy alternative, this is one of the reasons why our community supports us.

### **4. Does the proposal support agriculture in the short or long term? Please explain.**

This plan to value add and sell directly to the customer is part of a sustainable future for healthy agriculture in the short and long term. This plan makes small parcels of ALR land financially viable for future generations essentially protecting ALR lands. This farm can support our family and our 12 employees, for the last one hundred years this farm grew hay and supported no one full time. We require a small foot print to process these value added products which in turn benefits numerous members of society for a productive local economy. A brewery with lounge endorsement is the final part of the circle to make us financially viable.

## **Applicant Attachments**

- Agent Agreement - Rusted Rake Farm
- Site Photo - Overhead View
- Site Photo - Overhead View
- Site Photo - 2017 Wheat Harvest
- Other correspondence or file information - Surrounding Properties
- Site Photo - Greenhouse and Raised Beds
- Other correspondence or file information - Sketch #1
- Other correspondence or file information - Sketch #2

- Other correspondence or file information - Sketch #3
- Other correspondence or file information - Sketch #4
- Other correspondence or file information - Sketch #5
- Proposal Sketch - 58056
- Other correspondence or file information - Farm Status
- Certificate of Title - 006-249-361

## **ALC Attachments**

None.

## **Decisions**

None.

# SITE PLAN

WILLIAM GEMMEL

LOT 2, DISTRICT LOT 30-A, NANOOSE DISTRICT, PLAN 3074 EXCEPT PARTS SHOWN OUTLINED IN RED ON PLAN 561R AND PLAN 904R AND EXCEPT PART IN PLAN 6592

ADDRESS : 3106 NORTHWEST BAY ROAD

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DWH DATE : SEPT. 6/18

OUR FILE : 88231 REVISION : 1st



1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1  
 TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660  
 E-MAIL : nanaimo@jeanderson.com  
 NANAIMO - VICTORIA - PARKSVILLE

## LEGEND

ALL DIMENSIONS ARE IN METRES

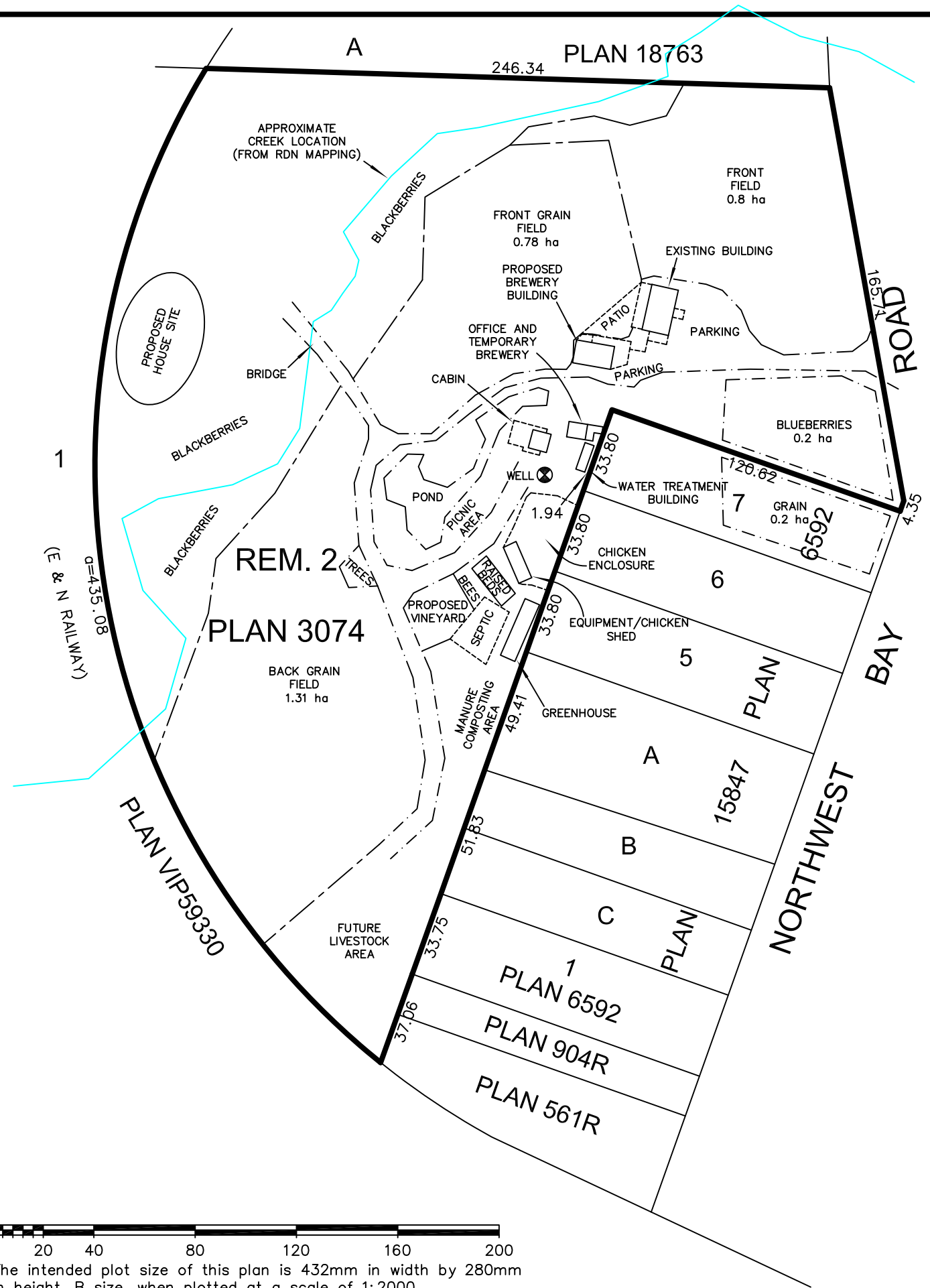
SUBJECT TO CHARGES SHOWN ON TITLE NO. CA4890791 (P.I.D. 006-249-361)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

WELL, CHICKEN ENCLOSURE AND SEPTIC LOCATION PROVIDED BY OWNER

EXISTING BUILDING CONTAINS INDOOR LOUNGE, OUTDOOR PATIO, VALUE ADDED KITCHEN, WASHROOMS, ONSITE RETAIL STORE AND TASTING ROOM

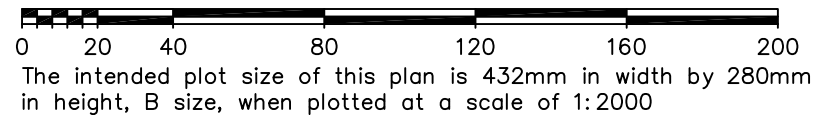
TOTAL GRAIN FIELD = 2.09 ha



This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 6th day of September, 2018.

B.C.L.S.

This document is not valid unless originally signed and sealed or digitally signed by BCLS





# AGENT AUTHORIZATION LETTER

I (we) Jodie Lucas, Will Gemmell

*Printed/typed name(s) of landowner(s)*

hereby appoint Will Gemmell

*Printed/typed name of agent*

to

make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

Parcel Identifier : 006-249-361

Legal Description : Lot 2 District Lot 30-A Nanoose District Plan 3074 Except Parts Shown Outlined in Red on Plan 561R and Plan 904R and Except Part in Plan 6592

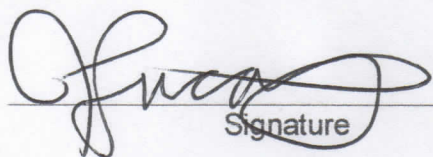
I Will Gemmell

understand that as

*Printed/typed name of agent*

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

  
Signature

Jodie Lucas

Printed Name

Sept 5/18

Date

  
Signature

Will Gemmell

Printed Name

Sept 5/18

Date

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

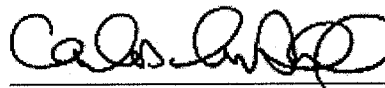
Certificate Number: STSR2481955

File Reference: 10483

BARTLETT & COMPANY LAW CORPORATION  
225 VANCOUVER AVENUE  
NANAIMO BC V9S 4E9

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 389405).

I certify this to be an accurate reproduction of title number **CA4890791** at 09:01 this 13th day of February, 2018.

  
REGISTRAR OF LAND TITLES



---

<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	CA4890791 CA3284600
<b>Application Received</b>	2015-12-21
<b>Application Entered</b>	2015-12-31
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	JODIE LEA LUCAS, TEACHER'S AIDE WILLIAM CHRISTOPHER GEMMELL, LINEMAN [REDACTED] [REDACTED] [REDACTED] AS JOINT TENANTS
<b>Taxation Authority</b>	Port Alberni Assessment Area

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2481955

**Description of Land**

Parcel Identifier: 006-249-361  
Legal Description:  
LOT 2 DISTRICT LOT 30-A NANOOSE DISTRICT PLAN 3074 EXCEPT PARTS SHOWN  
OUTLINED IN RED ON PLAN 561R AND PLAN 904R AND EXCEPT PART IN PLAN 6592

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED  
JULY 26, 1974

**Charges, Liens and Interests**

Nature: UNDERSURFACE RIGHTS  
Registration Number: 110471G  
Registration Date and Time: 1945-10-05 13:15  
Registered Owner: JAMES TURNER  
Remarks: INTER ALIA  
DD 33107N

Nature: UNDERSURFACE RIGHTS  
Registration Number: S13085  
Registration Date and Time: 1987-02-19 08:56  
Remarks: INTER ALIA  
PURSUANT TO MINERAL LAND TAX ACT, SBC 1979,  
CHAPTER 260 AND AMENDMENTS THERETO, MINERALS  
(EXCEPT GOLD AND SILVER) HEREIN UNDER 110471G  
FORFEITED AND VESTED IN CROWN

Nature: MORTGAGE  
Registration Number: CA4768809  
Registration Date and Time: 2015-10-27 14:04  
Registered Owner: COASTAL COMMUNITY CREDIT UNION  
INCORPORATION NO. FI 114

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA5062050  
Registration Date and Time: 2016-03-24 08:49  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA5062051  
Registration Date and Time: 2016-03-24 08:49  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A97809

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE



LAND TITLE OFFICE

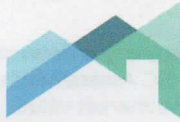
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2481955

**Pending Applications**

NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

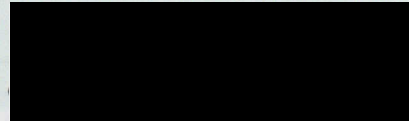


# BC ASSESSMENT

## IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **04-Central Vancouver Island**

Jurisdiction: **769-Alberni Rural**



School District: **69-Qualicum**  
Neighbourhood: **990**



## 2018 PROPERTY ASSESSMENT NOTICE

### Property Location & Description

#### 3106 NORTHWEST BAY RD

LOT 2, PLAN VIP3074, DISTRICT LOT 30A, NANOOSE LAND DISTRICT,  
EXCEPT PLAN 6592, EXC PARTS SHOWN OUTLINED IN RED ON PL VIP561R  
& PL VIP904R  
PID: 006-249-361

**This is Not a Tax Notice.  
Tax Notices Are Issued by Your  
Local Government.**

This notice contains important information about your property. Please review and keep for your records.

No action is required unless you disagree with your assessment.

### 2018 Assessment - represents your property value as of July 1, 2017

ASSESSED VALUE	VALUE	CLASS
LAND	8,600	BUSINESS/OTHER
	19,478	FARM
BUILDINGS	68,600	RESIDENTIAL
	135,000	BUSINESS/OTHER
FARM BUILDINGS	4,200	RESIDENTIAL
<b>2018 ASSESSED VALUE</b>	<b>\$235,878</b>	
<b>TAXABLE VALUE</b>	<b>RURAL</b>	<b>SCHOOL /OTHER</b>
	235,878	235,878
Less Exemptions	82,800	23,939
<b>2018 TAXABLE VALUE</b>	<b>\$153,078</b>	<b>\$211,939</b>

### YOUR PROPERTY VALUE HISTORY

A change in your assessed value does not necessarily mean a change in your taxes.

2018	+18%	\$235,878
2017	+63%	\$199,142
2016	+46%	\$122,442
2015	0%	\$83,642
2014	-83%	\$83,742

### Important messages about your Assessment

• 2018 tax rates will be set in May. For tax information, please go to [gov.bc.ca/ruralpropertytax](http://gov.bc.ca/ruralpropertytax).

### IMPORTANT DATES

**July 1, 2017**  
Assessed value is estimated for most types of properties as of this date.

**October 31, 2017**  
Assessed value reflects property's physical condition and permitted use as of this date.

**JAN 31** **DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2018**

Important information about the appeal process can be found on the back of this Notice.

The Assessment Office for this property is:

Nanaimo Assessment Office  
300-125 Wallace St  
Nanaimo BC V9R 5B2  
04-69-769-09265.000

The Owner/Lessee of this property is:

255603

S-06  
JODIE LEA LUCAS  
WILLIAM CHRISTOPHER GEMMEL

### CONTACT US

For more information about your Assessment Notice go to [bcassessment.ca](http://bcassessment.ca)

From our website you can search for your property and compare your assessment to others.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.





