

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

Friday, April 6, 2018

2:00 P.M.

RDN Board Chambers

This meeting will be recorded

Pages

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. ADOPTION OF MINUTES**
 - 3.1 Agricultural Advisory Committee Meeting - February 16, 2018** 2

That the minutes of the Agricultural Advisory Committee meeting held February 16, 2018, be adopted.
- 4. DELEGATIONS**
- 5. CORRESPONDENCE**
- 6. UNFINISHED BUSINESS**
- 7. REPORTS**
 - 7.1 Request for Comment on Subdivision in the Agricultural Reserve Application No. PL2018-012 2789 and 2783 Haslam Road – Electoral Area ‘A’** 5
 - 7.2 Agricultural Land Commission Final Decisions Chart (Verbal Update)** 49
- 8. NEW BUSINESS**
 - 8.1 2018 Agricultural Advisory Committee (AAC) Workshop (Verbal Update)**
- 9. ADJOURNMENT**

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Friday, February 16, 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
	J. Thony	Regional Agricultural Organization
	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
	C. Watson	Representative District 69

Also in Attendance:	P. Thompson	Mgr. Long Range Planning
	S. Boogaards	Planner, Current Planning
	P. Sherman	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 presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Agricultural Advisory Committee Meeting - September 22, 2017

It was moved and seconded that the minutes of the Agricultural Advisory Committee meeting held September 22, 2017, be adopted.

CARRIED UNANIMOUSLY

CORRESPONDENCE

It was moved and seconded that the following correspondence be received for information:

Agricultural Land Commission Decision - September 26, 2017 PL2016-189 Exclusion - 1155 and 1169 Leffler Road, Electoral Area 'F'

Agricultural Land Commission Decision - October 16, 2017 PL2017-030 Subdivision - 2298 Northwest Bay Road, Electoral Area 'E'

Agricultural Land Commission Decision - February 8, 2018 PL2017-064 Subdivision - 2437 Quennell Road and Yellow Point, Electoral Area 'A'

CARRIED UNANIMOUSLY

REPORTS

Request for Comment on Non-Farm Use in the Agricultural Land Reserve Application No. PL2017-194 - 1155 and 1169 Leffler Road, Electoral Area 'F'

It was moved and seconded that the application for Non-Farm Use in the Agricultural Land Reserve Application No. PL2017-194 - 1155 and 1169 Leffler Road, Electoral Area 'F' be forwarded to the Agricultural Land Commission with a recommendation to refuse.

CARRIED UNANIMOUSLY

Gathering for an Event in the Agricultural Land Reserve – Proposed Zoning Amendments

It was moved and seconded that the Agricultural Advisory Committee receive the report on Gathering for an Event in the Agricultural Land Reserve – Proposed Zoning Amendments.

CARRIED UNANIMOUSLY

It was moved and seconded that the Agricultural Advisory Committee recommends that a permitting system be put in place to include the concerns of fire, noise and parking for gathering for an event in the Agricultural Land Reserve.

CARRIED UNANIMOUSLY

Agricultural Land Commission Final Decisions Chart

Discussion occurred regarding the Agricultural Land Commission decisions.

NEW BUSINESS

Agricultural Land Reserve and the Agricultural Land Commission Revitalization - Regional Stakeholder Meeting

Discussion occurred regarding the Agricultural Land Commission Revitalization – Regional Stakeholder meeting.

Next Meeting

The Regional District of Nanaimo received three new Agricultural Land Reserve applications and the next meeting will be scheduled accordingly in order to provide comments to the Agricultural Land Commission.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 3:05 PM

CHAIR

TO: Agricultural Advisory Committee **MEETING:** April 6, 2018

FROM: Angela Buick
Planner **FILE:** PL2018-012

SUBJECT: Request for Comment on Subdivision in the Agricultural Reserve
Application No. PL2018-012
2789 and 2783 Haslam Road – Electoral Area ‘A’
Lot 1, Section 4, and 5, Range 1, Cedar District, Plan 10508

SUMMARY

This is an application to the Provincial Agricultural Land Commission (ALC) to allow the subdivision of a 38 hectare parcel located in the Agricultural Land Reserve (ALR) into two lots including the remainder. Should the Agricultural Advisory Committee (AAC) wish to provide comments to the 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 subdivision in the ALR from Warren Appleton of Keystone Environmental Ltd on behalf of Haslam Creek Farms Inc., Inc. No. BC1105046. The subject property is legally described as Lot 1, Section 4, and 5, Range 1, Cedar District Plan 10508 and the civic address is 2789 and 2783 Haslam Road. The subject property is approximately 38 hectares in area and is located entirely within the ALR. The parcel is bound by Haslam Road to the south and large Agricultural 1 (AG1) zoned parcels to the north, east and west. The property currently contains two houses, various farm buildings and a riding ring (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 in accordance with the *Freedom of Information and Protection Privacy Act*.

Agricultural Advisory Committee members were provided an opportunity to attend the site on February 27, 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 do not support 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 Attachment 8 and 9).

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

OFFICIAL COMMUNITY PLAN

The subject property is currently designated as 'Agriculture' pursuant to the "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2014" (see Attachment 6).

The policies of 'Agriculture' land use designation do not support subdivision of land within the ALR that does not result in a net benefit to agricultural production as determined by a qualified professional. In addition, although the zoning of this property currently permits a minimum parcel size of 2.0 hectares, the 'Agricultural' land use designation supports a minimum parcel size of 8.0 hectares for lands within the ALR.

The parcel is designated within the Environmentally Sensitive Features, Sensitive Ecosystems, Farm Land, Nanaimo River Floodplain, Watercourse and Fish Habitat Protection Development Permit Areas. A development permit will be required prior to any subdivision or alteration of the land.

The proposed subdivision would not require amendments to "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2014".

ZONING

The parcel is currently zoned Agricultural 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 AG1 Zone permits the following principal uses: farm use, agriculture, residential use and allows two dwelling units on parcels greater than 2.0 ha in area. The applicant proposes to subdivide a portion of the subject property as shown on Proposed Plan of Subdivision, prepared by Turner Land Surveying and dated February 21, 2018 (see Attachment 3).

The proposed subdivision would not require amendments to Bylaw 500.

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 subdivision of lands within the ALR which reads as follows:

As outlined in the Regional Growth Strategy, the Regional District of Nanaimo fully supports the mandate of the Agricultural Land Commission (ALC) and the preservation of land within the Agricultural Land Reserve (ALR) for agricultural use. The Regional District encourages the ALC to only consider subdivision where in the opinion of the ALC the proposal will not negatively impact the agricultural use of the land or adjacent ALR lands.

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.

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 local government 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 A, Director McPherson, has provided no comment.



