

**Attachment 5
Public Submissions Received**

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From: [REDACTED]
To: [Kari Miller](#)
Subject: RDN Agricultural Advisory Committee
Date: Tuesday, February 13, 2024 7:32:14 PM

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In regards 2946 Palmer Rd and their Non-Farm use application submission.

As residents within the quiet and peaceful Hilliers community, we respectfully request that the RDN upholds the ALR land usage standards for 2946 Palmer Rd.

We believe that the high quality farmland within the area needs to remain as farmland, and dog agility training and dog shows do not fall under the umbrella of farming and agriculture. Furthermore, the noise that these events create can be heard amongst neighbours on a regular basis, and this takes away from the quality of life that those who choose to live here so greatly desire. We live here to remove ourselves from the hustle, noise, and chaos of city living, and this property has brought that noise and chaos to our back doors.

As a tight knit community, we believe in working with our neighbours, looking out for one another, and creating a neighbourhood that can be enjoyed for generations to come. Please consider this when making a decision on the Non-Farm Use land application for 2946 Palmer Rd, and the impact this will inevitably have on those around it.

Sincerely,

Ashleigh and Chad Cowan
[REDACTED]

From: [Jessica Stanley](#)
To: [Sunny Rosser](#)
Subject: FW: 2946 Palmer Rd
Date: Thursday, February 15, 2024 1:34:01 PM

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 15, 2024 12:43 PM
To: Jessica Stanley <Jessica.stanley@rdn.bc.ca>
Cc: Kari Miller <kmiller@rdn.bc.ca>; [REDACTED] Leanne Salter <leanne.salter@rdn.bc.ca>
Subject: 2946 Palmer Rd

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attention Bylaw Officer Miller

I writing this letter in support of PL2024-006 – 2946 Palmer Rd Non-Farm Use Application.

Tina and Dan's driveway goes within [REDACTED] of my house. If anyone was going to be disturbed by the activities on their property, it would be me. I am not at all.

I appreciate them, and what they do for our agricultural community and animal training and advocacy , so I am happy to support their application for Non-Farm Use . They have worked very hard to create an active and joyous and educational environment over the years here .

Respectfully, David A Barrett. [REDACTED]

From: [Jessica Stanley](#)
To: [Sunny Rosser](#)
Subject: FW: PL2024-006- SUPPORT for 2946 Palmer Rd Non-farm Use Application
Date: Thursday, February 15, 2024 1:35:03 PM

-----Original Message-----

From: Leanne Salter <leanne.salter@rdn.bc.ca>
Sent: Thursday, February 15, 2024 11:37 AM
To: Jessica Stanley <jessica.stanley@rdn.bc.ca>
Subject: FW: PL2024-006- SUPPORT for 2946 Palmer Rd Non-farm Use Application

-----Original Message-----

From: Tamara Hockley [REDACTED]
Sent: Thursday, February 15, 2024 11:36 AM
To: Kari Miller <kmiller@rdn.bc.ca>
Cc: Leanne Salter <leanne.salter@rdn.bc.ca>
Subject: PL2024-006- SUPPORT for 2946 Palmer Rd Non-farm Use Application

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To whom it may concern;

This letter is in support of the non-farm use application submitted for 2946 Palmer Rd.

I strongly believe that these non-farm activities provide very valuable opportunities for the community that nurture good pet/animal ownership/husbandry and quality of life, which DIRECTLY promotes better practices and animal welfare in farming activities. They provide opportunities for the next generation to learn about proper animal care and provide a bridge for urban dwellers to become more familiar with the activities essential to food production.

The “hot topic” in farming/agriculture these days is sustainability. While this is usually discussed in relation to crops/soil health and livestock selection, the underlying principle pertains to activities that will allow us to thrive, long into the future, without causing long term degradation and detriment to the ecosystem. We are part of that ecosystem— if we are prohibited from adapting our ways of life to make them more sustainable, then all farming will eventually cease in this area due to costs of living and the preferences of the select few. The ability to adapt is the key to sustainability of the farming lifestyle. Tina and Dan are a perfect success story in this regard; they have created an additional source of income to support their goal of living a rural, actively farming, lifestyle. They are leaders within the community and provide countless beneficial opportunities through BOTH the agricultural and non-agricultural activities they provide. The letters of protest against these activities are unfounded and have lead to significant undue hardship for this family.