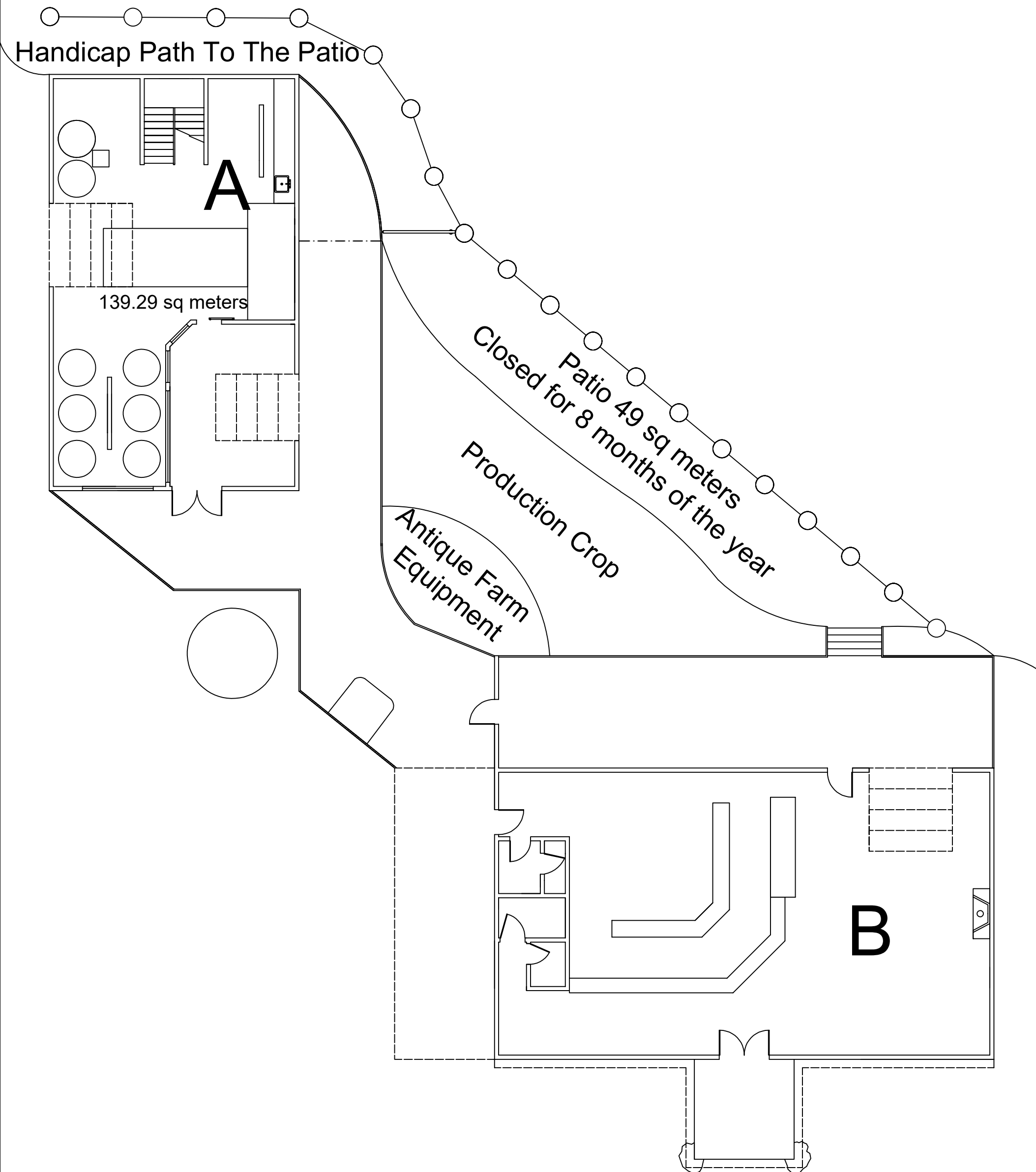






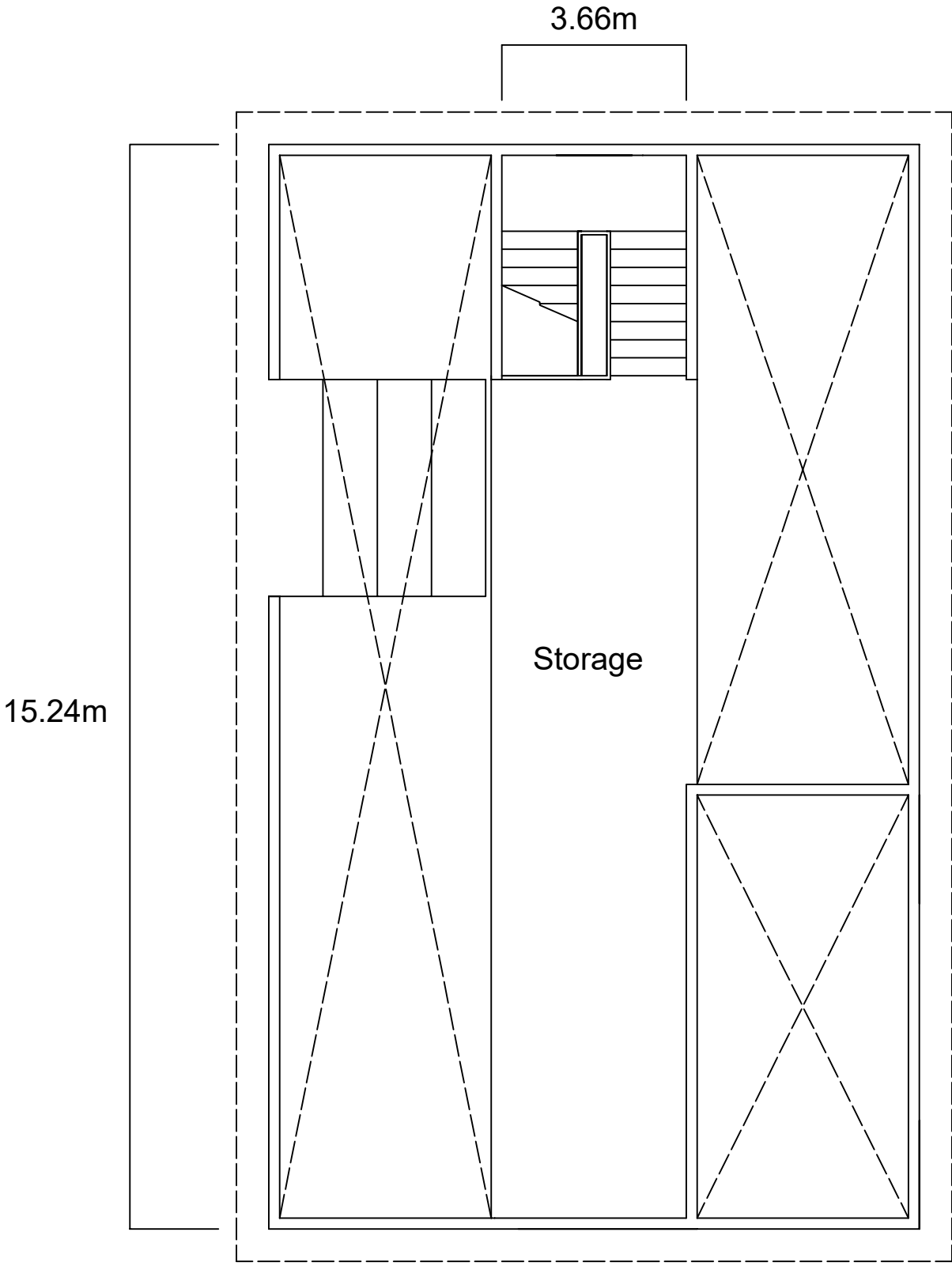
# A = Proposed Brewery

# B = Existing Building



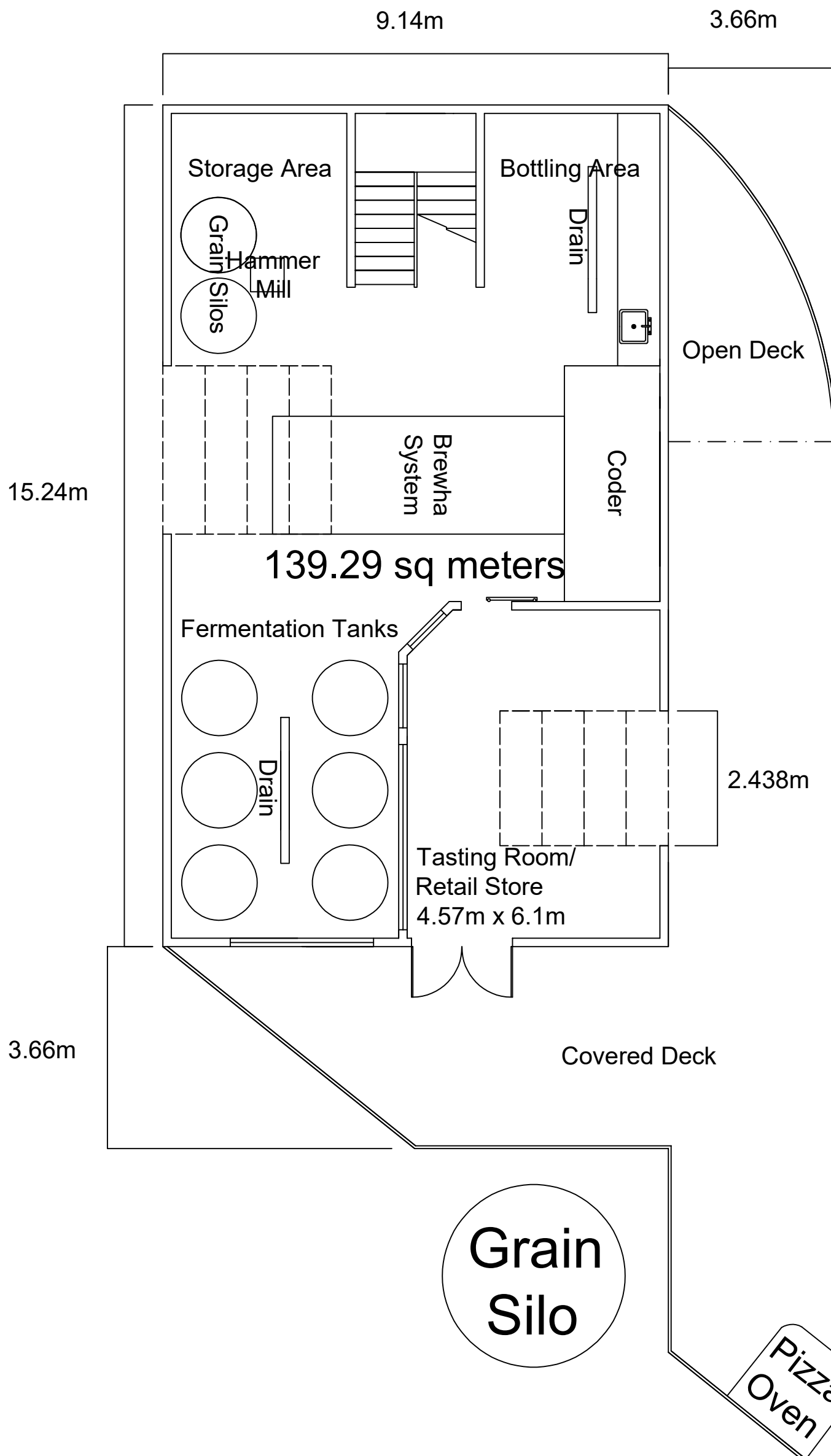
# Proposed Brewery Building Upstairs

55.75 sq meters





# Proposed Brewery Building



# Existing Building

Grain Silo

Pizza Oven

Patio 74.624 sq meters  
Closed for 8 months of the year

3.96m

10.36m

Future Addition for Walk in Cooler and Freezer

Farm Retail Store  
85.208 sq meters

Lounge Seating Area  
76 sq meters

Farm Product Processing

Liquor Service Bar

Service Area

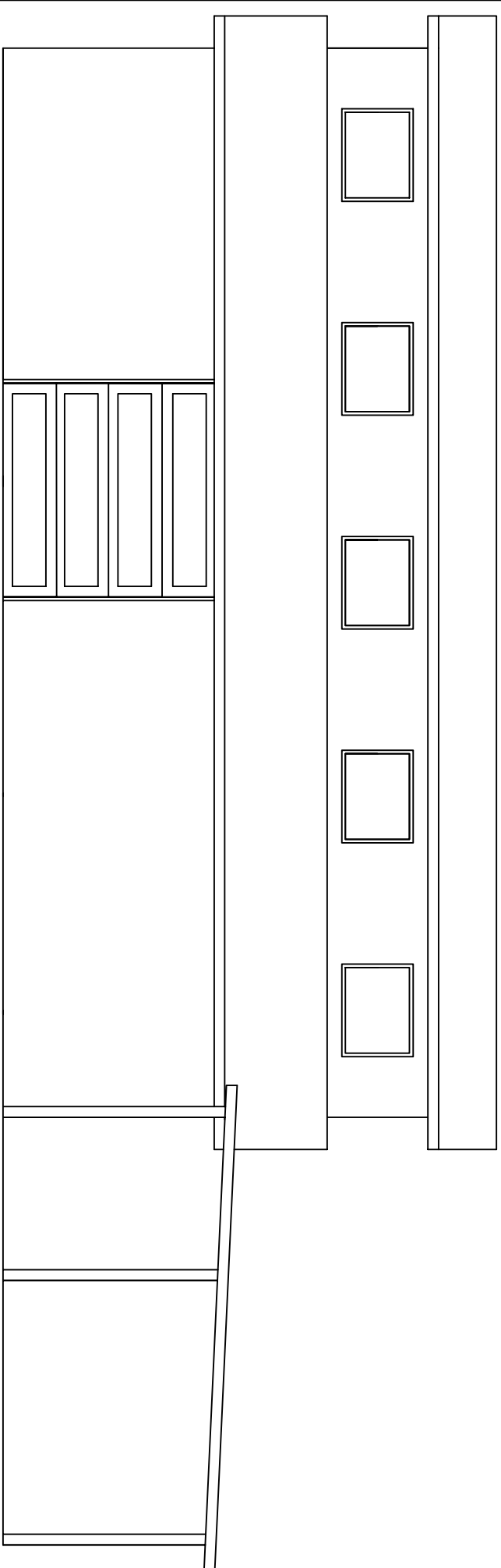
## Washrooms

- 1 = Staff
- 2 = Customer/Handicap
- 3 = Customer

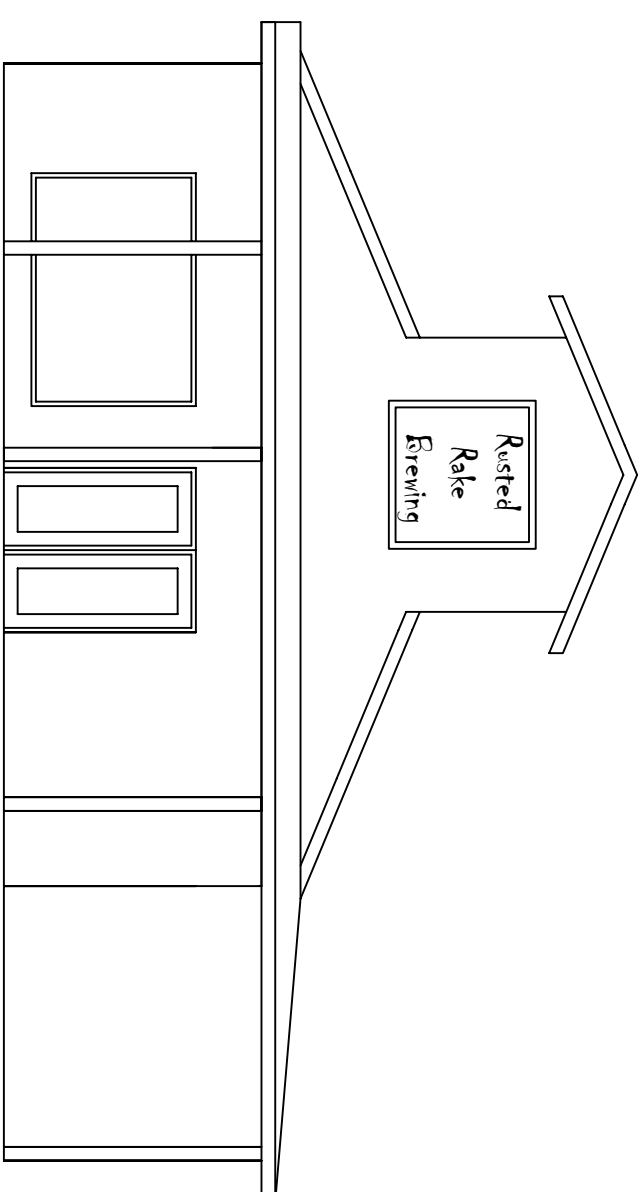
7.32m

18.14m

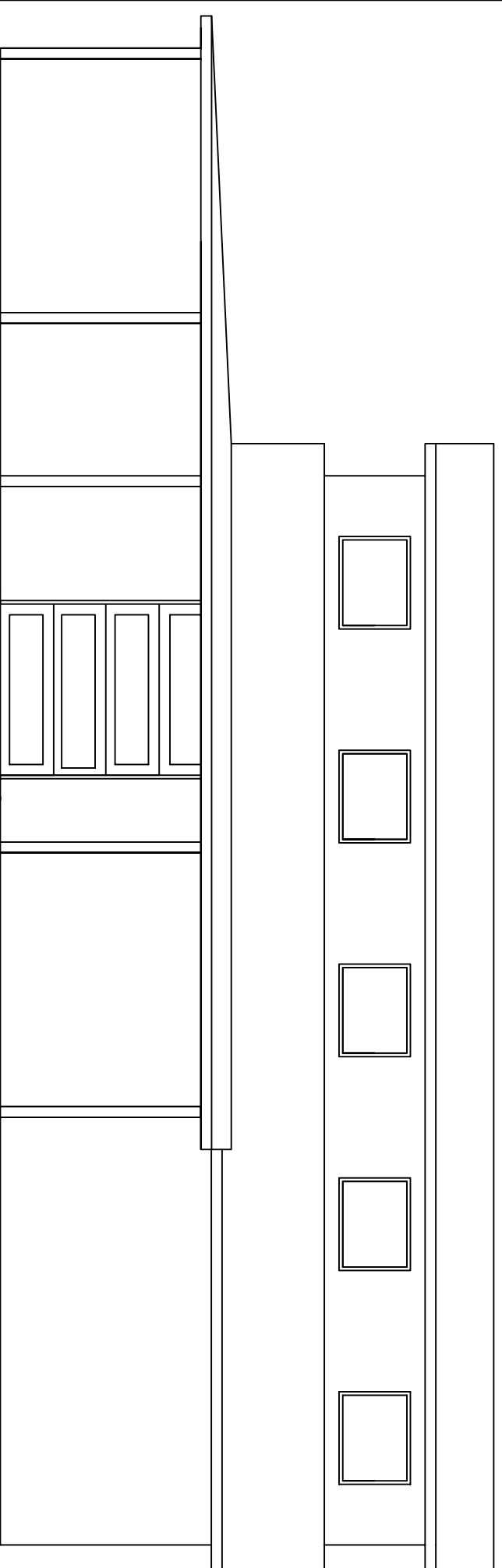
**North Side**



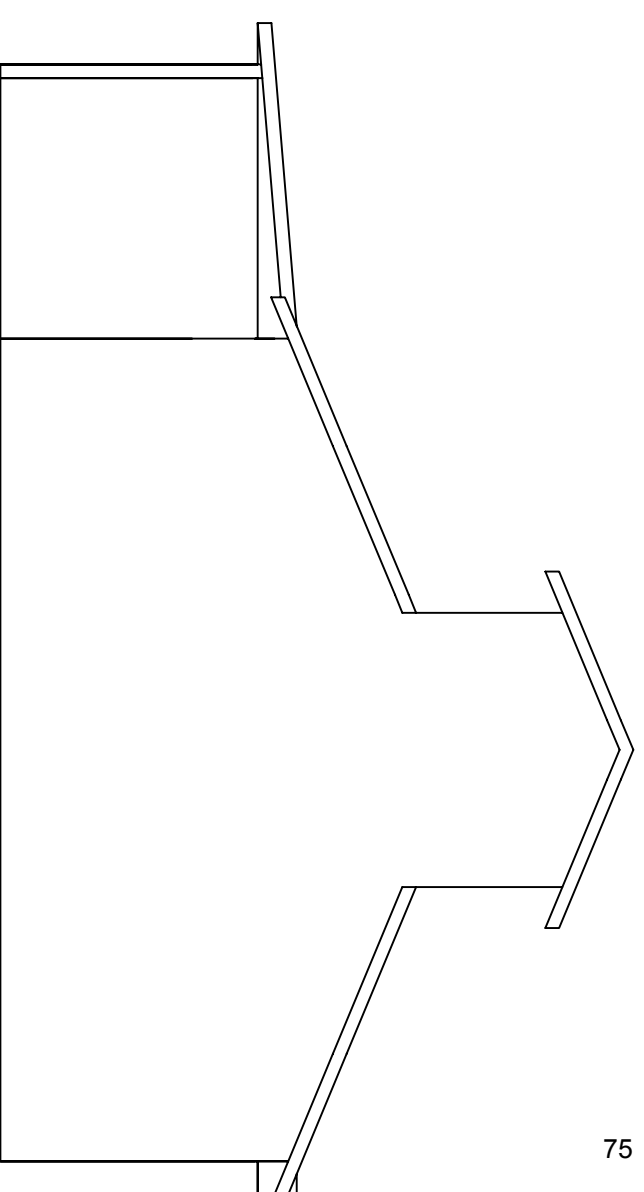
**East Side**



**South Side**



**West Side**



**Proposed Brewery Exterior**

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**TO:** Agricultural Advisory Committee      **DATE:** December 7, 2018  
**FROM:** Angela Buick  
Planner      **FILE:** PL2018-144  
**SUBJECT: Non-Farm Use in the Agricultural Reserve Application No. PL2018-144  
1330 and 1410 Hodges Road – Electoral Area G  
Lot 1 District Lot 19 Nanoose District Plan EPP16024 and Lot C District Lot  
26 Nanoose District Plan VIP80909**

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## **SUMMARY**

This is an application for non-farm use in the Agricultural Land Reserve (ALR) to permit a commercial compost facility including retail sales on the subject properties located in Electoral Area G. Should the Agricultural Advisory Committee (AAC) wish to provide comments to the Provincial Agricultural Land Commission (ALC), it may do so by considering the adoption of a motion. Any comments provided by the Committee will be provided to the ALC, along with a copy of this report to assist the ALC in making a decision on this application.

## **BACKGROUND**

The Regional District of Nanaimo (RDN) has received an application for non-farm use in the ALR from Earthbank Resource Systems Ltd.

The subject properties are legally described as Lot 1, District Lot 19, Nanoose District, Plan EPP16024 and Lot C, District Lot 26, Nanoose District, Plan VIP80909. Lot 1 is 38 hectares in size and is zoned Agriculture 1 (AG1) and Lot C is 24 hectares in size and is also zoned Agriculture 1 (AG1) pursuant to the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.”

Surrounding land uses include agriculturally zoned properties (AG1) and rural residences to the north, west and east. Morningstar Creek transects the south-east portion of Lot 1 and French Creek is located further west. A vacant Forestry/Resource 1 zoned parcel (FR-1) is located to the south, which borders the inland Island Highway. To the east is Morning Star Springs Farm and further to the north, over 1 km away, is the Morningstar Golf Course and higher density residential parcels (see Attachments 1 and 2 for Subject Property Map and Aerial Photo).

In 2001, the Agricultural Land Commission (ALC) approved a non-farm use application to permit the operation of a compost facility on 1.0 hectare of Land, followed by a second ALC approval in 2005 that increased the area of land to 5.0 hectares.

Following these approvals by the ALC, the RDN approved two temporary use permits (TUP) for each property in 2009 numbered: 3360 50 0901 and 3360 50 0902 under file numbers PL2009-228 and PL2009-595. In 2011 these TUPs were renewed under application numbers PL2011-

146 and PL2011-147 to continue the commercial composting facility with accessory retail sales to be consistent with the ALC's former approvals.

In 2014, the applicant submitted a rezoning application where it was referred to the ALC for comments. During the rezoning it was noted that the current operation exceeded the previous approvals as the land being used for the composting operation had increased from the approved 5 hectares and the rezoning application requested an area of 12.3 hectares. In addition, the volume of sales had increased beyond the ALC's definition of composting as a Farm Use.

In order to permit and recognize the expansion of the operation, a new non-farm use application is required to the ALC and consideration by the RDN is required. Earthbank Resource Systems Ltd. proposes to increase the permitted area for a compost facility and retail sale of compost from 5.0 hectares to 9.0 hectares located within the ALR and an additional 0.8 hectares on non-ALR lands.

Currently, Earthbank's composting operations are regulated by the provincial Environmental Management Act under the Organic Matter Recycling Regulations (OMMR) and concurrently by the Regional District of Nanaimo's Waste Stream Management Licensing bylaw (WSML) and is also reviewed by the Organic Matter Review Institute (OMRI). The application that has been submitted has been reviewed by Solid Waste staff who commented that there are currently no operational concerns. Since the previous non-farm use application was denied, Earthbank is technically non-compliant and has been unable to attain annual compliance. In the case that this application receives approval from the ALC, Earthbank would then pursue a re-zoning application with the RDN and compliance with the appropriate agencies including an updated RDN Waste Stream Management License.

The current land uses on Lot C include an estimated 20 hectares for grazing and hayfields as part of the Hof Waldeck Farm, and approximately 4.0 hectares for ongoing soil enhancement using Earthbank Resource Systems compost. The lands also contain drainage ditches, leachate collection ponds and compost curing and storage. The current uses on Lot 1 include a recently constructed single-family dwelling unit with an office and lunchroom facility incorporated within it and a 3,500 square foot greenhouse. Approximately 5.0 hectares is used for the composting operation including compost piles, raw material stock piling, sorting, equipment storage in various buildings, greenhouse and leachate control collection ponds (see Attachments 1 and 2 for Subject Property Map and Aerial Photo).