Angela Buick, Planner
Abuick@rdn.bc.ca
March 26, 2018

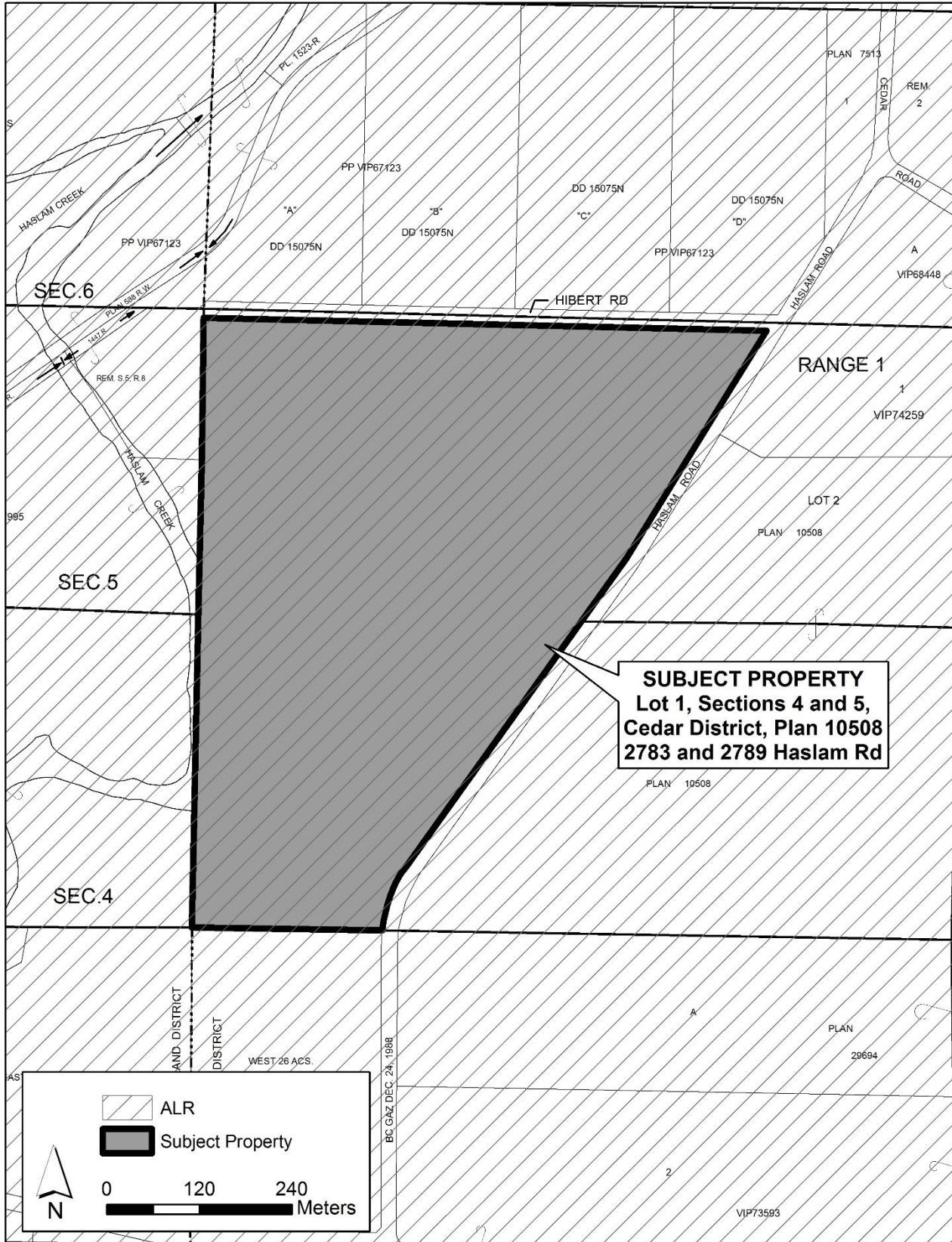
Reviewed by:

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

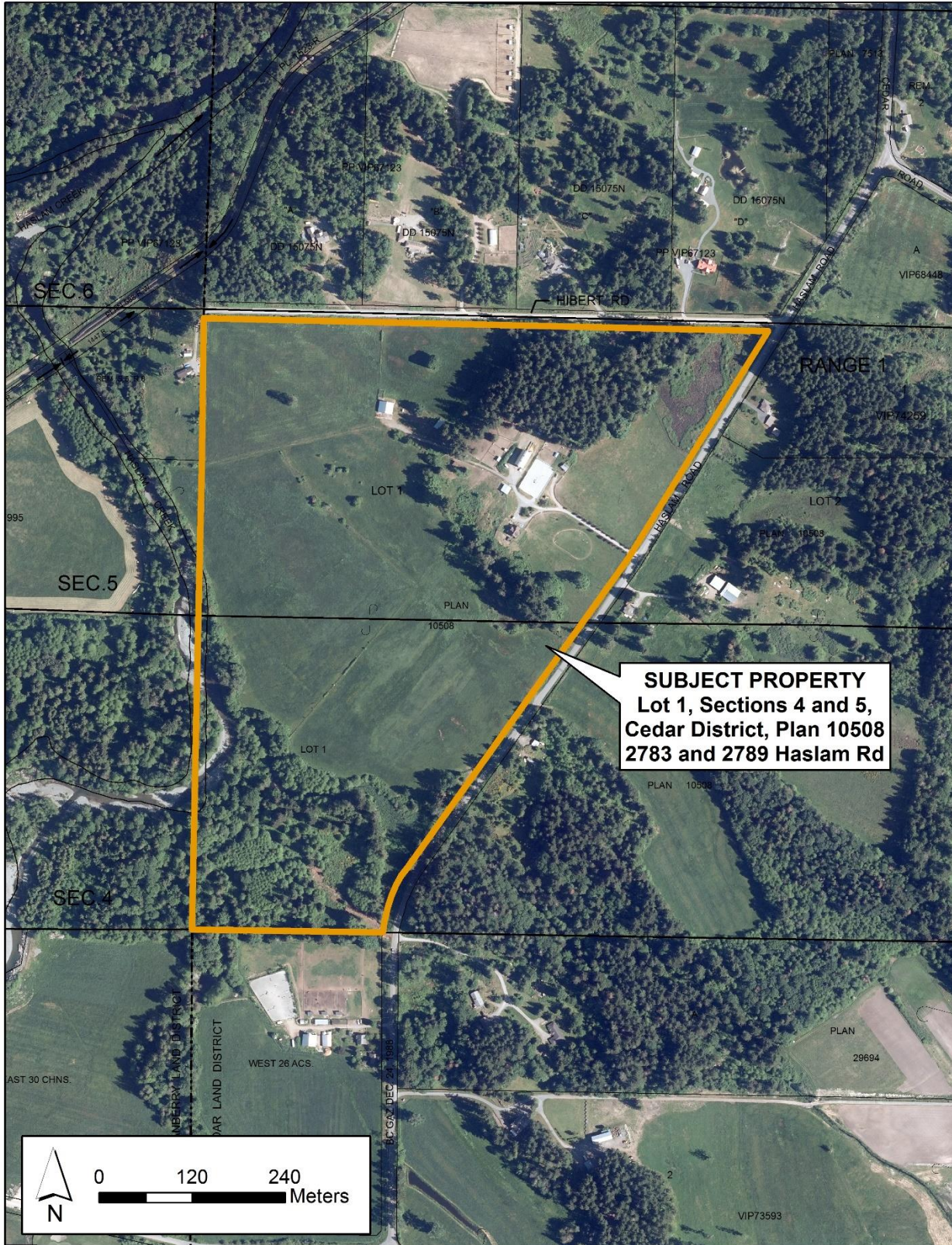
Attachments

1. Subject Property Map
2. 2016 Aerial Photo
3. Proposed Plan of Subdivision
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

