



DRAFT

North Pender Island

Agricultural Advisory Planning Commission

DRAFT Minutes of Regular Meeting

Date: May 16, 2022

Location: Meeting by Zoom

Members Present: Barbara Johnstone (Chair), George Leroux, Ann Stephenson, Anne Burdett

Regrets: Martha McMahon

Recorder: George Leroux

Staff present: None

Public: There were no public attendees.

1. CALL TO ORDER

Chair Johnstone called the meeting to order at 1:00 pm.

2. APPROVAL OF AGENDA

By general consensus, the agenda was approved.

3. ADOPTION OF MINUTES OF SEPTEMBER 27, 2021

Will be reviewed at the next meeting.

4. BUSINESS ITEMS

4.1 DISCUSSION OF REFERRAL

4.1.a Maximum floor area

A discussion was held regarding the memo dated April 19, 2022 from Kim Stockdill:

- Does the NPAAC still recommend a maximum floor area of 500 m² for a dwelling located in the ALR in light of allowing a second detached dwelling unit on ALR lands: or,
- Would the NPAAPC recommend a smaller maximum floor area for a dwelling unit or cottage in the ALR based on the new regulations?

The AAPC believes some clarification is required in regards to the questions asked by the LTC.

- To be zoned AG land must be in the Agricultural Land Reserve;
- Agriculture is an “approved use” in the Rural and Rural Residential Zones (RR2)
- AG zone, for subdivision purposes, has a minimum lot size of 16 ha

It is important to distinguish between the AG zone and the R and RR2 zones.

The Agricultural Land Commission did extensive consultation across the province with local governments to arrive at the recommended maximum house size of 500 m² for the primary dwelling and 90 m² for the secondary dwelling.

The Committee is not aware of any reasoning from the LTC or the Trust that indicates a lower house size limit should be applied to ALR land than that provided by the ALUR.

In our view any Rural Lot > 16ha should have the same house size limit as that set for the ALR.

NP-AAPC-2022-001

It was MOVED and SECONDED,

that, the North Pender Agricultural Advisory Planning Commission has reviewed the staff memorandum of April 19, 2022, and recommends that the maximum house size on any land classified as ALR land follow the ALUR, and That any Rural zone lots greater than 16 ha have the same house size limits as set by the ALUR.

CARRIED

4.1. b Farm Worker Housing

A discussion was held regarding the staff report’s discussion of farm worker housing. The following points were raised:

The Committee reviewed the latest version of the draft bylaw on the Trust website on May 16, 2022 and noted that there are no provisions for farm worker housing in the AG zoned / ALR land.

NP-AAPC-2022-002

It was MOVED and SECONDED,

that, the North Pender Agricultural Advisory Planning Commission reiterates its request that the NPLTC include provision for farm worker housing as a permitted use in section 8.3.2 of the draft bylaw.

CARRIED

5. Adjournment

By general consent the meeting was adjourned at 2:35 pm

Barbara Johnstone, Chair

Certified Correct:

George Leroux, Recorder