A copy of the applicant's submission package is included as Attachment 10. Personal Information is redacted as required, in accordance with the *Freedom of Information and Protection of Privacy Act*.

AAC members were provided an opportunity to attend the site on November 15, 2018.

## **REGIONAL GROWTH STRATEGY**

The subject property is designated Resource Lands and Open Space pursuant to the "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011" (RGS). This designation supports uses that are compatible with the creation of new parcels that are smaller than the size supported by the Official Community Plan in effect at the date of the adoption of the RGS, see Attachment 7. Further to this, the RGS encourages the provincial government to protect and preserve the agricultural land base through the ALR, (see Attachments 7, 8 and 9).

## **OFFICIAL COMMUNITY PLAN**

The vast majority of the subject properties are designated as Rural, pursuant to the “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008”. A small portion of Lot C (~0.8 ha) that is not in the ALR is designated Rural Resource. The OCP policies support a full range of agricultural and complementary uses in the ALR and value-added activities are encouraged that can improve farm viability. It is recognized that ALC approval may be necessary for some value-added activities (see Attachment 6 – OCP Policies).

The subject properties are designated within the Environmentally Sensitive Features, Fish Habitat Protection and Farmland Protection Development Permit Areas. A development permit will be required prior to alteration of the land. Amendments to “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008” are not required.

## **ZONING**

The subject properties are currently zoned Agriculture One (AG1) Zone, pursuant to “Regional District of Nanaimo Zoning and Subdivision Bylaw No. 500, 1987”, see Attachments 4 and 5 for zoning regulations and minimum parcel size. The AG1 Zone permits Farm Use, Agriculture, and Residential Use. The zoning regulation permits one dwelling unit per parcel on a parcel having an area of 2.0 hectares or less; two dwelling units per parcel on a parcel having an area equal to or greater than twice the minimum parcel size. The current zoning does not permit compost facility and retail sales.

If this non-farm use application is approved, the applicant will be required to submit a zoning amendment application as amendments to Bylaw 500 are required.

## **BOARD POLICY AND AAC PROCEDURE**

Regional District of Nanaimo Board Policy B1.8: *Review of ALR Applications* (Board Policy B1.8) provides an opportunity for the AAC to review and provide comments on ALR applications for exclusion, subdivision and non-farm use, on lands within the ALR. Board Policy B1.8 also includes a standing Board resolution for non-farm use of lands within the ALR which reads as follows:

Policy B1.8 also states that all ALR non-farm use applications are to be forwarded to the Provincial Agricultural Land Commission (ALC) with no resolution of support or opposition from the Regional Board of Directors.

In accordance with the AAC Terms of Reference, the role of the AAC members is to provide local perspective and expertise to advise the Board (and in this case comment to the ALC) on a range of agricultural issues on an ongoing and as needed basis, as directed by the Board. In addition to members’ local knowledge and input, comment on ALR applications may be guided by Board approved policies such as the RDN Board Policy B1.8, the Board Strategic Plan, the RGS and the applicable OCP, along with the relevant land use bylaw.

Members of the AAC can also find information related to ALR land use and agriculture in BC, on the Agricultural Land Commission and Ministry of Agriculture websites. Local and contextual information can also be found on the RDN’s agricultural projects website at [www.growingourfuture.ca](http://www.growingourfuture.ca).

Comment provided to the ALC from the AAC is consensus based, through Committee adoption of a motion. If an AAC member has comments regarding an application being submitted to the ALC, the appropriate time to provide those comments is in the Committee meeting, during discussion on the application, and prior to the Committee's adoption of its motion. Only motions approved by the Committee will be forwarded to the ALC for its consideration. Comments from individual AAC members will not be included in the staff report that is forwarded to the ALC.

The comment provided by the AAC is not an approval or denial of the application and is only a recommendation to the ALC regarding a specific application. As per Board Policy B1.8 any comment from the AAC is provided in addition to the applicable standing Board resolution and Electoral Area Director's comment (if provided). The ALC is the authority for decisions on matters related to the ALR and will consider comments in making its decision on an application.

### **ELECTORAL AREA DIRECTOR COMMENT**

As per Board Policy B1.8, all applications under the *Agriculture Land Commission Act* for exclusion, subdivision, or non-farm use of ALR land are to be forwarded to the applicable subject property's electoral area director, for comment.

With respect to this application, Director Clark Gourlay, Electoral Area G, has identified a conflict of interest and therefore has opted out of the site visit and opportunity for comment.