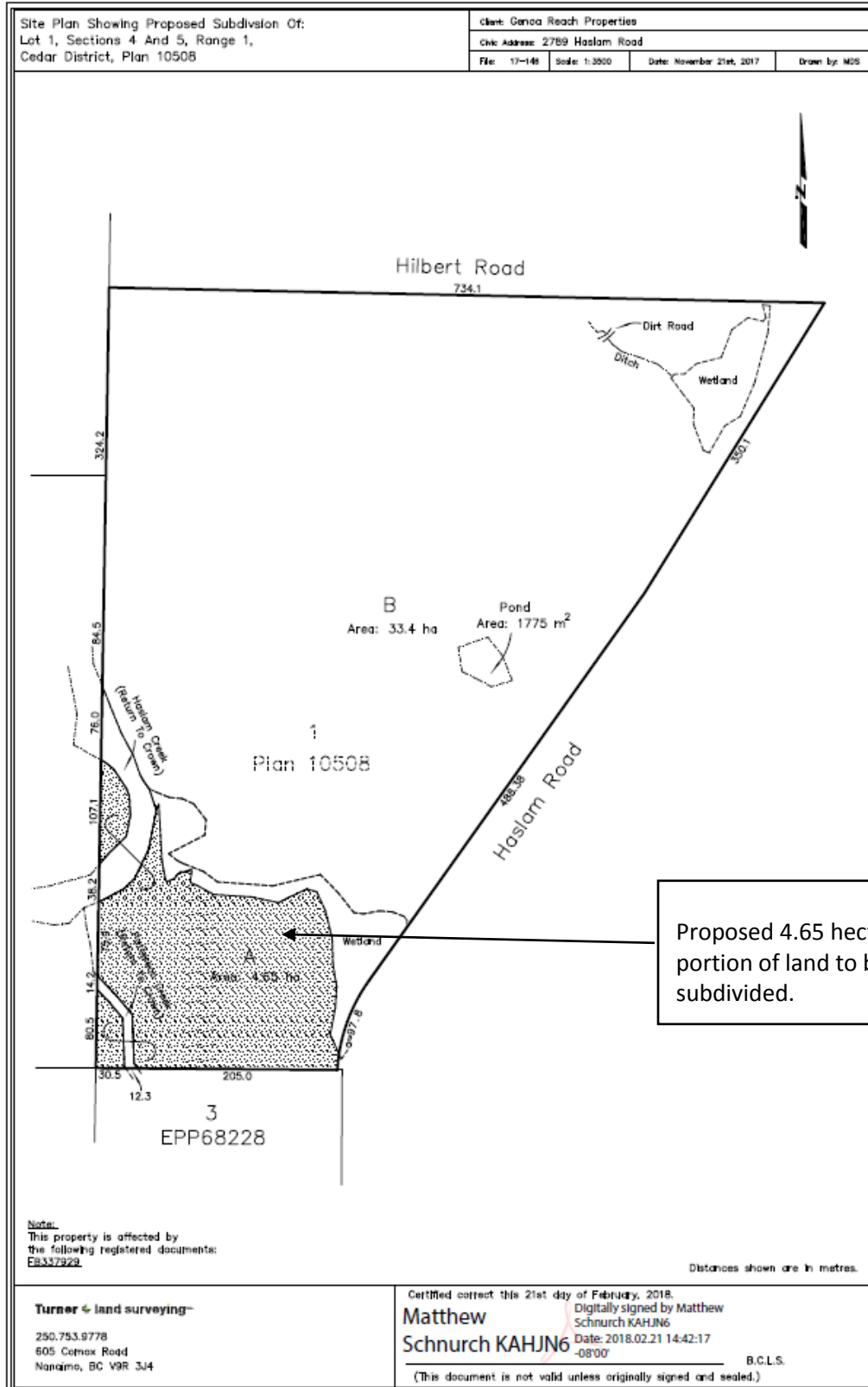
Attachment 1 Subject Property Map



Attachment 2
2016 Aerial Photo



Attachment 3
Proposed Plan of Subdivision



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

Section 3.4.1

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

AG1³⁴³⁵

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 ² |
| 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 |
| 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 |

³⁴ Bylaw No.500.383, Adopted June 25, 2013

³⁵ Bylaw No. 500.402, adopted June 28, 2018

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

AGRICULTURE 1 continued

- 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:
- Permeable detention ponds
 - Support structures used for shading, frost and wind protection, netting, or trellising.
-

3.4.1.3 Minimum Setback Requirements

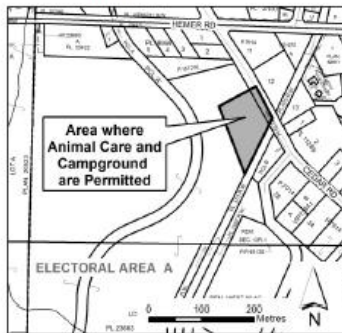
- | | |
|--|-------|
| 1) All non-farm buildings and structures – All lot lines | 8.0 m |
|--|-------|
- except where:
- the parcel is less than 4000 m² in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
 - 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

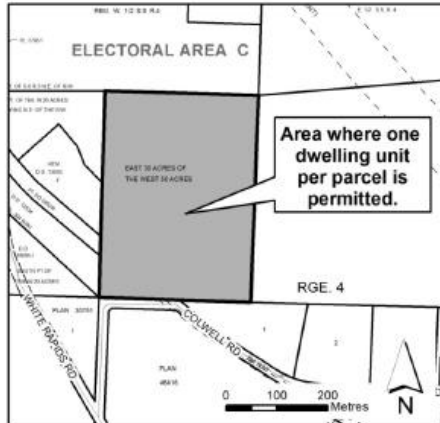
- For any part of a parcel in the Agricultural Land Reserve, 'Farm Use' shall be a permitted principal use and for any part of a parcel not located in the Agricultural Land Reserve, 'Agriculture' shall be a permitted principal use.
- Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 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.
- 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:¹

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 ²	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 ²	1.0 ha	1.0 ha	1.0 ha
H	5000 m ²	1.0 ha	1.0 ha	1.0 ha
J ³	4000 m ²	6000 m ²	1.0 ha	1.0 ha
K	4000 m ²	4000 m ²	4000 m ²	4000 m ²
L	2000 m ²	2000 m ²	4000 m ²	4000 m ²
M	2000 m ²	2000 m ²	1.0 ha	1.0 ha
N ^{4,5}	1600 m ²	1600 m ²	1.0 ha	1.0 ha
P	1000 m ²	1600 m ²	1.0 ha	1.0 ha
Q (EA G only)	700 m ²	⁶ 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m ²	2000 m ²	1.0 ha	1.0 ha
R	500 m ²	⁷ 1.0 ha	1.0 ha	1.0 ha
S ⁸	400 m ²	2000 m ²	1.0 ha	1.0 ha
T ⁹	600 m ²	No further subdivision		
V ¹⁰	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 ¹¹	400 lots with approved pump and haul service connection			

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

Attachment 6
Official Community Plan Land Use Designation
(Page 1 of 5)

5.1 Agricultural

The Agricultural Land Use designation applies to all land located in the Agricultural Land Reserve (ALR) at the date of adoption of this plan. These lands occupy approximately fifty-five percent of the plan area and are generally characterized by parcels, greater than 2.0 ha in area. Lands within the ALR are intended for agricultural production. These lands contribute to the economy and are of critical importance in helping Electoral Area 'A' become a leader in local food production.

Objectives and Policies

Section 5.1	Policy/Objective
Objective 5.1.1	Protect ALR land from non-agricultural development.
Policy 5.1.1	Lands within the Agricultural Lands designation are shown on Map No. 3.
Policy 5.1.2	Agriculture shall be the priority use on lands located within the Agricultural Lands designation.
Policy 5.1.3	Uses within this designation shall include agriculture and uses which are compatible with agriculture and contribute towards making it more productive.



Attachment 6
Official Community Plan Land Use Designation
 (Page 2 of 5)

Section 5.1	Policy/Objective
Policy 5.1.4	Rezoning may be supported, subject to the approval of the Agricultural Land Commission to allow: a. Value added agricultural uses; b. 'Permitted use' as defined by the ALR Subdivision and Procedure Regulation (BC Regulation 171-2002) , as amended or replaced from time to time; or, c. Agricultural education and/or demonstration of agricultural technologies.
Policy 5.1.5	This plan supports the creation of an agricultural zone which applies to all lands within this designation.
Policy 5.1.6	Removal of lands from the ALR, which are capable of agricultural production, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.7	Subdivision of land within the ALR, which does not result in a net benefit to agricultural production as determined by a qualified professional, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.8	The RDN should consider providing comments to the Agricultural Land Commission on all applications for non-farm use, subdivision, and exclusion.
Policy 5.1.9	If land is removed from the ALR, the land should continue to be designated 'Agricultural Lands' and should not be considered for additional development potential.
Policy 5.1.10	This plan supports ongoing consultation with the Agricultural Advisory Committee, the Agricultural Land Commission, and the Provincial Ministry responsible for Agriculture to find ways to encourage agriculture and make it more productive.
Advocacy Policy 5.1.11	The RDN shall work with the MOTI to discourage the creation of new public roadways ending at lands located in the ALR to reduce the future demand for further non-agricultural development of ALR land.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Designate DPA's on land adjacent to the ALR to ensure adequate buffers are provided and to reduce the impacts of non-agricultural development on agricultural land.	Immediate
Work with the Agricultural Advisory Committee, the Ministry responsible for Agriculture, the Agricultural Land Commission, and the community to develop an agricultural zone and identify opportunities to increase diverse agricultural activity. Amend RDN Land Use and Subdivision Bylaw No. 500, 1987 to include the new zone.	Short Term