As society’s awareness of mental health, and our understanding of contributing factors continues to improve, it is becoming more evident that the confines of the “virtual existence” are detrimental to both our physical and mental health. The current and potential "non-farm use" activities available at 2946 Palmer Rd. are well-aligned with the intentions of social prescribing, which has been repeatedly demonstrated to have immediate and long-lasting positive effects for all those involved. The activities they provide are fully inclusive and relevant for individuals of all ages and abilities. These activities are not available elsewhere within a reasonable distance and are attended by

members of the community as well as visitors from the island and mainland. Visitors mean more opportunities for other local businesses, improving the local economy.

As a life-long farmer and large animal veterinarian, I have lived on Palmer Rd. for 3yrs after moving to the island from Alberta. Tina and Dan welcomed my family to the neighbourhood warmly and offered their assistance if ever needed. I can tell you, that kind of warm welcome is priceless and rare in today's rural communities where "outsiders" are often excluded or isolated by long-time residents. I was actually unaware of the non-farm activities that were being held on the property just a "few doors down" until I met them- to date, there is no evidence that I can find to suggest these activities are occurring, other than when I hear from excited participants or the owners themselves. In the past year, I have not noticed any increase in road traffic or noise that I could attribute to being generated from this property. I have not heard any unreasonable dog barking and have never had any negative interactions with dogs that may have been on this property. The letters in protest portray a "lack" of farm use on this property which could not be further from the truth; there are multiple avenues of active farming activities including hay cropping, poultry and produce.

If we compare this property to my other neighbours, they lead by example. Someone in the neighbourhood violates our privacy with a drone which has been above my yard and garden on many occasions. [REDACTED] has, on multiple occasions, come into our yard and aggressively threatened to attack until we have defended ourselves. The owner has warned us that the dog will bite us, but has not made any effort to reinforce [REDACTED] and have no ability to recall their dog. We cannot be outside on our own property without a shovel or bear-banger and every time I hear them calling their dog, I fear an attack may be pending. [REDACTED] This upsets my dog, who loves kids and thinks someone is hurt.

It seems as though a few select individuals are targeting a rural family and their way of life based on their personal perceptions/opinions, which do not reflect the intent/principle of the rules set out by the ALR. They are manipulating the district in attempts to serve their own purpose/ideals. I commend the efforts and activities of the owners at 2946 Palmer Rd. and will stand in support of this "non-farm" use as I feel it directly, positively impacts the sustainability of farming and our rural community. Acting against the non-farm use on this property will not "increase" nor "restore" farm activity. It will create a void in the community, a loss of revenue for the family AND local businesses and decrease the number of acres actively in farm use.

Thank you for your time,

Dr. Tamara Hockley DVM

[REDACTED]

Heather & Scott Resatz

Monday Feb 5, 2024



To the RDN Agricultural Advisory Committee

Regarding the Non-Farm use Application made by 2946 Palmer Road.

We are imploring you to uphold the current farmland usage standards with regard to this property and deny their non-farm use application. 2946 Palmer road is arguably some of the best, long-established farm land in this neighbourhood; a cleared and open, south facing slope. Ideal farmland that has been altered to support this non-agricultural business. A roadway, large parking lot, and un-permitted, non farm-use structures including a 14,000 sq ft tent.

Our family moved into the ALR in 2019 to embrace farming and agriculture as a sustainable way of life for us and our future generations. We have been working hard to turn our land into productive, profitable farmland, and will continue to do so within the guidelines set out by the ALC.

The wanton disregard of these landowners for the regulations as they stand is an affront to the dedication that we, and our neighbours, hold for the farming lifestyle.

The noise from their non-agricultural, full time business travels throughout the neighbourhood, heard on every corner of our 18 acres, 6-7 days a week with the classes they hold, multiples times a day. Their weekend 'competitions' are the worst for us. Dozens of dogs barking, music blaring, dog-owners yelling, buzzers to signify the start of each race, whooping and hollering fans... It is like living next to a fairground. They begin early in the morning and finish late in the evening creating incessant and constant non-agricultural noise, which infringes upon the peaceful farming lifestyle we have chosen.

As landowners, in the ALR, we have to wonder .. if this non-farm business is allowed, what precedent will it set and where will it end? Please protect our valuable agricultural resources by voting to keep this land as farm usage only. Please help us preserve our right to enjoy our property and work our land without the unnecessary noise and disruption from this non-farm business.

Thank you in advance for your time and consideration of this important matter
Heather and Scott Resatz





February 15, 2024

Subject; PL2024-006 2946 Palmer Rd Non-Farm Use Application

Attention Bylaw Officer Miller,

I am writing this letter in support of PL2024-006 – 2946 Palmer Rd Non-Farm Use Application.