---

Angela Buick  
abuick@rdn.bc.ca  
November 27, 2018

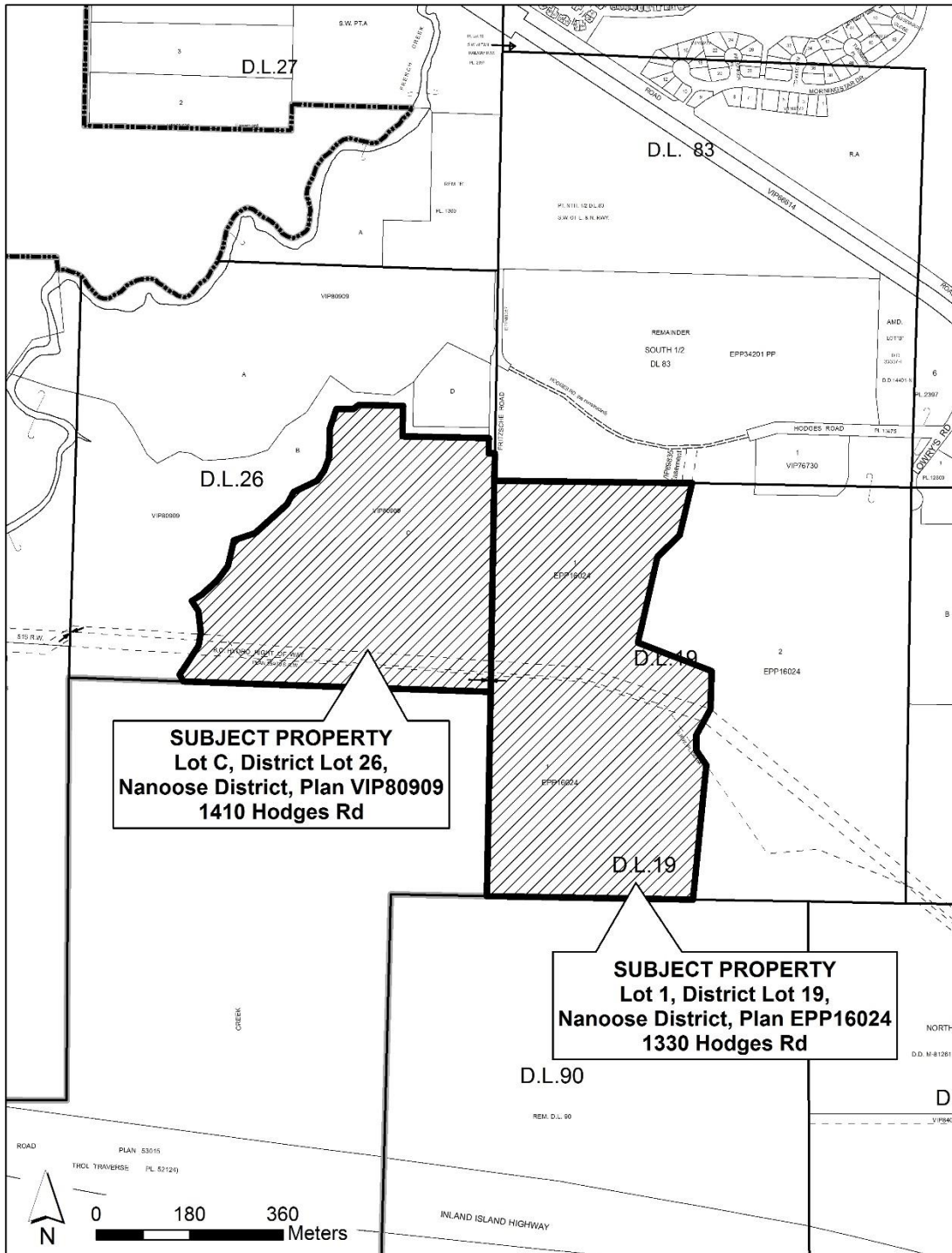
Reviewed by:

- P. Thompson, Manager of Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

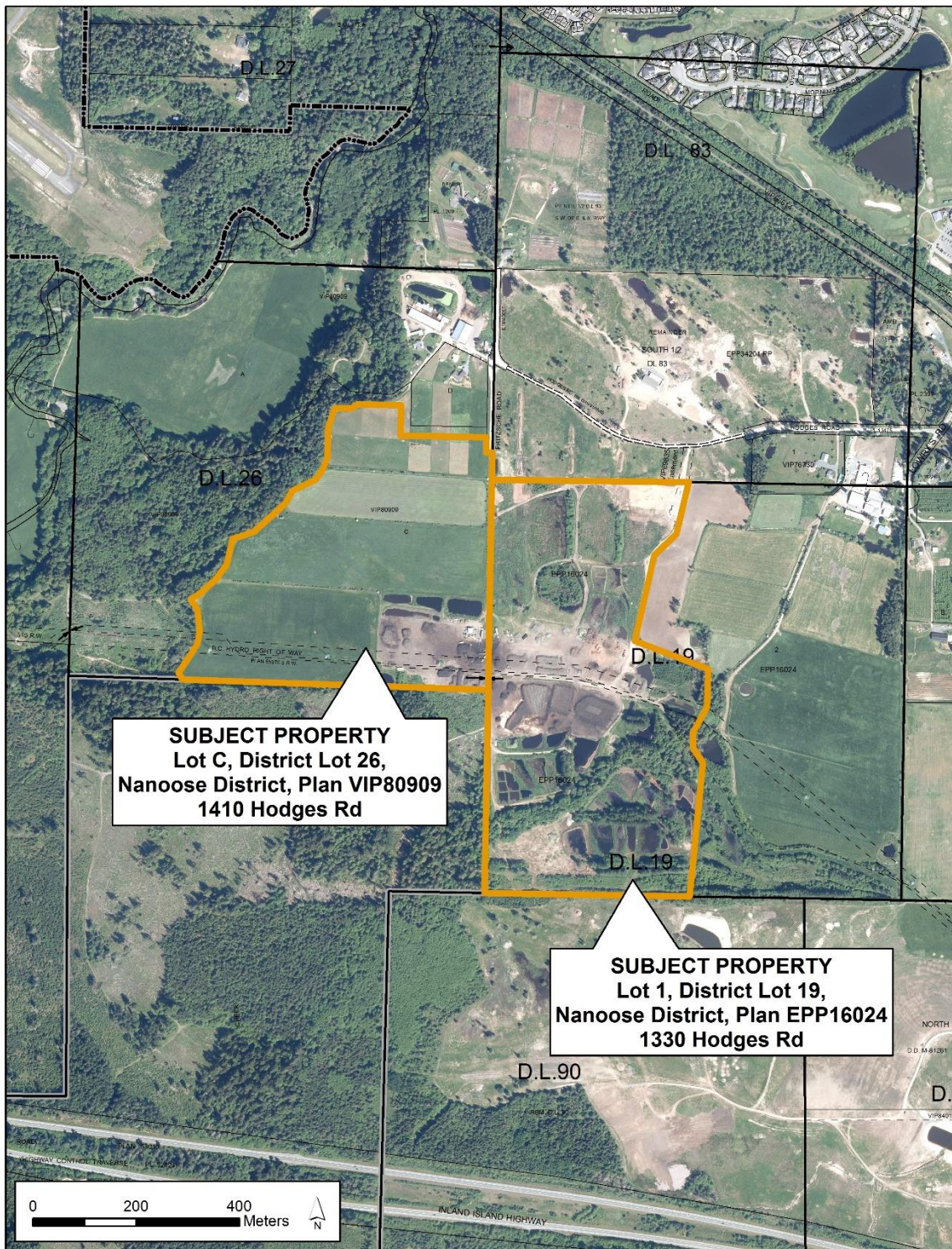
1. Subject Property Map
2. 2016 Aerial Photo
3. Proposed Site Plan
4. Existing Zoning
5. Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size
6. Official Community Plan Land Use Designation
7. Regional Growth Strategy - Land Use Designation
8. Regional Growth Strategy - Goal 7 - Enhance Economic Resiliency – Agriculture
9. Regional Growth Strategy - Goal 8 – Food Security
10. Applicant's Submission

### Attachment 1 Subject Property Map

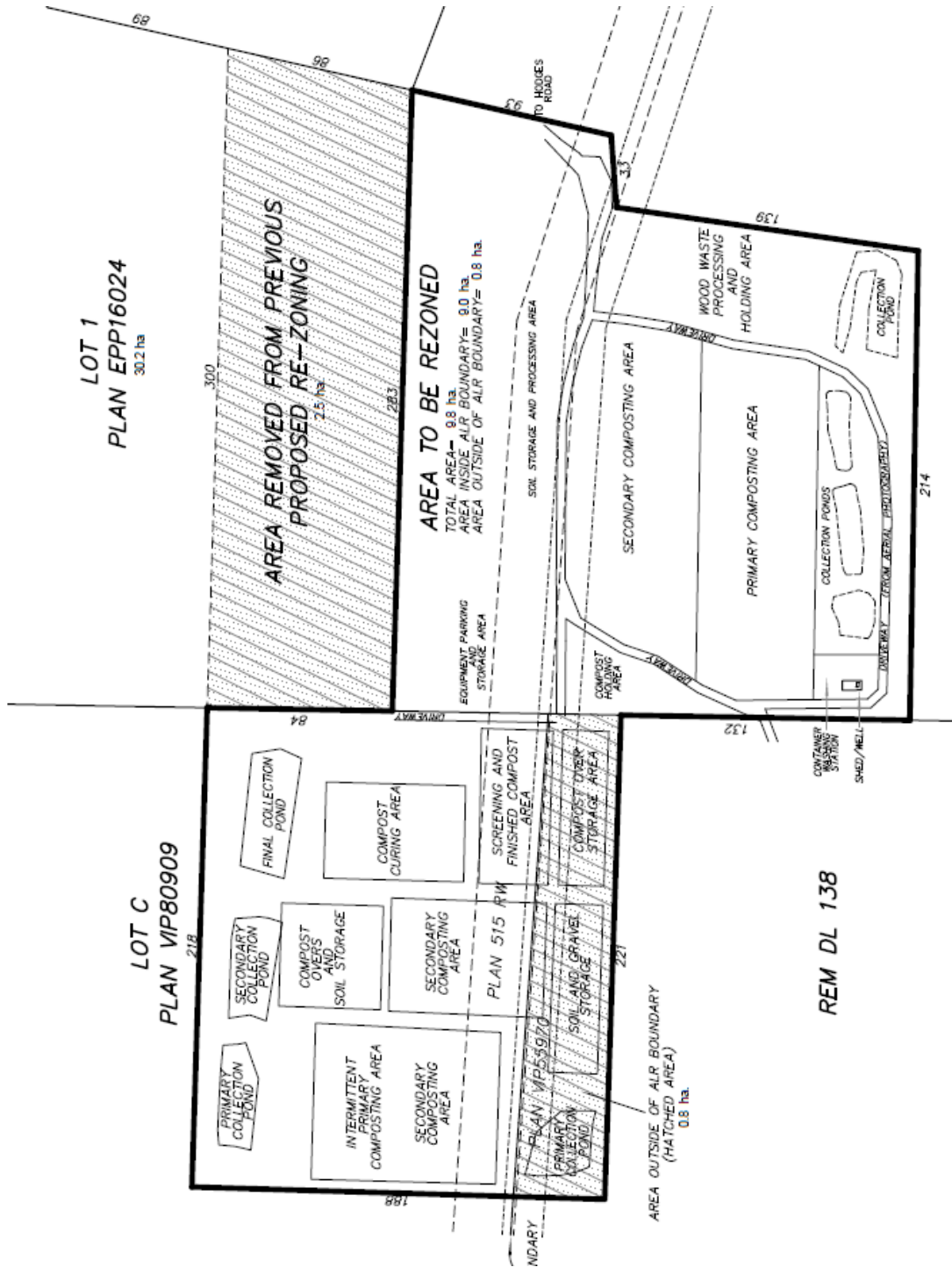




**Attachment 2**  
**2016 Aerial Photo**



### Attachment 3 Proposed Site Plan



**Attachment 4  
 Agricultural 1 Zoning  
 (Page 1 of 4)**

*Part 3 – Land Use Regulations*

---

Section 3.4.1

**A G R I C U L T U R E 1**

AG1<sup>42,43</sup>

**3.4.1.1 Permitted Uses and Minimum Site Area**

**Permitted Principal Uses**

- a) Farm Use – on lands located in the Agricultural Land Reserve
- b) Agriculture – on lands not located in the Agricultural Land Reserve
- c) Residential Use

**Permitted Accessory Residential Uses**

- a) Home Based Business
- b) Secondary Suite

**Permitted Accessory Farm Uses**

- a) Temporary Sawmill
- b) Agricultural Education and Research
- c) Agri-tourism Accommodation
- d) Production of Biological Integrated Pest Management Products
- e) Gathering for an Event<sup>44</sup>

**3.4.1.2 Maximum Number and Size of Buildings and Structures**

- |  |   |   |
|--|---|---|
| 1) Accessory residential buildings   | combined floor area of 400 m <sup>2</sup> |   |
| 2) Dwelling units/parcel   |   |   |
| a) on a parcel having an area of 2.0 ha or less  |   | 1 |
| <b>For Electoral Areas 'A', 'C', 'E', and 'H'</b>  |   |   |
| b) on a parcel having an area greater than 2.0 ha  |   | 2 |
| <b>For Electoral Area 'G'</b>  |   |   |
| c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes' |   | 2 |

<sup>42</sup> Bylaw No.500.383, Adopted June 25, 2013

<sup>43</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>44</sup> Bylaw No. 500.413, adopted May 22, 2018

**Attachment 4  
 Agricultural 1 Zoning  
 (Page 2 of 4)**

*Part 3 – Land Use Regulations*

---

**AGRICULTURE 1 continued**

---

- d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha. 2
- 3) Height (non-farm and accessory farm buildings and structures) 9.0 m
- 4) Parcel coverage
  - a) Non-farm buildings and structures 10%
  - b) Farm or agriculture buildings and structures 25%
  - c) Greenhouses 75%
  - d) In no case shall the combined parcel coverage exceed 75%.
  - e) Notwithstanding a), b), c) and d) above or any other regulation in this Bylaw, the following agricultural structures shall be exempt from maximum parcel coverage:
    - i) Permeable detention ponds
    - ii) Support structures used for shading, frost and wind protection, netting, or trellising.

---

**3.4.1.3 Minimum Setback Requirements**

- 1) All non-farm buildings and structures – All lot lines 8.0 m  
 except where:
  - a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
  - b) any part of a parcel is adjacent to or contains a watercourse or the sea then the regulations in Sections 3.3.8 and 3.3.9 shall apply.
- 2) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.

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**3.4.1.4 Other Regulations**

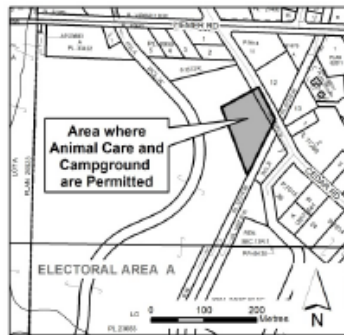
- 1) For any part of a parcel in the Agricultural Land Reserve, 'Farm Use' shall be a permitted principal use and for any part of a parcel not located in the Agricultural Land Reserve, 'Agriculture' shall be a permitted principal use.
- 2) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 3) Specific 'Farm' and 'Permitted' uses as defined in the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation* shall be developed in accordance with Section 3.3.15 and 3.3.16 of this Bylaw.
- 4) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* is subject to the *Agricultural Land Commission Act and Regulations*, and applicable orders of the Land Reserve Commission.

### Attachment 4 Agricultural 1 Zoning (Page 3 of 4)

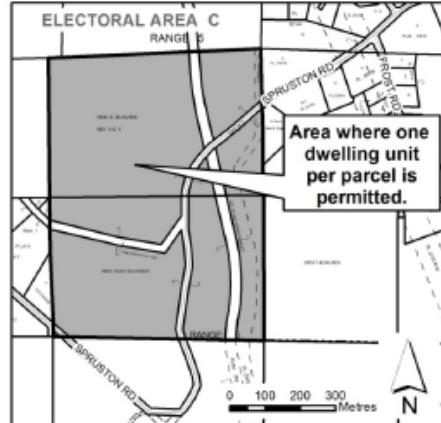
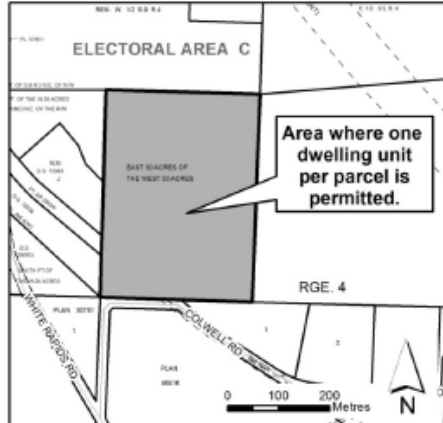
Part 3 – Land Use Regulations

**AGRICULTURE 1 continued**

- 5) Animal Care and Campground shall be permitted in the shaded area outlined in bold in the map below.