Attachment 6
Official Community Plan Land Use Designation
(Page 3 of 5)

Review the current board policy on commenting on applications made to the Agricultural Land Commission and consider the potential role of the Agricultural Advisory Committee. Write a report to the Board with recommendations.	Short Term
Work with the Provincial subdivision approving officer, Ministry of Agriculture, and the Agricultural Land Commission to minimize the impact of subdivision on lands within the ALR.	Ongoing

Objective 5.1.2	Support and promote sustainable agriculture on ALR lands.
Policy 5.1.12	The minimum parcel size for lands located within the Agricultural Lands designation shall be 8.0 ha.
Policy 5.1.13	<p>Despite policy 5.1.12 above, subject to approval from the Agricultural Land Commission, and subject to being consistent with the RGS, the RDN may support the creation of more compact residential clusters through a rezoning or Development Variance Permit (DVP) on lands within this designation which may include smaller parcels and/or a subdivision pursuant to the Strata Property Act subject to the following:</p> <ol style="list-style-type: none"> The proposal must include a significant agricultural component which would contribute towards making Electoral Area 'A' a leader in local food production. The proposal does not result in more dwelling units and/or parcels than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area as determined by the RDN. The proposal is consistent with ALR, Subdivision and Procedure Regulation (BC Regulation 171/2002). Residential development should be located on the least fertile portions of the subject property. Residential development must include a vegetated buffer designed and constructed in accordance with the Ministry of Agriculture "A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges" published in 2009 by the Ministry of Agriculture as amended or replaced from time to time. No parcel of less than 1.0 ha shall be created. All development must be serviced with onsite methods for treating wastewater and water systems. The proposal includes a report from a professional Agrologist outlining how the proposal would be more efficient from an agricultural perspective than a traditional subdivision and certifying that the proposed residential development is located on the least fertile portions of the land and is necessary to support the proposed agricultural use. The remainder must be protected against further subdivision and non-agricultural uses through covenant and/or zoning.



Attachment 6
Official Community Plan Land Use Designation
(Page 4 of 5)

Policy 5.1.14	This plan supports the use of conservation covenants for the preservation of environmentally sensitive features. However, it is recognized that agricultural considerations must be taken fully into account when the use of a conservation covenant for the preservation of environmentally sensitive features is being contemplated.
Policy 5.1.15	This plan supports a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.
Policy 5.1.16	Property owner initiated zoning to reduce subdivision and preserve large parcel of agricultural land is supported.
Policy 5.1.17	The use of agricultural practices which minimize the impacts on the environment, improve water use efficiency, reduce the use of chemical fertilizers, and reduce dependence on fossil fuels, such as permaculture, shall be encouraged.
5.1.18	The use of water for irrigation on agricultural lands to boost local food production is supported.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Please refer to Appendix 3 for more information
Conduct a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.	Short Term

Objective 5.1.3	Create opportunities for local food markets
Policy 5.1.19	This plan supports collaboration, cooperation, and flexibility to support agricultural operations looking at investing in agriculture and/or attempting to resolve issues which are limiting agricultural production in Area 'A'.
Policy 5.1.20	The RDN shall work with other levels of government and other agencies to develop financial incentives to preserve farm land and encourage young families to get in to farming.
Policy 5.1.21	This plan supports the use of public land for community gardens and farmers markets where appropriate.
Policy 5.1.22	Proposals for the establishment of a cold storage facility and provincially licensed meat processing facility may be supported within the plan area in consultation with the ministry responsible for Agriculture, Agricultural Land Commission, the farming community, and the community at large.



Attachment 6
Official Community Plan Land Use Designation
 (Page 5 of 5)

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the farming community and the Agricultural Advisory Committee to develop strategies which support and encourage agriculture in Electoral Area 'A'.	Ongoing
Amend ' RDN Land Use and Subdivision Bylaw No. 500, 1987 ' to permit community gardens and farmers markets. Develop a process for managing the use of these lands for community agriculture.	Short Term

Objective 5.1.4	Support and Encourage Agricultural Education.
Policy 5.1.23	This plan supports the preparation of an Agricultural Plan for Electoral Area 'A' which should at minimum provide an overview of the local food system, its relative food security, capacity, opportunities for enhancing the food-related economy, and recommendations for increasing the sustainability of the food system.
Policy 5.1.24	The RDN should provide perspective purchasers, developers, and land owners with information on living in rural agricultural communities.
Policy 5.1.25	The RDN should work with the Nanaimo and Cedar Farmers Institute, ministry responsible for Agriculture, RDN Advisory Committee, Agricultural Land Commission, Nanaimo Foodshare, and School District 68 to develop an agricultural education program aimed at elementary and high school students.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare an agricultural plan which is consistent with the plan prepared for the Cowichan Valley Regional District.	Immediate
Develop informational brochures to distribute to prospective property owners as well as existing Area A residents.	Short Term
Work with the Agricultural Advisory Committee to establish an agricultural education program.	Short Term



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*

(J. Oswald, 2009)

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).

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: 57224

Application Status: Under LG Review

Applicant: Haslam Creek Farms Inc.

Agent: Keystone Environmental

Local Government: Nanaimo Regional District

Local Government Date of Receipt: 01/12/2018

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

Proposal Type: Subdivision

Proposal: . The Proponent is proposing to subdivide the Site into two parcels. Both parcels will be retained for farming purposes. The subdivision will be followed by the sale of the site. Therefore no movement of topsoil and no physical alterations to the property are proposed at this time other than applying for the subdivision application.

Agent Information

Agent: Keystone Environmental

Mailing Address:

320-4400 Dominion Street

Burnaby, BC

V5G 4G3

Canada

Primary Phone: (604) 996-7113

Mobile Phone: (604) 430-0671

Email: wappleton@keystoneenvironmental.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 005-267-951

Legal Description: L 1 SECS 4 & 5 R 1 CEDAR DISTRICT PL 10508

Parcel Area: 38.2 ha

Civic Address: 2783 and 2789 Haslam Road

Date of Purchase: 02/10/2017

Farm Classification: Yes

Owners

1. **Name:** Haslam Creek Farms Inc.

Address:

[REDACTED ADDRESS]

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).
Herbaceous cover crop through the majority of the existing parcel (approximately 35 ha).

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).
No improvements involving construction works are being proposed at this time.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).
A single residence is located in the central portion of the parcel used by the manager of the farm.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm
Specify Activity: Farming

East

Land Use Type: Agricultural/Farm
Specify Activity: Farming

South

Land Use Type: Agricultural/Farm
Specify Activity: Farming

West

Land Use Type: Other
Specify Activity: Watercourse (Haslam Creek)

Proposal

1. Enter the total number of lots proposed for your property.

31.6 ha

6.6 ha

2. What is the purpose of the proposal?

. The Proponent is proposing to subdivide the Site into two parcels. Both parcels will be retained for farming purposes. The subdivision will be followed by the sale of the site. Therefore no movement of topsoil and no physical alterations to the property are proposed at this time other than applying for the subdivision application.

3. Why do you believe this parcel is suitable for subdivision?

There is sufficient area to support farming activities on both proposed lots within the parcel.

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

Yes, in both short- and long-term.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

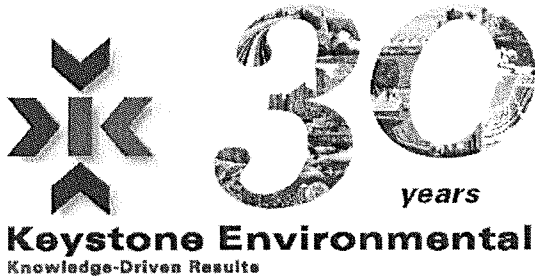
- Agent Agreement - Keystone Environmental
- Proposal Sketch - 57224
- Professional Report - ALR Subdivision Application
- Certificate of Title - 005-267-951

ALC Attachments

None.