We have read the RDN AGRICULTURAL ADVISORY COMMITTEE REVISED AGENDA set for Feb 15th and the attached request to deny the application.

We are not in agreement in any way, shape or form with the claims made by the two complainants asking to have the application denied. Dan and Tina, the owners of the application property are members of the Arrowsmith Agricultural Association, have accepted our invitations to participate in our Coombs Country Fair. They have carried on the practice of growing and selling hay since moving to the property, and have added fruit, veggies and farm animals as well.

They are great supporters of the 4-H program, promoting agricultural practices to youth. One of the young 4-Hers that practice at their place [REDACTED] [REDACTED] accomplishments with [REDACTED] mini-horse in each Carting, Showing and Equestrian. [REDACTED] is also a part of the Dog Program in 4-H and works with [REDACTED] dog on the property as well.

Our quality of life, living in the same neighbourhood, has not diminished at all since they moved in. There are many noises in this neighbourhood, and theirs are not any more remarkable. But from our understanding, there is not any Noise Bylaw in Area F.

We would like to demonstrate our deepest support of their non-farm use application so that they can continue to make positive contributions to our local community in a way that reaches a wider group of people and expose them to the wonders of agriculture.

Respectfully,

Katherine Prenger
Event Coordinator(volunteer), Coombs Fair
Key Leader, PQB 4-H District

From: [Jessica Stanley](#)
To: [Sunny Rosser](#)
Subject: FW: Re PL2024-006 2946 Palmer Rd Non-Farm Use Application
Date: Thursday, February 15, 2024 1:33:40 PM

Hi Sunny,

I have received a few correspondences for an item on the AAC. Can we forward these? I'll send them to you.

Hay ch q' a/Thank You/ Merci,

Jessica Stanley, PhD
Director - Electoral Area A
Regional District of Nanaimo

(250) 268-7359
jessica.stanley@rdn.bc.ca

With respect, humility and gratitude, I acknowledge that for thousands of years the Snuneymuxw First Nation have been and remain deeply connected to the land where I work and live.

From: Pat Woods [REDACTED]
Sent: Thursday, February 15, 2024 12:51 PM
To: Jessica Stanley <Jessica.stanley@rdn.bc.ca>; Kari Miller <kmiller@rdn.bc.ca>; Leanne Salter <leanne.salter@rdn.bc.ca>
Subject: Re PL2024-006 2946 Palmer Rd Non-Farm Use Application

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We live on Pratt Rd and drive by both 'deny' requesters' driveways when we leave our property at various times of the day and evening. Not once have we ever heard any noise coming from the applicant's property. We have also been on the property on multiple occasions to pick up hay for our livestock, and to purchase eggs, and have not noticed any noise. When Pat's shoulder was injured, they assisted her by loading our bales, which was much appreciated. The people who own this property are good neighbours, very engaged with the community and have made positive contributions to the people who live here. Our family's quality of life has been enhanced by their having moved to the neighbourhood as we know that we can count on them for any help that might be needed. In short, they are supportive, respectful and considerate community members.

We emphatically support this application.

Sincerely,

Pat and Kevin Woods

February 15, 2024

Attention Bylaw Officer Miller,

I am writing on behalf of myself and my late wife's behalf about our experiences with the application property owners, and demonstrate our support of PL2024-006 – 2946 Palmer Rd Non-Farm Use Application.

██████████ was very involved with the Coombs Historical Group, the Arrowsmith Agricultural Association, our local community, and she had many interactions with Tina directly, on the phone, at the Coombs Country Fair, and on Tina's property. She had answered lots of questions for Tina & Dan about local resources for repairing farm equipment (tractor and bailer most notably), local resources for soil prep for growing, the Horse Council of BC locals, best local breeders for livestock and the like.

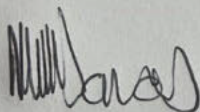
██████████ had also inquired about dog training lessons for our new German Shepard pup Luna, so that we could ensure that Luna was a great community member, with great recall, and to keep her happy to stay on our property once she was old enough to be loose on our gated property.

When ██████████ heard that the RDN had put a do not occupy on Tina & Dan's farm building, she reached out to Tina, and asked what she could do to support them. She then reached out to the Arrowsmith Agricultural Committee members to collect support, if needed by Tina & Dan. We were both concerned about the targeting of this farm.

Tina had reached out about a drone that was circling and 'harassing' them and their property, to see if we knew who might have been behind that. Sadly, we were not able to provide much in the way of assistance there.

I live in the "Valley" that the two deny requesters have referenced. My property is on Pratt, ██████████

Respectfully,



Philip Bowers