- 6) Notwithstanding Section 3.4.1.2 Dwelling units/parcel the maximum number of dwelling units permitted in the shaded areas outlined in bold in the maps below shall be limited to one dwelling unit per parcel.

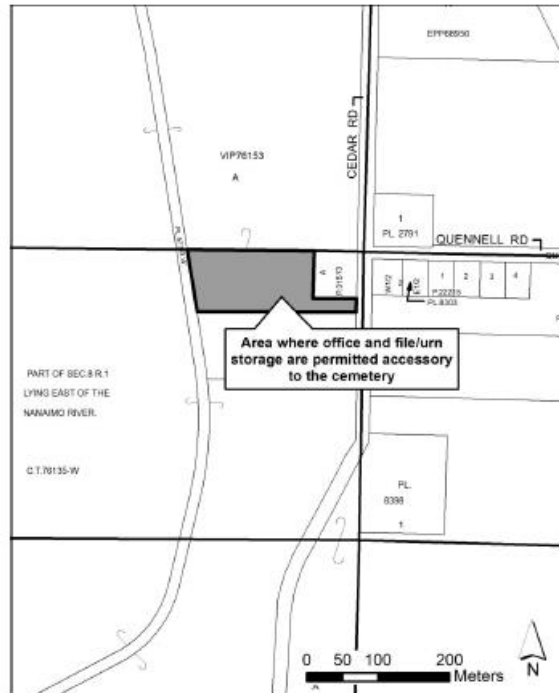


**Attachment 4  
Agricultural 1 Zoning  
(Page 4 of 4)**

Part 3 – Land Use Regulations

**AGRICULTURE 1 continued**

- 7) Office and file/urn storage accessory to the cemetery shall be permitted in accordance with ALC non-farm use approval in the shaded area outlined in bold in the map below.<sup>45</sup>



<sup>45</sup> Bylaw 500.412, adopted March 27, 2018

RDN Bylaw No. 500

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

Page 3 - 24

**Attachment 5**  
**Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size**

Part 4 – Subdivision Regulations '4B' – Subdivision Districts

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 500**

**SCHEDULE '4B' SUBDIVISION DISTRICTS - MINIMUM PARCEL SIZES**

- 1) The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below:<sup>1</sup>

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
CC <sup>2</sup>	4.0 ha	4.0 ha	4.0 ha	4.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
H	5000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
J <sup>3</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>	1.0 ha	1.0 ha
K	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
L	2000 m <sup>2</sup>	2000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
M	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
N <sup>4,5</sup>	1600 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
P	1000 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
Q (EA G only)	700 m <sup>2</sup>	<sup>6</sup> 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
R	500 m <sup>2</sup>	<sup>7</sup> 1.0 ha	1.0 ha	1.0 ha
S <sup>8</sup>	400 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
T <sup>9</sup>	600 m <sup>2</sup>	No further subdivision		
V <sup>10</sup>	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 <sup>11</sup>	400 lots with approved pump and haul service connection			

<sup>1</sup> Bylaw No. 500.238, adopted February 10, 1998  
<sup>2</sup> Bylaw No. 500.347, adopted September 22, 2009  
<sup>3</sup> Bylaw No. 500.27, adopted August 9, 1988  
<sup>4</sup> Bylaw No. 500.66, adopted December 12, 1989  
<sup>5</sup> Bylaw No. 500.324, adopted February 28, 2006  
<sup>6</sup> Bylaw No. 500.264, adopted October 10, 2000  
<sup>7</sup> Bylaw No. 500.264, adopted October 10, 2000  
<sup>8</sup> Bylaw No. 500.27, adopted August 9, 1988  
<sup>9</sup> Bylaw No. 500.394, adopted August 25, 2015  
<sup>10</sup> Bylaw No. 500.253, adopted January 11, 2000  
<sup>11</sup> Bylaw No. 500.275, adopted October 9, 2001

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 1 of 4)**

## **5.0 Protecting Rural Integrity**

Electoral Area 'G' residents define rural as "a perpetuation of a style and quality of life for local residents on lands originally inhabited by First Nations Peoples and later established by pioneers for homesteading and agriculture, with a mixture of protected forests and a forest interface that allows for a continuum of wildlife habitat and access to environmentally sensitive trail systems."

In recognition of the community's value of the rural atmosphere of Electoral Area 'G', and the region's goal of protecting rural integrity, the Electoral Area 'G' OCP identifies the different types of neighbourhoods and land uses in the Plan Area that are considered to be rural in character, and provides policies to protect and enhance the unique attributes of these rural lands and ensure that changes which may occur on these rural lands contribute to, rather than detract from, the quality of life enjoyed by the residents of Electoral Area 'G'.

The Electoral Area 'G' Official Community Plan Area offers diverse rural and semi-rural lifestyles including rural residential areas outside of the Urban Containment Boundary as defined in the Regional Growth Strategy. The following sections set out the objectives and policies for protecting rural integrity in Electoral Area 'G'.

### **5.1 Rural and Rural Residential Land Use Designations**

This Plan designates Rural and Rural Residential land use designations based on the minimum parcel sizes supported by the Regional Growth Strategy. Rural Residential designated lands in this Plan are intended to provide for larger-lot residential uses which may include traditional rural pursuits while also serving as a buffer between resource land and the more urbanized lands.

The Rural and Rural Residential area of Electoral Area 'G' contains a variety of lands with natural resource value including agriculture, aggregates and forestry. These lands have historically played a significant role in shaping the Plan Area's character, as well as providing important economic benefits. Their long term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible land uses necessitating special attention and protective measures.

The policies of this section define the community's intentions and priorities with respect to the long term management and use of rural residential lands. This section of the Plan recognizes the unique qualities of each distinct rural residential community and supports minimum parcel sizes based on policies in the Regional Growth Strategy. In doing so the Plan divides lands into the following four categories: 'Rural Residential 1', 'Rural Residential 2', 'Rural Residential 3', and 'Rural' as described below.

#### **Objectives:**

1. Protect and maintain the recreational, agricultural, forestry and aggregate land base and associated activities.
2. Minimize the impact of agriculture, forestry and aggregate-related activities on the natural environment and other forms of development and land uses.



**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 2 of 4)**

3. Encourage farm activities on productive agricultural lands and on any lands capable of supporting viable agricultural activities.
4. Provide for continued rural residential opportunities without contributing to further rural sprawl.

**General Policies:**

The following policies apply to all lands within the, Rural Residential 1, Rural Residential 2, Rural Residential 3, and Rural land use designations.

**Policies:**

1. Lands designated Rural, Rural Residential 1, and Rural Residential 2 are shown on Map No. 3.
2. Although it is recognized that there are existing parcels within the Rural, Rural Residential 1, 2, or 3 designation that have been serviced with community water prior to the adoption of this Official Community Plan, the provision of or expansion to community water to service lands designated Rural, Rural Residential 1, Rural Residential 2, or Rural Residential 3 shall only be supported for health or environmental reasons and only where such services do not result in additional subdivision or development beyond what is permitted by the current zoning based on the minimum parcel size/site area requirements with no community servicing.
3. Zoning amendment proposals that have the potential to impact the quantity or quality of water resources shall be accompanied by a hydrological impact assessment report prepared by a professional engineer with experience in hydrologic analyses. The amendment proposal must also ensure that there are no impacts on fish habitat and the receiving waters, including channel stability and flow maintenance.
4. Permitted uses shall be compatible rural uses, rural residential uses and uses accessory to rural, and rural residential uses.
5. This Plan does not support lands within the Plan Area being pre-zoned for Animal Care. Lands within this Plan Area with existing Rural 2 and Rural 3 zoning may be considered for rezoning to remove 'Animal Care' as a permitted use, which may include changing the zoning designation to be consistent with the existing surrounding zoning designations.
6. Notwithstanding Policy 5 above, a rezoning to permit Animal Care may be supported within the Plan Area subject to its suitability being determined through the rezoning process.

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 3 of 4)**

7. The Ministry of Environment is encouraged to license and monitor groundwater extraction and monitor licensed surface water withdrawals.

**Rural and Rural Residential designations**

The Regional District of Nanaimo Regional Growth Strategy does not support the creation of parcels smaller than the size supported by the Official Community Plan in effect at the date of the adoption of the Regional Growth Strategy on June 10, 2003. Notwithstanding this requirement, if a parcel was serviced with community water since June 10, 2003, the minimum parcel size supported by the zoning bylaw which was in affect on June 10, 2003 with community water service and no community sewer service may be supported.

The designations are intended to be consistent with the Regional Growth Strategy and recognize the unique rural qualities of existing rural neighbourhoods in Electoral Area 'G'.

**Rural**

The Rural designation primarily includes lands within the Agricultural Land Reserve although it is recognized that not all lands within this designation are within the ALR. Lands within the rural designation have value for agriculture, forestry, and other resource activities.

***Policy:***

22. The minimum parcel size for lands within the rural land use designation shall be 8 hectares although this Plan recognizes that there are existing parcels smaller than 8 hectares in area.

23. Rezoning to permit the creation of new parcels smaller than 8 hectares in the rural land use designation shall not be supported.

24. Where land is located within the Agricultural Land Reserve and is proposed for subdivision or non-farm use, including the placement of a second dwelling, approval must first be obtained from the Agricultural Land Commission, except where additional dwellings are necessary for farm purposes subject to the *Agricultural Land Commission Act*. All subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies in Section 8.1 of this Plan.

25. New residential development shall be permitted at densities of 1 dwelling unit per 8 hectares to a maximum of two dwelling units per parcel.

26. Temporary Use Permits for primary resource processing, asphalt batch plant, concrete ready mix plant, yard waste chipping, or commercial composting and rezoning applications to rezone existing gravel pits to allow primary processing and related

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 4 of 4)**

activities associated with gravel extraction may be supported in accordance with the Policies contained in Sections 8.3 and 8.7 of this Plan.

27. For any of the uses listed in Policy 26 above, the preferred option is to consider them for a Temporary Use Permit prior to considering them for a rezoning in accordance with Sections 8.3 and 8.7.

## **Attachment 7 Regional Growth Strategy Land Use Designation**

### **Resource Lands and Open Space**

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;
- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

## **Attachment 8**

### **Regional Growth Strategy Goal 7 – Enhance Economic Resiliency - Agriculture**

#### **Agriculture**

- 7.14 Recognize the importance of agriculture to the region's economy. To this end, the RDN and member municipalities agree to:
- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
  - Encourage the provincial government to protect the agricultural land base through the ALR;
  - Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
  - Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;
  - Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
  - Encourage and support value-added agricultural industries; and
  - Enhance opportunities for agricultural activity on lands not in the ALR.

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 1 of 3)**

**Goal 8 - Food Security** - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

*The '5 A's' of food security:*

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 2 of 3)**

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% ([www.alc.gov.bc.ca/alr/stats](http://www.alc.gov.bc.ca/alr/stats)).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;
- Improving infrastructure to provide agricultural services and processing; and improving access to markets.

**Policies**

The RDN and member municipalities agree to:

- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 3 of 3)**

- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
- The provision of appropriately located agricultural support services and infrastructure;
  - Reducing impediments to agricultural processing and related land uses;
  - Allowing compatible complementary land use activities (e.g., agri-tourism);
  - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.
- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).



**Attachment 10**  
**Applicant's Submission**



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 58039

**Application Status:** Under LG Review

**Applicant:** Earthbank Resource Systems Ltd.

**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 09/05/2018

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** We currently sell around 10,000 yards of Fish Compost annually to Vancouver Island and Gulf Island farmers, local golf courses, the Town of Qualicum Beach, the City of Parksville, Milner Gardens (VIU), Morningstar Golf Course, and literally countless urban and community garden food producers. We require a special land use permit in order to make our compost on ALR land, and have historically received this approval from the ALC (as well as the RDN), as we have clearly demonstrated over time our commitment to land-stewardship, our vital link to our community (especially food production). Perhaps most significantly, our composting activities have greatly enhanced the agricultural viability of the land we currently operate on. Please review our letter in attachments for details.

**Mailing Address:**

1424 Hodges Road

Parksville, BC

V9P 2B5

Canada

**Primary Phone:** (250) 954-0118

**Mobile Phone:** (250) 897-8118

**Email:** fishcompost@shaw.ca

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 028-988-868

**Legal Description:** Lot 1, District Lot 19, Nanoose District, Plan EPP16024

**Parcel Area:** 30.2 ha

**Civic Address:** 1330 Hodges Road, Parksville, V9P 2B5

**Date of Purchase:** 01/17/2013

**Farm Classification:** Yes

**Owners**

1. **Name:** Earthbank Resource Systems Ltd.