Decisions

None.



January 12, 2018

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

Dear Sir/Madam,

**Re: ALR Subdivision Application
 2789 and 2783 Haslam Road in Cedar, BC
 Project No.: 13464-104**

Haslam Creek Farms Inc. (the Proponent) is applying to the Agricultural Land Commission (ALC) to subdivide their land located at 2789 and 2783 Haslam Road in Cedar, BC (the Site), into two parcels. The application is required as the Site is located within the Agricultural Land Reserve. The following information is provided to support this application.

1. Title Search Print *Extracted

A title search print for each parcel is attached in Attachment 1.

2. Corporate Registry *Extracted

The Site is owned by a registered company: Haslam Creek Farms Inc. – 737 Goldstream Avenue, Victoria, BC V9B 2X4 (see Attachment 1). The company is owned by Bill Beadle.

3. Parcel Information

The Site parcel information is as follows:

Parcel Information	
Legal Description	Lot 1, Section 4 and 5, Range 1, Cedar District, Plan 10508, Electoral Area 'A'
Parcel Identifier (PID)	005-267-951
Parcel Size (ha)	38 ha
Date of Purchase	February 10, 2017

Suite 320
 4490 Dominion Street
 Burnaby, British Columbia
 Canada V5G 4G3

Telephone: 604 439 0671
 Facsimile: 604 439 0672
 info@KeystoneEnviro.com
 KeystoneEnviro.com

Environmental Consulting
 Engineering Solutions
 Assessment & Protection

4. Agent Authorization

Keystone Environmental Ltd. will be acting as an agent for the owner of the Site. All landowners (i.e. Haslam Creek Farms Inc.) will be provided with all information being submitted to the local government/ALC and received from the local government/ALC. A letter authorizing the agent to act on behalf of the land owner is included as Attachment 2. The letter is signed by all landowners (Bill Beadle, owner of Haslam Creek Farms Inc.) designating the agent (Keystone Environmental) to make the application on the landowner(s) behalf.

5. Plan of Proposal Area

A plan of the proposed subdivision is included in Attachment 3. The plan has been prepared by Turner Land Surveying (BCLS) and shows the locations of the two proposed lots: Lot A (6.5 ha) to the south, and Lot B (31.5 ha) to the north.

6. Permits and Approvals

The proponent is applying to the ALC to subdivide the subject property into two parcels. The subdivision boundary is proposed at an existing wetland, which will allow the existing farmed fields in the proposed northern Lot B to remain as one lot and the area on the opposite side of the wetland to be developed into farmable land in the future (Lot B). The purpose of the subdivision is to facilitate the sale of the Site.

7. Property Assessment Notice

The parcel does have farm status from BC Assessment.

8. Photographs

Site photographs are shown in the Appendix of the Overview Assessment Report in Attachment 4.

9. Maps

Maps of the Site are provided in the Drawings section of the Overview Assessment Report in Attachment 4.

10. Professional Report

An Overview Assessment has been conducted by a Qualified Environmental Professional (QEP) at Keystone Environmental to identify the location of streams and wetlands on the Site such that proposed development activities maintain a 30 m buffer from the high water marks. The Overview Assessment is included as Attachment 4 and is required by the Regional District of Nanaimo (RDN).

STATEMENT OF LIMITATIONS

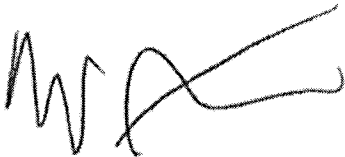
Findings presented in this report are based upon (i) reviews of available documentation, (ii) observations of the project area and surrounding lands. The conclusions and recommendations documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by other members of the environmental science profession, practicing under similar circumstances in the area at the time of the performance of the work.

This report has been prepared solely for the internal use of Haslam Creek Farms Inc. and the Agricultural Land Commission pursuant to the agreement between Keystone Environmental Ltd. and Haslam Creek Farms Inc. By using this letter report Haslam Creek Farms Inc. and the Agricultural Land Commission agrees that they will review and use the letter report in its entirety. Any use which other parties make of this letter report, or any reliance on or decisions made based on it, are the responsibility of such parties. Keystone Environmental Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this letter report.

Sincerely,

Keystone Environmental Ltd.

Prepared by:



Warren Appleton, B.Sc., R.P.Bio.
Senior Biologist

Reviewed by:



Dave Langill, B.Sc.
Biologist

I:\13400-13499\13464\Phase 104 EA\Report\13464-104 180112 ALR Application.docx

ATTACHMENTS:

- Attachment 1 – Title Search *Extracted
- Attachment 2 – Agent Authorization
- Attachment 3 – BCLS Drawing
- Attachment 4 – Overview Assessment


ATTACHMENT 2
AGENT AUTHORIZATION

AUTHORIZATION FOR WORK

AUTHORIZATION is hereby given to Keystone Environmental Ltd. to proceed with preparing the Environmental Assessment for 2789 and 2783 Haslam Road, Nanaimo, BC.


Signature


Date


Print Name / Title

Please return this completed authorization page to Keystone Environmental Ltd. by:

mail/courier to: Keystone Environmental Ltd. Attention: Warren Appleton Suite 320 – 4400 Dominion Street Burnaby, BC V5G 4G3	or fax or email to: Fax: 604.430.0672 – Attention: Warren Appleton Email: wappleton@keystoneenvironmental.ca
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ATTACHMENT 3

BCLS DRAWING

Site Plan Showing Proposed Subdivision Of:
 Lot 1, Sections 4 And 5, Range 1,
 Cedar District, Plan 10508

Client: Genoa Reach Properties

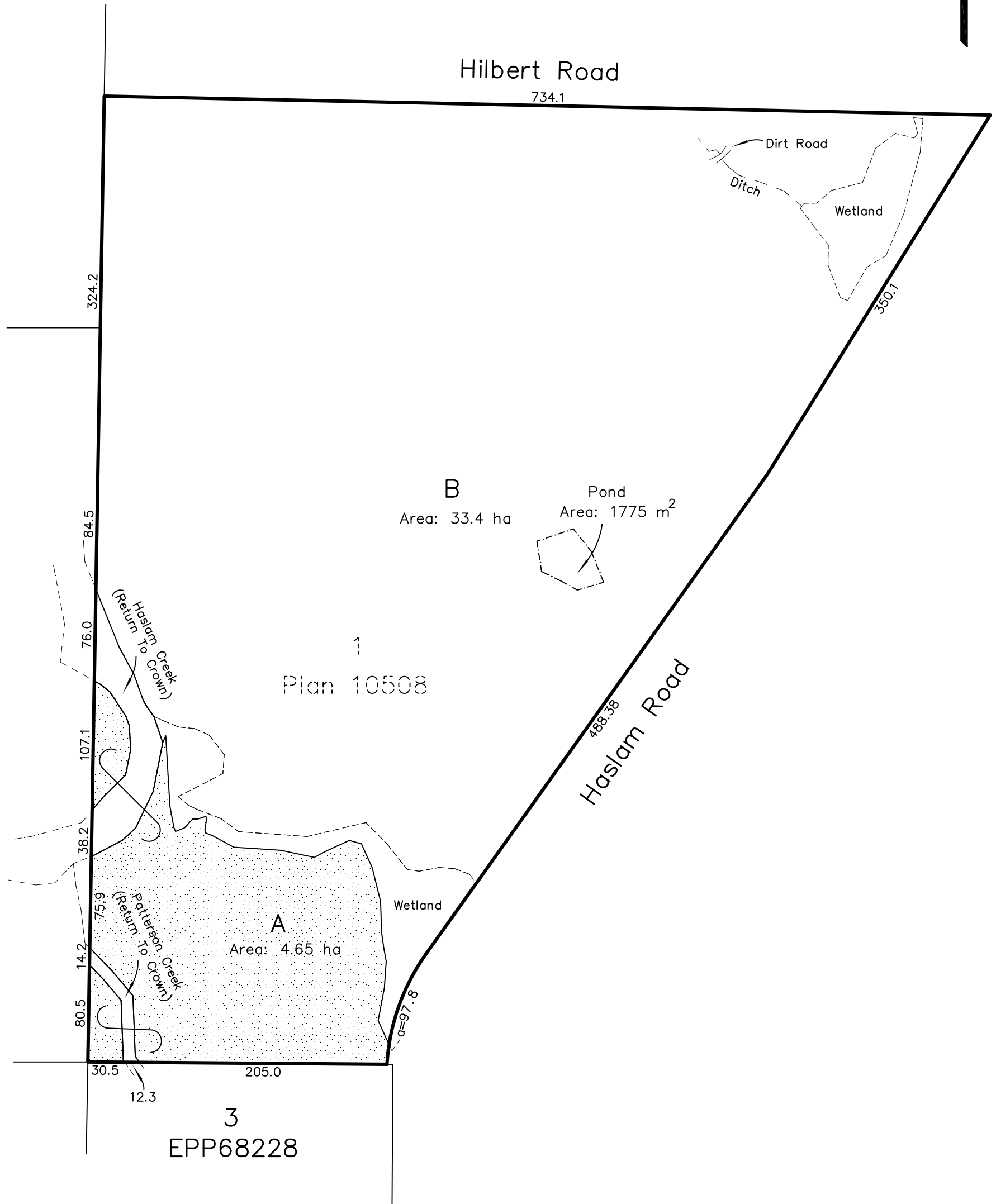
Civic Address: 2789 Haslam Road

File: 17-146

Scale: 1:3500

Date: November 21st, 2017

Drawn by: MDS



Note:
 This property is affected by
 the following registered documents:
 FB337929

Distances shown are in metres.

Turner + land surveying™

250.753.9778
 605 Comox Road
 Nanaimo, BC V9R 3J4

Certified correct this 21st day of February, 2018.

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

ATTACHMENT 4
OVERVIEW ASSESSMENT



January 12, 2018

Mr. Bill Beadle
Haslam Creek Farms Inc.
737 Goldstream Avenue
Victoria, BC V9B 2X4

Dear Mr. Beadle:

**Re: Overview Assessment for Subdivision Application to the ALC
2789 and 2783 Haslam Road, Cedar, BC
Project No. 13464-104**

Haslam Creek Farms Inc. (the Proponent) is applying to the Agricultural Land Commission (ALC) to subdivide their land located at 2789 and 2783 Haslam Road in Cedar, BC (the Site) into two parcels. This application is required as the Site is located within the Agricultural Land Reserve. Approval from the Ministry of Transportation and the Regional District of Nanaimo are also expected to be required. This overview assessment describes the proposed works and identifies the location of ecological features at the Site.

PROPONENT

The Site is owned by:

Mr. Bill Beadle
Haslam Creek Farms Inc.
737 Goldstream Avenue
Victoria, BC V9B 2X4
250-380-8221
bbeadle@shaw.ca

LOCATION AND LOT LEGAL INFORMATION

The Site is located near the Nanaimo Airport at 2789 and 2783 Haslam Road in Cedar, BC. The Site parcel information is summarized in Table 1:

Table 1 Parcel Information.

Parcel Information	
Legal Description	Lot 1, Section 4 and 5, Range 1, Cedar District, Plan 10508, Electoral Area 'A'
Parcel Identifier (PID)	005-267-951
Parcel Size (ha)	38 ha
Date of Purchase	February 10, 2017

PROPOSED WORKS

The proposed subdivision boundaries are identified on the attached BCLS plan. The Proponent is proposing to subdivide the Site into two parcels. Both parcels will be retained for farming purposes. The subdivision will be followed by the sale of the site. Therefore no movement of topsoil and no physical alterations to the property are proposed at this time other than applying for the subdivision application.

ENVIRONMENTAL FEATURES

The northern portion of the Site has been actively farmed for crops and consists of large fields, barns and a house over a 35.5 ha area. The southern portion of the Site is separated physically from the north half by a wetland that drains into Haslam Creek. The southern half is a clearing in the center with a driveway that connects to Haslam Road. Around the clearing there is a forested buffer that surrounds a wetland.

A biophysical survey of the Site was completed by Keystone Environmental over two visits in August and September 2017 to characterize the environment at the Site. The Site perimeter and interior areas were surveyed by a Registered Professional Biologist and BC Land Surveyor to delineate the extent of the high water mark around watercourses present at the Site, document plant species and forest stage. In addition, online resources at the Regional District of Nanaimo were queried for available information on the Site.

The Site is located on a gentle south-facing slope between 6 and 8% grade. Several watercourse features were identified during Site surveys (Figure 1). These include:

- Isolated unnamed wetland at the northeast corner of the Site
- Isolated ephemeral pond in middle of Site
- Patterson Creek along a portion of the southern edge of the Site
- Haslam Creek along a portion of the southwestern perimeter of the Site
- Hokkanen Creek located between the proposed Parcel A and B

Haslam Creek is a permanent fish bearing watercourse, whereas the Hokkanen Creek and portions of Patterson Creek are expected to be seasonal to permanent and likely fish bearing. The isolated wetland and isolated pond watercourses did not have a surface connection to fish bearing waters when the assessments were conducted. The farm fields were typically gentle sloping with low cover of herbaceous crops, south-facing with loamy soils.

Species at risk were not identified during the field survey. Eagle nests were not observed at or adjacent to the Site, and heron nests were not observed at or adjacent to the Site. Other raptor nests were not observed at the Site.

Wetland plan communities were associated with the isolated wetland and Hokkanen Creek. The riparian areas of Haslam Creek, the Hokkanen Creek and Patterson Creek were fully vegetated with a deciduous and conifer stand that extended at least 30 m from each watercourse. Cleared areas where farming practices were occurring were in general further than 30 m from each watercourse.

A species list of observed species and general site photographs are attached.

REGULATORY REQUIREMENTS

The Site is located within the following development permit areas (DPA) within the Regional District of Nanaimo (RDN):

- Nanaimo River Floodplain DPA
- Yellowpoint Aquifer Protection DPA
- Watercourse and Fish Habitat DPA

While no physical works are proposed within 30 m of watercourse features, watercourses are located on the Site therefore development permit requirements are triggered with the RDN.

The prescribed riparian assessment area for each of the five watercourses is specified by the RND Land Use and Subdivision Bylaw No. 500 (1987):

- Isolated unnamed wetland: 15 m from natural boundary
- Isolated ephemeral pond in middle of Site: 15 m from natural boundary
- Patterson Creek: 30 m from natural boundary
- Haslam Creek: 30 m from natural boundary
- Hokkanen Creek: 30 m from natural boundary

No construction works are planned within the riparian assessment areas for these five areas.

RECOMMENDATIONS

Keystone Environmental recommends the ALC consider this project for subdivision, since farming practices will be retained and physical works are not being proposed within environmentally sensitive areas.

LIMITATIONS

Findings presented in this report are based upon (i) reviews of available documentation, (ii) observations of the project area and surrounding lands. The conclusions and recommendations documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by other members of the environmental science profession, practicing under similar circumstances in the area at the time of the performance of the work.

This report has been prepared solely for the internal use of Haslam Creek Farms Inc. and reviewing regulatory agencies pursuant to the agreement between Keystone Environmental Ltd. and Haslam Creek Farms Inc. By using this report Haslam Creek Farms Inc. and the reviewing regulatory agencies agrees that they will review and use the report in its entirety. Any use which other parties make of this letter report, or any reliance on or decisions made based on it, are the responsibility of such parties. Keystone Environmental Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this letter report.

Sincerely,

Keystone Environmental Ltd.