**Address:**

1330 Hodges Road

Parksville, BC

V9P 2B5

Canada

**Phone:** (250) 897-8118

**Cell:** (250) 954-0118

**Email:** earthbank@shaw.ca

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2. **Ownership Type:** Fee Simple  
**Parcel Identifier:** 026-659-247  
**Legal Description:** Lot C, District Lot 26, Nanoose District, Plan VIP80909  
**Parcel Area:** 24 ha  
**Civic Address:** 1410 Hodges Road, Parksville, B.C. V9P 2B5  
**Date of Purchase:** 08/29/2009  
**Farm Classification:** Yes  
**Owners**

1. **Name:** Volkhard Fritzsche  
**Address:**  
1420 Hodges Road  
Parksville, BC  
V9P 2B5  
Canada  
**Phone:** (250) 248-3307  
**Email:** hof-waldeck63@shaw.ca
- 

## **Current Use of Parcels Under Application**

### **1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*The parcels identified are currently used to compost fish waste from fish farms, salmon exclusively, and forestry waste from local land clearing (predominately Fir and Hemlock), as well as some saw dust and bark from local wood processors). We also take manure from a neighboring dairy farm and compost it with the wood waste. We grind the wood waste on site.*

### **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*We utilize nutrient recapture of our waste water, contained in large holding ponds (please see attachments). Over time, as these ponds mellow, they are distributed via sprinklers directly to the area grasslands. Over time the biomass of these areas has significantly increased, as the grasses located on same uptake the nitrogen and nutrients in the waste water. In addition, we apply both our fish compost, as well as the topsoil that comes in mixed with the land-clearing debris, directly to our land. As we plan to farm same, our intention is to make these lands more viable from a farming perspective.*

### **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*Even though we are composting a farm product that is protected under the Right To Farm Act (fish waste from salmon farming), this activity is not currently included in the Act. As mentioned, we apply our Fish Compost to our land, however the majority of it is sold to local area farmers, landscapers, municipalities, education/public gardens and retailers. Please see attachments for a complete list of our customers. Please also review our letter that clearly outlines our strong link to local food producers/community.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** unknown

### **East**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** dairy/cheese

## South

**Land Use Type:** Agricultural/Farm

**Specify Activity:** cattle

## West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** cattle

## Proposal

### 1. How many hectares are proposed for non-farm use?

9 ha

### 2. What is the purpose of the proposal?

*We currently sell around 10,000 yards of Fish Compost annually to Vancouver Island and Gulf Island farmers, local golf courses, the Town of Qualicum Beach, the City of Parksville, Milner Gardens (VIU), Morningstar Golf Course, and literally countless urban and community garden food producers. We require a special land use permit in order to make our compost on ALR land, and have historically received this approval from the ALC (as well as the RDN), as we have clearly demonstrated over time our commitment to land-stewardship, our vital link to our community (especially food production). Perhaps most significantly, our composting activities have greatly enhanced the agricultural viability of the land we currently operate on. Please review our letter in attachments for details.*

### 3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

*It would be impossible to do what we do in an industrial park. As you can see from the layout of our operation, specifically the nutrient waste water holding ponds and the careful process we have designed to create our nutrient-rich compost, an industrialized process would be impossible. The only other option for fish waste is the rendering plant, and even they can only take the waste if it is very fresh and/or frozen. Our passive compost process provides the smallest possible ecological footprint with the best possible results in terms of nutrient capture/recycling. We have perfected this process over two decades, and have careful records and an excellent standing with local environmental regulating bodies to prove our case for being on ALR land. For details, please review our letter in attachments.*

### 4. Does the proposal support agriculture in the short or long term? Please explain.

*Without question, our proposal supports agriculture in both the short and long term. In the short term, we are supplying Vancouver Island and Gulf Island farmers with a much needed soil amender. There are very little options for farmers in this area, and virtually none that comes close to our quality/affordability (we are listed for use in certified organic food production, and sell primarily in bulk). In the long-term, we are slowly and steadily improving the soil quality of the ALR land on which we operate. It is our intention to farm this land, and have already built a greenhouse to move us further towards this goal. Please see our letter in attachments for details.*

## Applicant Attachments

- Site Photo - Earthbank Greenhouse
- Professional Report - RDN By-Law Amendment
- Proposal Sketch - 58039
- Other correspondence or file information - Letter Of Support
- Other correspondence or file information - Letter Of Support
- Other correspondence or file information - Letter Of Support

- Other correspondence or file information - ALC Application Overview
- Certificate of Title - 028-988-868
- Certificate of Title - 026-659-247

## **ALC Attachments**

None.

## **Decisions**

None.



Earthbank Resource Systems Ltd.  
1424 Hodges Road  
Parksville, BC V9P 2B5  
Canada

Tel: 250-897-8118  
www.fishcompost.com  
earthbank@shaw.ca

August 31, 2018

Agricultural Land Commission  
133 – 4940 Canada Way  
Burnaby, BC  
V5G 4K6

Re: Application to Conduct a Non-Farm Use in the ALR

Dear Executive Committee of the ALC;

Please note that we had a previous application, reference **ALC File: 54982**. During the appeal process our application expired, at which time we were advised by Sara Huber, our previous file manager at the ALC, to move forward with a new application. **In our new application there is a significant reduction in the size of our operation, from 12 hectares to 9 hectares that is inside the ALR. There is another .8 hectares that we are applying to rezone which is outside the ALR. Please see new Site Plan enclosed.**

During our appeal process, we felt it was important to emphasize our strong community ties with local farmers and urban food producers. We believe that the Earthbank facility qualifies for approval of a non-farm use based primarily on these ties, under section 13(1) of the ALCA; specifically 13(1)(a)(b)&(c). As such, we will highlight this important aspect of our business moving forward.

Earthbank fish compost is an integral component to the productivity of food producers in our region, as there is virtually no other comparable source of soil amendments for these commercial and urban farmers. Over the past two decades, our ties to local farms and food producers has grown significantly, and continues to grow as customers experience the long-term benefits of adding our fish compost to their farms and gardens.

For many years our fish compost has been pivotal to successful food production for dozens of Vancouver Island/Gulf Island farmers, as well as countless urban/residential food producing gardens and community/educational gardens. We provide an OMRI Listed soil amender in bulk, that is unparalleled in terms of quality and price point. In addition, Earthbank is in compliance with the local Regional District of Nanaimo's initiatives for building soil productivity/capacity and also environmental sustainability.

**Section 13(1)(a) of the ALC Act emphasizes the validity of “an application for use of agricultural land for a school, hospital, publically funded institution or public utility, or another purpose prescribed by regulation”**

Earthbank is currently "**prescribed by regulation**" by two government regulatory agencies and one NGO that regulates the organic food production industry. The provincial Organic Matter Recycling Regulations (OMMR) is administered by the Ministry of Environment under the Environmental Management Act; the Waste Stream Management License, issued and operated by the Regional District of Nanaimo; and the Organic Matter Review Institute (OMRI), which is the agency that approves our compost for use in organic production.

In addition to local farmers, our compost is used widely by the City of Parksville, the Town of Qualicum Beach, and the Vancouver Island University's Milner Gardens & Woodlands to enhance their community gardens. Indeed, both communities have won awards over many years due to the success of their community gardens. Earthbank also donates generously to many community food gardens, including District 69's urban food production education initiative, a very successful program that introduces the next generation to food production best practices at two local high schools. *For a complete list of users, please see attached.*

**Section 13(1)(b) it emphasizes the importance of being in line with “ a regional growth strategy under the Local Government Act”**

*The Regional Growth Strategy for the RDN encourages: “Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development, including forestry” and additionally; “Land designated for resource management, or resource use purposes”.*

One of Earthbank's primary functions is to recycle organic matter and the nutrients from *forestry* waste into a powerful soil amender. We receive and process forestry waste from sawmills, log sorts and wood waste from land clearing for developments. This material is then processed over a one to two year period and turned into compost and soil which is used extensively as a much needed agricultural amendment in our community. The alternative in the past for this so-called waste is to simply burn it and/or landfill it. As such, our composting process fits into the RDN Regional Growth Strategy in two fundamental ways. One, we are recycling nutrients and organic matter which supports the goal of providing a sustainable agriculture locally. Also, we are reducing carbon emissions by providing a much needed alternative to burning or landfills.

Further to the RDN regional growth strategy compatibility, Earthbank's other primary function is to process fish waste produced by the salmon farming industry, as well as unwanted cow manure from a neighbouring dairy farm. Both of these inputs are from farms protected under the 'Right to Farm' legislation. It follows that the waste from the same should be provided protection on agricultural land, especially since the end result of our nutrient/organic matter recycling activity directly enhances soil of our own ALR land, as well as numerous other farms on ALR land. Please review our letters of support from some of our valued farmers, as these will explain in detail how our fish compost has benefited them directly.

*The RDN Regional Growth Strategy also states “Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems.”*

The above statement links together 13 (1) (a) and 13 (1) (b) under “community use” in the ALCA. Both the provincial and local regulations governing the Earthbank facility are primarily focused on environmental protection/enhancement. In our compost process, we apply both nutrient rich compost and soil that comes from the land clearing debris loads directly to our property. As such, our operation is significantly improving the farming viability of the ALR land we are operating on. This will benefit us directly, as we move into more traditional farming practices, as well as generations of farmers to come. Further, we contain and recycle 100% of all effluent from our composting operation in which one of the main uses is to stimulate the growth of biomass (i.e.

green manure) to further enhance the addition of organic matter to our farm soils on large portions of the property.

**Section 13(1)(c) indicates applicants should adhere to “the form and content of the official community plan of a local government”**

According to the April 13, 2016 RDN Staff report, *“the subject property is designated as Rural, pursuant to the Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008.”*

That same report goes on to state:

*“The OCP policies support a full range of agricultural and complimentary uses and value added activities are encouraged that can improve farm viability.”*

As mentioned, our compost and soils have been supporting local farms and food production, as well as community groups/gardens for many years. In addition, our activities have greatly improved the quality of the soil on our land, making it significantly more viable for producing farm crops in the future. Furthermore, an amendment to the OCP Bylaw No. 1450 in May of 2010 both strengthened the focus on value added activities that can improve farm viability and further encourages policies regarding *“Energy Use and Climate Change”*. Please see attached Amendment.

Under RDN OCP Policies please note:

**# "5. Food Production - support efforts to maintain a sustainable locally produced source of food."**

It is widely understood that the quality of local agricultural soils on Vancouver Island and the surrounding Gulf Islands is poor, and that the production and addition of compost to enhance soil fertility long term is becoming a cornerstone to the sustainability of locally produced food. Indeed, the RDN now offers residents a rebate of up to \$100 for their investment in improving soil quality, specifically by adding compost. Many of our residential customers, which include urban food growers, are benefiting from this program.

The number of farms located on Vancouver Island and the Gulf Islands that Earthbank supplies soil amendment to has been steadily increasing over the past two decades, despite the fact that we do very little advertising. At last count, this number is over two dozen. In addition, as mentioned, we regularly donate to community gardens, including District 69's educational food production program. The number of urban or “backyard” farmers we serve are too many to count.

It is our understanding that our compost production operation is viewed favourably by the RDN in regard to the above, in particular their Agriculture Advisory Committee. In 2016 this Committee made 2 site visits to our facility related to our rezoning application and the conclusion from these visits was to recommend Approval for Non-Farm Use to the ALC. It is their position that the Earthbank facility fits in well within the Official Community Plan and the Regional Growth Strategy.

Last but not least, we are declaring formerly our plans to utilize the remainder of the Earthbank property, that is about 60 acres of the total 75 acres, for traditional agricultural purposes and green



belt. Currently we have recently constructed a 3500 square foot greenhouse (*see attached photograph*) that is a prototype for extensive future greenhouse production on the property. There are plans in place to proceed with a number of agricultural crops and products on significant acreage including an agricultural processing building on the property that has already begun and will be completed in 2019. Our recent expansion directly relates to our plans to engage in agricultural activities, including food production. It is our expectations that the Earthbank property will evolve into a fully agricultural property over the next 5 years, if not sooner.

In summary, it is clear that Earthbank provides a much needed soil amender that is of significant value to local farms and urban food producers on Vancouver Island and the Gulf Islands. The production of compost fits perfectly with the environmental and growth strategy goals of the RDN, specifically recycling, land stewardship, and strengthening local food security. Our contribution to the both the Vancouver Island farming community, and also the numerous farm and residential food producers cannot be understated. In addition, our operation is significantly benefiting the productivity of the ALR property we are located on, making it more viable for many generations of farmers to come. We hope that we have clearly demonstrated how our operation is in line with the principles set out in the ALC Act.

If you have any questions, please feel free to contact us.

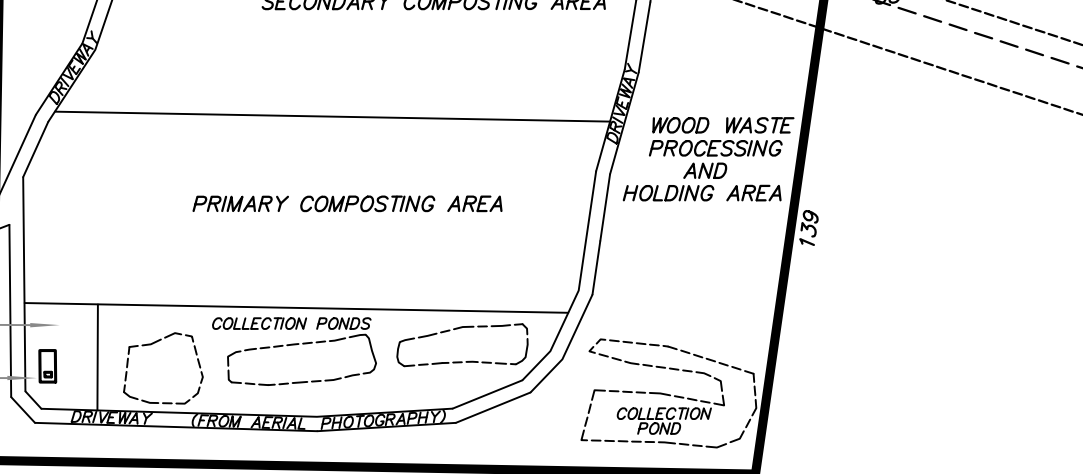
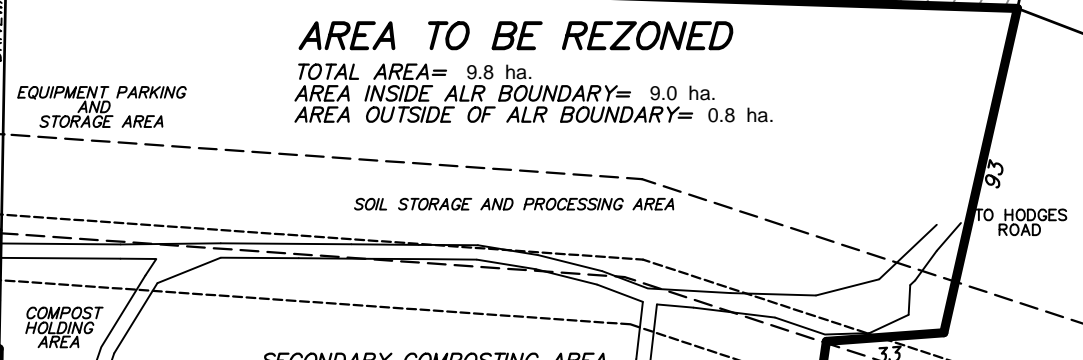
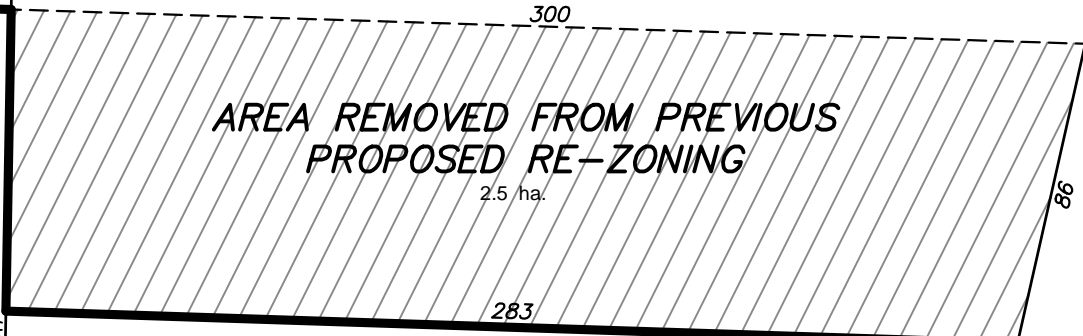
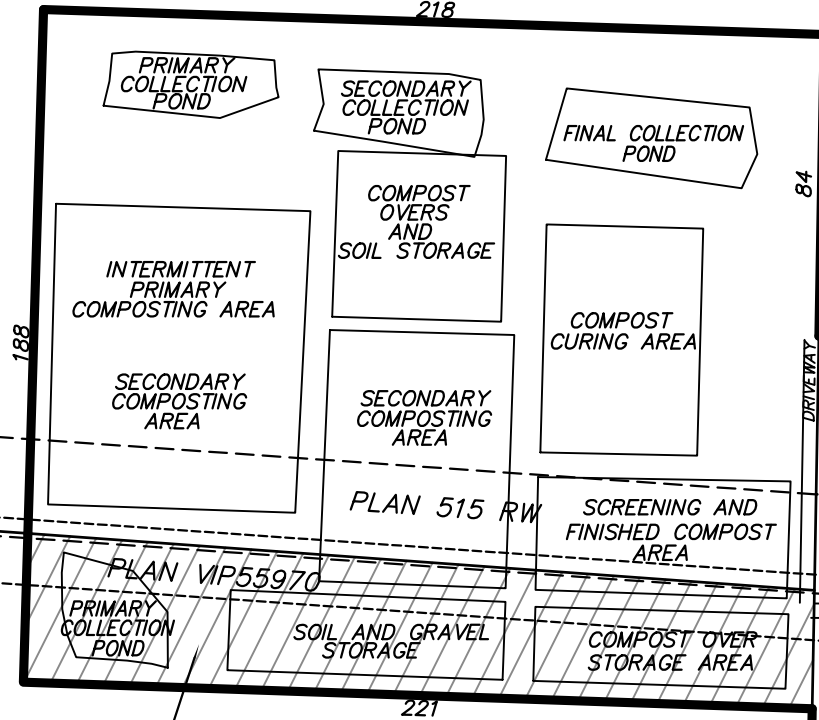
Yours truly

Terry Gay  
Earthbank Resource Systems Ltd.