Prepared by



Dave Langill, B.Sc.,
Biologist

Reviewed by



Warren Appleton, R.P.Bio.
Project Manager / Senior Biologist

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ATTACHMENTS:

- Photographs
- Plant Species List
- BCLS drawing

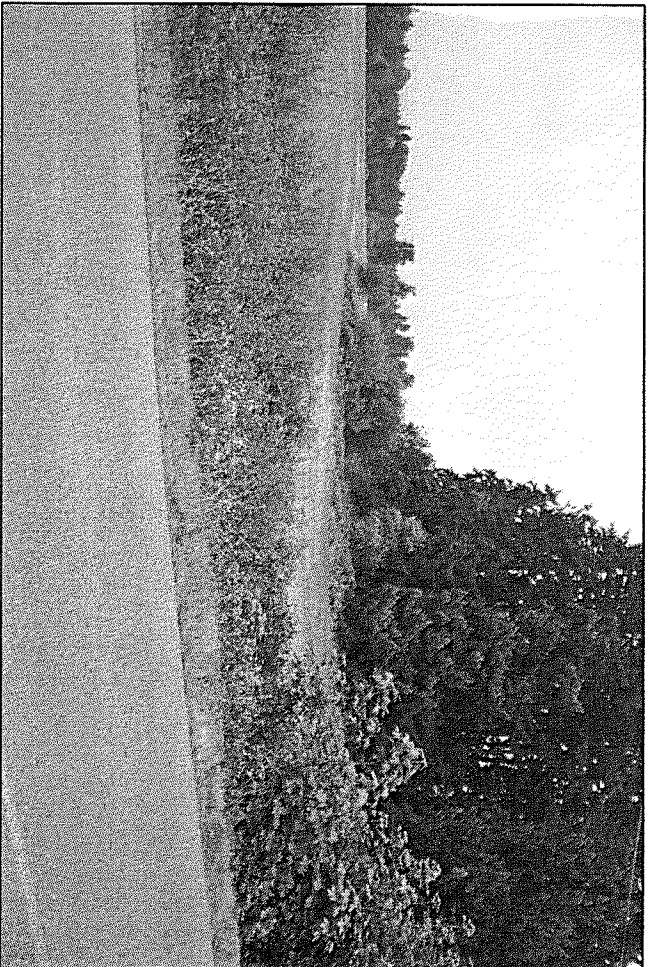
PHOTOGRAPHS



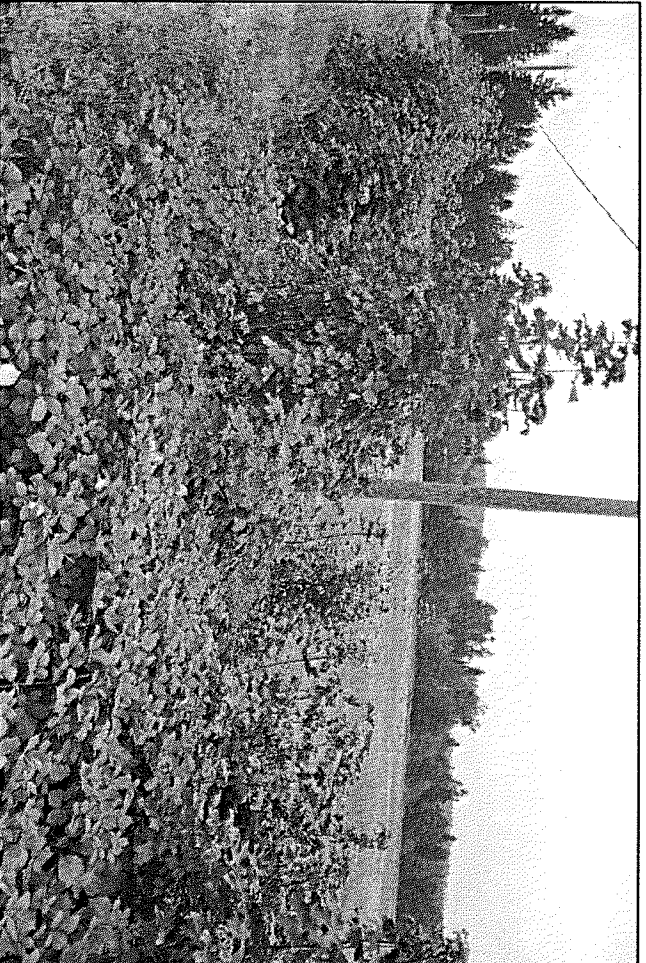
Photograph 1: Typical conditions of the isolated wetland in the northeast corner of the Site.



Photograph 2: Typical conditions of the northern end of the Site, looking south.



Photograph 3: View looking west at the Site from Haslam Road.



Photograph 4: View looking southwest at the Site from Haslam Road.



Photograph 5: Seasonally flooded wetland (Hokkanen Creek) separating Parcel A and B near Haslam Road (on left) looking south



Photograph 6: Typical conditions along the southern perimeter of the Site

PLANT SPECIES LIST

Table 1 Plant Species Observed at the Haslam Creek Farms Site

Scientific Name	Common Name	Location
TREES		
<i>Abies grandis</i>	grand fir	riparian
<i>Acer macrophyllum</i>	bigleaf maple	riparian
<i>Alnus rubra</i>	red alder	riparian
<i>Crategeus</i>	hawthorn	riparian
<i>Populus balsamifera ssp. trichocarpa</i>	cottonwood	riparian
<i>Pseudotsuga menziesii</i>	Douglas-fir	riparian
<i>Thuja plicata</i>	Western redcedar	riparian
SHRUBS		
<i>Ilex aquifolium</i>	English holly	riparian
<i>Oemleria cerasiformis</i>	Indian plum	riparian
<i>Oplopanax horridus</i>	devil's club	riparian
<i>Rubus armeniacus</i>	Himalayn blackberry	roadside, around pond
<i>Rubus parviflorus</i>	thimbleberry	riparian
<i>Sambucus racemosa</i>	red elderberry	riparian
<i>Spiraea douglasii</i>	hardhack	wetland
<i>Symphoricarpos albus</i>	snowberry	riparian
GRAMINOIDS AND FORBS		
<i>Achillea millefolium</i>	yarrow	roadside
<i>Adiantum aleuticum</i>	northern maidenhair fern	riparian
<i>Alisma plantago-aquatica</i>	water plantain	riparian
<i>Anaphalis margaritacea</i>	pearly everlasting	riparian
<i>Athyrium filix-femina</i>	lady fern	riparian
<i>Carex (unidentified)</i>	sedge	wetland
<i>Carex obnupta</i>	slough sedge	wetland
<i>Cirsium arvense</i>	Canada thistle	roadside
<i>Cirsium vulgare</i>	bull thistle	roadside
<i>Daphne laureola</i>	spurge laurel	roadside
<i>Daucus carota</i>	wild carrot	roadside
<i>Dicentra formosa</i>	Pacific bleeding heart	riparian
<i>Epilobium cilatum</i>	pink-leaved willow herb	riparian
<i>Equisetum angustifolium</i>	horsetail	wetland
<i>Galium aparine</i>	cleavers	wetland
<i>Geranium robertianum</i>	Robert's geranium	riparian

Scientific Name	Common Name	Location
<i>Heracleum maximum</i>	cow parsnip	riparian
<i>Juncus balticus</i>	Baltic rush	riparian
<i>Juncus bufonius</i>	toad rush	riparian
<i>Juncus effusus</i>	common rush	wetland
<i>Juncus ensifolius</i>	dagger-leaf rush	riparian
<i>Leucanthemum vulgare</i>	oxeye daisy	roadside
<i>Lysichiton americanus</i>	skunk cabbage	wetland
<i>Mahonia nervosa</i>	dull Oregon-grape	riparian
<i>Matricaria discoidea</i>	pineapple weed	roadside
<i>Menyanthes trifoliata</i>	buckbean	riparian
<i>Mycelis muralis</i>	wall lettuce	riparian
<i>Phalaris arundinacea</i>	reed canarygrass	wetland
<i>Physocarpus capitatus</i>	Pacific ninebark	riparian
<i>Polystichum munitum</i>	sword fern	riparian
<i>Ranunculus</i>	creeping buttercup	fields
<i>Ranunculus</i>	field buttercup	riparian
<i>Rubus laciniatus</i>	cutleaf blackberry	riparian
<i>Rubus spectabilis</i>	salmonberry	riparian
<i>Rubus ursinus</i>	trailing blackberry	riparian
<i>Rumex acetosella</i>	sheep sorel	riparian
<i>Rumex crispus</i>	curled dock	roadside
<i>Scirpus microcarpus</i>	small-fruited bulrush	wetland
<i>Solanum</i> sp.	nightshade	riparian
<i>Sonchus</i> sp.	sow thistle	riparian
<i>Tanacetum vulgare</i>	common tansy	roadside
<i>Trifolium pratense</i>	red clover	fields
<i>Typha latifolia</i>	cattail	wetland
<i>Urtica dioica</i> ssp. <i>dioica</i>	stinging nettle	riparian
<i>Vicia sativa</i> var. <i>sativa</i>	vetch	roadside

AAC Comment and ALC Decisions – February 2014 to April 6, 2018

AAC has been providing comment on applications to the Provincial ALC in accordance with RDN Board Policy B1-08 *Review of Provincial Agricultural Land Reserve Applications* since February 2014. In that time the AAC has provided comment on 24 applications to the ALC. For information on recent and archived ALC applications and decisions, visit the ALC webpage at <http://www.alc.gov.bc.ca/alc/content/applications-and-decisions/search-for-applications-and-decisions>. The applications, AAC comment and ALC decisions are summarized in the following table:

Application No	Application Type	Agent, Owner	Civic Address , Property Legal	EA	AAC Recommendation	ALC File No	ALC Decision
PL2014-005	Inclusion	C & F Land Resource Consultants Ltd; 0848214 BC LTD	Island Highway, Lot A District Lot 90 and of Block 359 Newcastle District Plan VIP67156	H	None provided	53673	Approved 06/06/2014
PL2014-010	Subdivision	Ken and Shannon Carifelle, and Shirley Daines	2455 Holden Corso Road & 1617 Rugg Road, East 40 Acres Of Section 16, Range 2, Cedar District, Except Part In Plan 29623 And 42171	A	Approval	53680	Refused 04/28/2015
PL2014-013	Subdivision	Donna and Walter Paravicini	531, 533, 539 Parker Road West, Lot 10, District Lot 78, Newcastle District, Plan 2047	G	None provided	53681	Refused 08/31/2015
PL2014-017	Subdivision	Turner Land Surveying; Dennis Paugh	2670 McLean's Road, The East 20 Chains Of Section 7, Range 3, Cranberry District, Except That Part In Plan 36845	C	Approval	54215	Refused 06/03/2016
PL2014-027	Subdivision	Fern Road Consulting Ltd; Maz-Can Investments Ltd.	2729 Parker Road, Lot 3, District Lot 67, Nanoose District, Plan 29941, Except Part In Plan Epp51762	E	Approval	53723	Approved 05/13/2015
PL2014-051	Subdivision	J. E. Anderson & Associates; Steve Vogel	2560 Grafton Ave. & 2555 Tintern Road, Lot 51, District Lot 8, Cameron District, Plan 1981 Except The Westerly 4.96 Chains	F	Approval	53789	Refused 05/07/2015
PL2015-057	Nonfarm Use	John, Allan and Joan Wild	640 Grovehill Road, LOT 9 (DD 51005N), District lot 90, Newcastle District, Plan 1874, Except Part in Plan VIP52920 AND Plan VIP73941	H	Approval	54288	Approved 11/05/2015

PL2015-160	Subdivision	Wendy Hutbatch	2116 Alberni Highway, Lot 12, Salvation Army Lots, Nanoose District, Plan 1115, Except Part In Plan 734 RW	F	None provided	55109	Refused 08/25/2016
PL2015-177	Subdivision	Elizabeth Puckering; Howard Fowler	Virginia Road, That Part of Lot 1, District Lot 141, Nanoose and Newcastle Districts, Plan 2273	F	None provided	54599	Refused 09/09/2016
PL2016-034	Subdivision	RDN; Eric and Betty Hodgson, Sucha Ollek	2070 Akenhead Road, Section 12, Range 8, Cranberry District, Except Parcel A	A	Approval	54876	Refused 11/21/2016
PL2016-035	Nonfarm Use	Sims and Associates/Fern Road Consulting; Earthbank Resource Systems Ltd.	1330 Hodge's Road, Lot 1, Plan EPP16024 & Lot C, Plan VIP80909	G	Approval	54982	Refused 08/24/2016
PL2016-042	Nonfarm Use	Corinna Kral, Victor Lassam, Doreen Lassam, Tammy Raynor, Shane Lassam	2602 Holden Corso Road, That Part Of Section 17, Range 3, Cedar District, Lying To The West Of The Westerly Boundary of The West 5 Chains of The East 60 Acres of Said Section, Except The South 10 Chains of The West 12 Chains of Said Section, And Except Part In Plans 16643, 18872	A	Approval	55086	Refused 08/08/2016
PL2016-064	Nonfarm Use	Arbor Memorial Inc.	2347 & 2419 Cedar Road, Lot A Sections 8, 9 And 10 Range 1 Cedar District Plan Vip76153	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	6617 Doumont Road, That Part of Lot 1, District Lot 35, Wellington District, Plan 3225	C	Non Approval	55410	Refused 01/30/2017
PL2016-097	Nonfarm Use	Culverden Holdings Ltd. / Seven Springs Camp and Retreat Centre	1888 Kaye Rd, Lot 1, District Lot 171 and Block 564, Nanoose District, Plan VIP71158	E	Approval	55354	Refused 12/21/2016
PL2016-151	Exclusion	Mazzoni & Associates Planning; Ezra Cook Holdings Ltd. Inc. No. 458302	7955 Island Highway West, District Lot 14, Newcastle District, Except The Esquimalt And Nanaimo Railway Company Right Of Way As Said Right Of Way Is Shown Coloured Red On DD 4433n	H	Approval	55717	Cancelled 07/13/2017

PL2016-155	Non-Farm Use (Placement of Fill)	Dean Kauwell, Erica Rudischer	2642 Maxey Road, Lot 2, Sections 17, And 18, Range 5, Mountain District, Plan 40319	C	Approval	55804	Approved 05/15/2017
PL2016-158	Non-Farm Use	Clarke Gourlay, Morningstar Springs Farm Ltd.	403 Lowry's Road, Lot 2, District Lots 19 & 83, Nanoose District, Plan EPP16024	G	Approval	55827	Approved 02/28/2017
PL2016-189	Exclusion	Cox Taylor; Gene and Gloria Martini	1155 and 1169 Leffler Road, Lot 1, District Lot 139, Nanoose District, Plan 18583	F	Approval	55899	Refused 09/26/2017
PL2017-013	Non-Farm Use	Discover Montessori Society / 565832 BC Ltd., Inc. No.BC0565832	3452 Jingle Pot Road, The easterly 60 acres of section 16, range 3, mountain district, except that part in plan 29404, VIP68415, VIP68636 and VIP 72060	C	Approval	55883	Approved Alternate 06/26/2017
PL2017-030	Subdivision	Glenn Dawson/Thomas Hoyt	2298 Northwest Bay Road, Lot 1 District Lot 62 Nanoose District Plan 37368	E	None Provided	56569/ 55706	Refused 10/16/2017
PL2017-048	Non-Farm Use	Raymond and Hilary Tinkling	1384 Tyler Road, The East 1/2 of Block 24, District Lot 140, Nanoose District, Plan 1918 Except That Part In Plan 22868	F	None Provided	55659	Refused 08/23/2017
PL2017-064	Subdivision	Moira Benson	Yellow Point and 2437 Quennell Road, The North 1/2 Of Section 8, Range 2, Cedar District, Except That Part In Plan 8303; and Lot 1, Section 8, Range 3, Cedar District, Plan 12737, Except Part In Plan 44022	A	None Provided	56488	Refused 02/08/2018
PL2017-194	Non-Farm Use	Cox Taylor; Gene and Gloria Martini	1155 and 1169 Leffler Road, Lot 1, District Lot 139, Nanoose District, Plan 18583	F	Non Approval	56987	Pending

**New decision/change (none) since the last regular AAC meeting of February 16, 2018.*