**LOT C  
PLAN VIP80909**

**LOT 1  
PLAN EPP16024**

30.2 ha



AREA OUTSIDE OF ALR BOUNDARY (HATCHED AREA)  
0.8 ha.

**REM DL 138**

CONTAINER WASHING STATION  
SHED/WELL

106

214

89

86

93

TO HODGES ROAD

33

139

188

218

300

283

84

DRIVEWAY

221

132

DRIVEWAY

DRIVEWAY

DRIVEWAY (FROM AERIAL PHOTOGRAPHY)

**TITLE SEARCH PRINT**

2018-08-29, 15:35:49

File Reference:

Requestor: Laura Lamb

Declared Value \$ 47253

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

FB293353

From Title Number

FA52787

**Application Received**

2009-08-25

**Application Entered**

2009-08-29

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

VOLKHARD FRITZSCHE, RETIRED  
1410 HODGES ROAD  
PARKSVILLE, BC  
V9P 2B5

**Taxation Authority**

Nanaimo/Cowichan Assessment Area

**Description of Land**

Parcel Identifier:

026-659-247

Legal Description:

LOT C DISTRICT LOT 26 NANOOSE DISTRICT PLAN VIP80909

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED 26/07/1974

HERETO IS ANNEXED EASEMENT EL83746 OVER THAT PART OF LOT 1 SHOWN ON PLAN VIP65598

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EX3536

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB451033

**TITLE SEARCH PRINT**

2018-08-29, 15:35:49  
Requestor: Laura Lamb

File Reference:  
Declared Value \$ 47253

**Charges, Liens and Interests**

Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA A.F.B. 9.693.7434A DD 16333, 72722G, 70874G, 80379G, 405388G SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:	RIGHT OF WAY
Registration Number:	129090G
Registration Date and Time:	1947-12-24 11:22
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EC136498
Registration Date and Time:	1989-12-21 11:40
Registered Owner:	TERASEN GAS (VANCOUVER ISLAND) INC.
Transfer Number:	EV64062
Remarks:	INTER ALIA CANCELLED AS TO ALL EXCEPT THAT PART IN PLAN VIP55970 SEE EG20039 19.02.1993

Nature:	LEASE
Registration Number:	CA1400115
Registration Date and Time:	2009-12-21 11:56
Registered Owner:	DEAN ANDREW PETER BRUYCKERE CLAUDIA BRUYCKERE AS JOINT TENANTS
Remarks:	INTER ALIA

Nature:	RIGHT OF FIRST REFUSAL
Registration Number:	CA1400116
Registration Date and Time:	2009-12-21 11:56
Registered Owner:	DEAN ANDREW PETER BRUYCKERE CLAUDIA BRUYCKERE AS JOINT TENANTS

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$ 47253

2018-08-29, 15:35:49

Requestor: Laura Lamb

**Pending Applications**

NONE

**TITLE SEARCH PRINT**

2018-08-28, 16:24:16

File Reference:

Requestor: Neal Bird

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 98 LAND TITLE ACT

**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** CA2942465  
From Title Number CA2876449

**Application Received** 2013-01-08

**Application Entered** 2013-01-17

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: EARTHBANK RESOURCE SYSTEMS LTD., INC.NO. BC0684065  
1424 HODGE'S ROAD  
PARKSVILLE, BRITISH COLUMBIA  
V9P 2B5

**Taxation Authority** Port Alberni Assessment Area

**Description of Land**  
Parcel Identifier: 028-988-868  
Legal Description:  
LOT 1 DISTRICT LOT 19 NANOOSE DISTRICT PLAN EPP16024

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED 26.07.1974

HERETO INTER ALIA IS ANNEXED EASEMENT EN108468 OVER PART OF SOUTH 1/2 OF DISTRICT LOT 83, NANOOSE DISTRICT EXCEPT PARCEL B AND RW DD9088F AND 13475 AS SHOWN ON PLAN VIP69835

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB451032

**TITLE SEARCH PRINT**

2018-08-28, 16:24:16

File Reference:

Requestor: Neal Bird

**Charges, Liens and Interests**

Nature: EXCEPTIONS AND RESERVATIONS  
 Registration Number: M76300  
 Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
 Remarks: INTER ALIA  
 A.F.B. 9.693.7434A  
 77229G  
 SECTION 172(3)  
 FOR ACTUAL DATE AND TIME OF REGISTRATION SEE  
 ORIGINAL GRANT FROM E AND N RAILWAY COMPANY

Nature: RIGHT OF WAY  
 Registration Number: 144369G  
 Registration Date and Time: 1950-03-20 14:10  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: ED14447  
 Registration Date and Time: 1990-02-06 10:58  
 Registered Owner: FORTISBC ENERGY (VANCOUVER ISLAND) INC.  
 INCORPORATION NO. 236352  
 Transfer Number: FB475875  
 Remarks: INTER ALIA  
 PART IN PLAN VIP56464

Nature: EASEMENT  
 Registration Number: EN108469  
 Registration Date and Time: 1999-11-29 09:03  
 Remarks: INTER ALIA  
 APPURTENANT TO LOT 1, DISTRICT 116, NANOOSE  
 DISTRICT, PLAN 12149 EXCEPT PLAN VIP57241

Nature: EXCEPTIONS AND RESERVATIONS  
 Registration Number: EP3782  
 Registration Date and Time: 2000-01-14 09:46  
 Registered Owner: WEYERHAEUSER COMPANY LIMITED  
 INCORPORATION NO. A50607  
 Remarks: INTER ALIA  
 SEE EP3781

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA2997120  
 Registration Date and Time: 2013-02-18 12:24  
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA

**TITLE SEARCH PRINT**

2018-08-28, 16:24:16

File Reference:

Requestor: Neal Bird

Nature: MORTGAGE  
 Registration Number: CA3094239  
 Registration Date and Time: 2013-04-25 14:55  
 Registered Owner: ROYAL BANK OF CANADA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CA3094240  
 Registration Date and Time: 2013-04-25 14:55  
 Registered Owner: ROYAL BANK OF CANADA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA4985045  
 Registration Date and Time: 2016-02-15 08:35  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA4985046  
 Registration Date and Time: 2016-02-15 08:35  
 Registered Owner: TELUS COMMUNICATIONS INC.  
 INCORPORATION NO. A0097809

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA5410890  
 Registration Date and Time: 2016-08-09 14:25  
 Registered Owner: SHAW CABLESYSTEMS LIMITED  
 INCORPORATION NO. A0075382

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 1540.01**

**A BYLAW TO AMEND “REGIONAL DISTRICT OF NANAIMO  
ELECTORAL AREA 'G' OFFICIAL COMMUNITY PLAN BYLAW NO. 1540, 2008”**

WHEREAS the Board of the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan No. 1540, 2008”:

THEREFORE THAT IT BE RESOLVED that the Board of the Regional District of Nanaimo, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Regional District of Nanaimo ELECTORAL AREA ‘G’ OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1540.01, 2010”.
2. The "Regional District of Nanaimo ELECTORAL AREA 'G' OFFICIAL COMMUNITY PLAN BYLAW NO. 1540, 2008” is hereby amended as set out in Schedule ‘A’ and ‘B’ to this Bylaw.

Introduced and read two times this 27<sup>th</sup> day of April, 2010.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable waste management plans this 27<sup>th</sup> day of April, 2010.

Public Hearing held pursuant to Section 890 of the *Local Government Act* this 11<sup>th</sup> day of May, 2010.

Read a third time this 25<sup>th</sup> day of May, 2010.

Adopted this 25<sup>th</sup> day of May, 2010.

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Chairperson

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Sr. Mgr., Corporate Administration

**BYLAW NO. 1540.01**

**Schedule 'A'**

1. "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008," is hereby amended as follows:

- a) **Table of Contents**

The following is added following "2.8 Sustainable Development Practices and Climate Change":

"2.9 Energy Use and Climate Change"

- b) **2.0 – Protecting the Natural Environment**

The following section is hereby added after "2.8 Sustainable Development Practices and Climate Change" attached as Schedule 'B' and forming part of this Bylaw:

**"2.9 – Energy Use and Climate Change"**

## BYLAW NO. 1540.01

### Schedule 'B'

#### 2.9 Energy Use and Climate Change

Bill 27, enacted by the Government of British Columbia (Province) in 2008, requires official community plans (OCPs) to address how the Regional District of Nanaimo (RDN) will provide direction and take action to reduce GHG emissions in its electoral areas. Specifically, OCPs must include targets for the reduction of greenhouse gases and policies and actions with respect to achieving those targets.

The Province has set a target to reduce GHG emissions to 33% below 2007 levels by 2020 and 80% by 2050. The amount of GHG emitted is influenced by many factors. The RDN can directly and indirectly influence the level of emissions generated due to land use patterns, housing form, transportation systems, construction standards, and landfill operations. The RDN can also be instrumental in:

- Recognizing the role sustainable forestry practices play in offsetting GHG emissions by storing carbon;
- Helping to slow global warming and supporting adaptation to the impacts of climate change by protecting the health of ecosystems; and
- Promoting and supporting the use of renewable energy and district energy systems.

Energy consumption is strongly influenced by land use patterns, density and mobility choices. Subdivision design, site planning, building design, and construction technologies are also significant factors in the amount of energy consumed. Reducing energy consumption means building compact, complete communities that are not auto-dependent, increasing the number of multi-unit dwellings, supporting (near) net-zero building design and construction, and supporting the use of renewable energy and district energy systems.

The RDN is in the process of preparing a Community Energy & Emissions Plan (CEEP) that will provide a framework for reducing energy consumption and GHG emissions within the region and establish specific targets for the reduction of emissions in specific areas - for example, building construction, transportation, and energy source. This information will be used to help develop more detailed area specific targets, policies and actions to be included in this Plan.

It is also important to plan for adaptation to the potential impacts of climate change. In particular, OCPs may include policies that address the need to adapt to potential sea level rise, water deficits, flooding, and wildfires, etc.

#### Policy Target

Support Province targets to reduce greenhouse gas emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050.

#### Policies

1. **Growth Management** - Encourage population growth within village centres to reduce transportation based greenhouse gas emissions.

Encouraging the majority of growth in village centres helps to facilitate more people living close to existing services, which decreases their need to drive. Designated growth areas coupled with policies to increase population densities in areas with improved services should decrease transportation related emissions, which are the largest source of emissions in the region.

**Actions**

- Support redevelopment in village centres which will result in higher densities and a greater mix of uses;
- Support changes to the Urban Containment Boundary only if the result is a decrease in GHG emissions.

**2. Compact Communities** - Support neighbourhood form that provides opportunities for energy efficient modes of transportation such as walking, cycling or public transit.

When dwellings are located close to shopping, work and leisure activities residents are less reliant on driving. Higher population densities within existing communities can also support both improved public and commercial services within walking distance of residences.

**Actions**

- Support a variety of housing types within village centres;
- Support a mix of land uses that will contribute to having more complete and compact communities;
- Support the establishment of commercial or retail services in village centres that will provide for the needs of the residents in the village centre and in the immediate surrounding area;
- For development proposals within village centres consider how land use and transportation can be coordinated.

**3. Buildings and Energy** – Encourage the incorporation of green building features into the siting and construction of buildings.

Compact communities include more energy efficient forms of housing. By sharing walls, attached dwellings require less energy for space heating, the largest household energy expenditure. Specific green building features should be incorporated in the siting or design of buildings to make them more energy efficient and also make use of renewable energy sources.

**Actions**

- Consider green building features as a community amenity for zoning amendments consistent with this plan;
- Review the site layout in zoning amendments to consider how buildings may use energy more efficiently;
- Consider partnerships with the private sector for green building demonstration projects;
- Support the development and use of locally produced renewable energy.

- 4. Forest Land and Carbon Sinks** - *Recognize the importance of natural areas for carbon absorption and develop tools to encourage development in existing developed areas as a means to redirect development away from greenfield sites.*

Plants, and in fact all living biodiversity within natural areas capture and store carbon from the atmosphere. A growing forest is a carbon sink capable of absorbing emissions from other sources such as transportation and settlement. But these areas are threatened by land use change and deforestation. The RDN should develop tools and incentives to encourage development in existing developed areas as a means to redirect development away from greenfield sites.

**Actions**

- Develop tools and incentives to facilitate the encouragement of the redirection of development from greenfield sites to village centres;
- Develop tools and incentives to encourage the retention of trees and vegetation on private property.

- 5. Food Production** – *Support efforts to maintain a sustainable locally produced source of food.*

Escalating costs, competition with cheap imported foods and cumbersome regulations on operations have all diminished local agriculture and the ability of farmers to maintain viable farms. Support for local agriculture will cut the number of commercial vehicles transporting food into the region and provide the security to local farmers to adopt more sustainable practices.

**Actions**

- Review the zoning bylaw to reduce obstacles to maintaining efficient farming operations, agricultural processing or compatible land uses;
- Support the provision of services and infrastructure necessary to the efficient and sustainable farming operations;
- Support the development and provision of resources to support agricultural sales;
- Encourage the retention of land in the Agricultural Land Reserve and other productive farm lands.

- 6. Transportation and Infrastructure** – *Promote private and public infrastructure that may use energy more efficiently.*

Infrastructure and services provided in compact complete communities provides opportunities for personal and institutional choices that conserve energy. Efficient use of infrastructure may reduce transportation related emissions through integrating active transportation with existing road networks or it may reclaim energy resources from waste streams to service public and private facilities.

**Actions**

- Provide trails and pathways that are functional and support efficient pedestrian movement;
- Support transit and transportation alternatives that will reduce greenhouse gas emissions;
- Recover energy and materials from both public and private sector waste streams that may be used to service communities or facilities.

TO WHOM IT MAY CONCERN

November 20, 2017

What is CFI?

Coombs Farmers Institute (CFI) was established in 1914. Farmers' Institutes enjoy a respected history in our culture as builders and supporters of rural and urban communities. In 1914, our institute was granted a leasehold on property by the E&N Railway in the village of Coombs - hence, the name "Coombs Farmers' Institute" was adopted for this region. Our Institute is 103 years old, is volunteer-based and serves the following mid-Vancouver Island communities:

- Lantzville
- Nanoose
- Parksville
- Qualicum Beach
- Errington
- Coombs
- Hilliers
- Whiskey Creek
- Spider Lake

The objectives of the Coombs Farmers' Institute, enshrined in the 1897 Farmers' and Women's Institute Act, are:

*A. to improve conditions of rural life so that settlement may be permanent and prosperous.*

*B. to promote the theory and practice of agriculture*

*C. to arrange on behalf of its members for the purchase, distribution or sale of commodities, supplies or products.*

*D. to act generally on behalf of its members in all matters incidental to agricultural pursuits and rural development*

*E. to promote home economics, public health, child welfare, education and better schools.*

Nature of farming and agriculture continues to evolve to meet the changing needs of communities. CFI has become very active in some of the local initiatives to educate school children about sustainable food production at the local level. In conjunction with our local Chamber of Commerce we have established "community" gardens to teach children and young adults fresh food production.

Local inputs for food production are very important. Earthbank Resources – a local enterprise that takes Vancouver Island fish waste and wood waste and turns into one of the most needed nutrients to improve the productivity of local farms is a valuable enterprise for local food production. We encourage all levels of government to promote increased production of inputs required for local sustainable agriculture.

On behalf of CFI, I encourage Earthbank Resources to step up and meet the needs of a growing market for their product.

Sincerely

Janet Thoney

President,

Coombs Farmers Institute

TO WHOM IT MAY CONCERN

November 20, 2017

Who am I?

My name is Kris Chand and since 2000, I in conjunction with my wife, have operated a certified Organic farm in Parksville, BC. In addition I have been active in and held the following volunteer positions that relate to local food production, food sustainability, organic standards promotion throughout the province and local infrastructure creation for local food distribution and consumption:

1. Founding member, director, president of Qualicum Beach Farmers Market (QBFM)—2001-2014.
2. Member, Director of Island Organic Producers Association (IOPA) — still a member but not a director.
3. Director and Vice Chair for Certified Organic Associations of BC (COABC)—from 2005 to 2014, various terms and positions.
4. Past Chair of Mid Island Harvest festival for a number of years.
5. Member and past director of Coombs Farmers Institute (CFI).
6. Actively farming an organic farm in Parksville, BC (BLUE HERON ORGANIC FARM).

Earthbank Resources

I have known and used the fish compost product of Earthbank for over a decade to bring a marginally productive soil into production thru the use of fish compost created by Earthbank Resources.

Prior to Earthbank Resources we had to truck in compost from hundreds of kilometers away, an environmentally undesirable option.

Earthbank Resources, at our request and market demands, got their operations certified so that organic growers would have a local supplier to supply the increasing demand of the market.

During the last 20 years I have actively studied and participated in sustainable organic food production and the issues related to it at the local, Vancouver Island and Provincial level. There are many issues facing this sector but on Vancouver Island and particularly on Mid Vancouver Island the lack of productive soil is a major one. Earthbank's product is one of the ways we can improve the soil for food production. It is vitally important that operations such as Earthbank Resources be encouraged to increase their output so that local farming soils can be organically improved to produce sustainable food at the local level.

We at Blue Heron Organic Farm have done that over the past 20 years and continue to do that because of Earthbank Resources.

Signed

Kris Chand







---

**From:** "[hof-waldeck63@shaw.ca](mailto:hof-waldeck63@shaw.ca) [hof-waldeck63@shaw.ca](mailto:hof-waldeck63@shaw.ca)"  
<[hof-waldeck63@shaw.ca](mailto:hof-waldeck63@shaw.ca)>  
**To:** "Sara huber" <[Sara.huber@gov.bc.ca](mailto:Sara.huber@gov.bc.ca)>  
**Sent:** Monday, July 30, 2018 1:36:38 PM  
**Subject:** Earthbank Resources

Agricultural Land Commission

Att. Ms. Sara Huber

Re: Earthbank Resources.  
Parksville, BC  
Terry Gay owner

Madame.

It has been brought to my attention, that the system is again after Terry Gay and his composting facility in Parksville BC.

Here a short history of our relationship.  
Hof Waldeck Farm moved to the present location in 1970 and when the next generation was getting ready to join the family farm, we had to increase the size of the dairy herd and the farms forage producing capacity. Buying land was not possible- clearing land we already owned was not possible either, because DFO did not allow us to build a second bridge

across French Creek to access our land on the west side. An attempt to build a water storage pond on Crown land was shut down by Forestry, as well as DFO and our last ditch effort was to try to find a way to use the pre-owned waste water from the sewage plant of the RDN, for irrigation purposes. That idea was nixed by the RDN and Morning Star Golf course. We have 30 acre feet of water rights on French Creek and the rules are very specific, where that amount of water can be used. In other words- of the total farmed acreage of app. 170 acres only 30 can be irrigated and if this year is a good example-we had a very late first cut, and the second cut was only feasible on land that had received compost and irrigation. The crop dried up before it was high enough to harvest and we can not use those fields for pasture land, since our dear neighbours keep destroying our fences - they hinder their access to the creek.

With the assistance of the District Agriculturist Gary Rolston we contacted Terry Gay, who had a composting operation in Courtenay to come to Parksville and set up a second operation on our farm. We rented 10 acres of useless class 4 land to Terry Gay for his compost yard. The rationale was, that compost may increase the ability of the fields on Lot C to do better than only one cut. We are talking the summer of 1995. This was specially important, since, what is now Lot C and D of D.L.26 was land cleared by us, land that only produced a crop in wet years. We hauled Alder and Maple sawdust from a mill in Errington to the farm and when we did not need it for bedding, we spread it on those fields. Over time, while winter spreading of manure was still allowed, we improved the soils to the extent, that we had in most years a good first cut and again some regrowth in the fall month that could be cut for

green feed or pastured. Before Earthbank developed a market for their compost we used much of their early attempts in developing a process- on the farm. We found out, that Green waste as Carbon Source( from the RDN waste stream ) did not work for us, because it was contaminated with plastic.

Eventually we settled for 700 cubic yards of standard retail screened compost as rent for the 10 acres used by Earthbank.. A contract between us states, that the material has to be used on the farm , it can not be sold. Why would we sell it anyway, we never sold manure or our own compost either. When the dairy herd left for health reasons in the family- we joined most of the other dairy farms on the Island- the next generation did not want any part of a dairy operation. The RDN and every other governmental agency did their best to make our and Earthbanks lives miserable. From calling the operation illegal, to contributing to ground water pollution, from complaining about the increased truck traffic to the yard. The same entities, that fought Earthbank tooth and nail in a public forum, bought compost from them- be that the neighbouring city and towns or the RDN itself.

Bylaw enforcement from the RDN was scouting the composting yard - when it was officially closed for business- trying to find some prove of wrong doing of by-law infractions. On the north end of the Island, their Regional District actually helped with the start-up of the fish composting facility- while our RDN just created road blocks and wasted our time---- fighting them.

Meanwhile, we applied most of the annual compost allotment to what is now Lot C and the crops have been comparable to the irrigated land along French Creek- that has been farmed since the 1880s. We believe, that we can prove,

that it is the annual application of compost that made those fields farm able in the first place. And as far as irrigation is concerned, we are storing - what used to be the manure pit for the dairy herd-- winter run off and we use that water and the water from the pond mandated by the Best Waste Management Plan- to irrigate pastures.

I also believe, that the attacks on Earthbank Resources are a case of sour grapes. Earthbank bought 96 acres east of our place to expand the composting area- I believe it was less expensive to leave the different blocks of compost piles longer, than force accelerated production. Before composting the acreage was in accelerated wood fiber production - failing to produce a single crop of hy-bred poplars- because there was no water. Morning Star Golf course drilled many wells on the property and failed to find water. As it turned out- unknown to everybody- there was water on the south side of the Transmission line- on land that is now part of Little Qualicum Cheese Works and Earthbank Resources. Madam, you may have access to aerial photos i.e. 25 1962 BC 5047: 37 (1)-(1). It shows the area involved- one year before we bought the place and started our Mission Impossible. You will notice, that the area was mature Forest and everything after logging is history. We watched helplessly when M&B stripped the land of every tree and planted those poplars before selling the land. And we still are unable to understand what a landscaping company with a very impressive amount of construction equipment is doing to the land between us and the Organic Farm of Mr. and Mrs. Kris. Chand, an other new organic farm that got a start with Community Supported Agriculture and the impressive improvements to the land of L.Q.C.W done by the Gourley family.

Here we are in a belt of productive farm land stretching from French Creek in the West to the City of Parksville in the East. Gone is the dairy farm of David Grieve, the Pig farm on Church Road. we are looking what happened to the fields on both sides of Church Road- and we hope, a dis-guarded cigarette will not start an inferno there.

But I guess the process is unstoppable. On the last property tax notice each one of the parcels belonging to Hof Waldeck farm is paying a surcharge for Parks Acquisition. In our mind, that can only mean, that we are financing the take over of the farm for Park purposes by the RDN. It feels like being charged for the robe they want to hang you with next Monday. On the other hand, what else can you do with the land on French Creek. - it is a flood plain. The land in Lot C ----I suppose one could plant trees again.

I just hope, that I am spared the sight of Hof Waldeck Farm becoming an other subdivision in need of water, that will be taken away from the last still operating farm. By that time people will import all of their food from some place else and the last food producer on the Island will be honoured by a museum.

One thing I know for sure- people will still have to eat- and after a few more lousy years the time will come, that producing food will be again a good way to earn a living and raise a family- maybe- I live that long to see it happen.

And I thought, that it was the mandate of the ALC to protect the land and the farmers working it , for future generations. Using organic materials, creating compost is a part of that mandate. Compost helps to maintain and improve that thin layer of soil that feeds us all.

Sincerely

Volkhard Fritzsche ( Fritz )  
1410 Hodges Road  
Hof Waldeck Farm  
Parksville, BC  
V9P 2B5

Tel 1 250 248 3307

## ALC Application Outcomes - February 2014 to Dec 2018

AAC has been providing comment on applications to the Provincial ALC in accordance with RDN Board Policy B1 since February 2014. For information on recent and archived ALC applications and decisions, visit the ALC webpage at <https://www.alc.gov.bc.ca/alc/content/applications-and-decisions>. The applications, AAC comment and ALC decisions are summarized in the following table:

Application No	Application Type	Property Legal/Civic Address	Electoral Area	AAC Recommendation	ALC File No	ALC Decision
PL2014-005	ALC Inclusion / Exclusion	0848214 BC Ltd	H	None provided	53673	Approved
PL2014-010	Subdivision	2455 Holden Corso Road & 1617 Rugg Road	A	Approval	53680	Refused
PL2014-013	Subdivision	531, 533, 539 Parker Road West	G	None provided	53681	Refused
PL2014-017	Subdivision	2670 McLean's Road	C	Approval	54215	Refused
PL2014-027	Subdivision	2729 Parker Road	E	Approval	53723	Approved
PL2014-051	Subdivision	2560 Grafton Ave. & 2555 Tintern Road	F	Approval	53789	Refused
PL2015-057	Nonfarm Use	640 Grovehill Road	H	Approval	54288	Approved
PL2015-160	Subdivision	2116 Alberni Highway	F	None provided	55109	Refused
PI2015-177	Subdivision	Part of Lot 1, Plan 2273, Virginia Road	F	None provided	54599	Pending
PL2016-034	Subdivision	2070 Akenhead Road	A	Approval	54876	Pending
PL2016-035	Nonfarm Use	Lot 1, Plan EPP16024 & Lot C, Plan VIP80909, Hodge's Road	G	Approval	54982	Refused
PL2016-042	Nonfarm Use	2602 Holden Corso Road	A	Approval	55086	Denied



PL2016-064	Nonfarm Use	2347 & 2419 Cedar Road	A	Approval Area 1 Non Approval Area 2	55251	Approved Area 1 11/21/2016 Refused Area 2 11/21/2016
PL2016-096	Subdivision	Rodney Edwards & Laurie Kallin	C	Non Approval	55410	Refused 01/30/2017
PL2016-097	Nonfarm Use	Culverden Holdings Ltd. / Seven Springs Camp and Retreat Centre	E	Approval	55354	Refused 12/21/2016
PL2016-151	Exclusion	Mazzoni & Associates Planning; Ezra Cook Holdings Ltd. Inc. No. 458302	H	Approval	55717	Cancelled 07/13/2017
PL2016-155	Non-Farm Use (Placement of Fill)	Dean Kauwell, Erica Rudischer	C	Approval	55804	Approved 05/15/2017
PL2016-158	Nonfarm Use	Clarke Gourlay, Morningstar Springs Farm Ltd.	G	Approval	55827	Approved 02/28/2017
PL2016-189	Exclusion	1155 Leffler Road, Errington B.C., VOR 1V0	F	Approval	55899	Refused Sept 28, 2017
PL2017-013	Non-Farm Use	3452 Jingle Pot Road	C	No recommendation	55883	Approved June 2017
PL2017-030	CANCELLED				55706	CANCELLED
PL2017-048	Non-Farm Use	1384 Tyler Road	F	Defeated (motion to approve was defeated)	55659	Refused August 2017

PL2017-030	Subdivision	2298 Northwest Bay Road, Nanoose Bay, BC V9P 9B3	E	No recommendation	56569	Refused Oct 2017
PL2017-064	Subdivision	Yellow Point Road / 2437 Quennell Rd	A	No recommendation	56488	Refused Feb 2018
PL2018-017	WITHDRAWN	1430 Ward Rd & 2341 Swayne Rd	F	Refuse	57233	WITHDRAWN
PL2018-024	ON HOLD	3139 Jingle Pot Rd	C	ON HOLD	57244	ON HOLD
PL2017-194	Placement of Fill	1115 Lefler Rd	F	Refuse	56987	pending
PL2018-012	Subdivision	2783 & 2789 Haslam Rd	A	Refuse	57224	Refused Sept 2018
PL2018-075	Non-Farm Use	3452 Jingle Pot Road	C	Approve	57605	
PL2018-106	Subdivision	2298 Northwest Bay Rd	E	Approve	57716	
PL2018-160	Non-Farm Use		H		58137	On hold
PL2018-144	Non-Farm Use	1330 Hodges Road 1410 Hodges Road	F	in Dec mtg	58039	
PL2018-146	Non-Farm Use	3106 Northwest Bay Rd	E	in Dec mtg	58056	
PL2018-155	Non-Farm Use	3734 Jingle Pot 2885 Meadow Dr 3328 Creekside Pl	C	in Dec mtg	58070	