



April 14, 2023

Caroline von Schilling
Development Planner, Planning Department
Municipality of North Cowichan
caroline.vonschilling@northcowichan.ca

Sent by email

Dear Caroline:

Re: File OCP00026 – OCP and Rezoning Application at 1771 Robert Street (PID: 001-147-544) – The Subject Property

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File OCP00026 that proposes to rezone the 2.4 ha Subject Property from A2 (Rural) to R3 (Residential One and Two Family) and R3-MF (Residential Multi-Family) to facilitate a 23 lot subdivision for future residential development of approximately 34 – 40 dwelling units that borders land in the Agricultural Land Reserve (ALR) to the north.

A referral response was initially provided by Ministry staff on December 10, 2021. From an agricultural perspective, Ministry staff offer the following comments:

Setbacks, Vegetative Buffer and Buffer Design:

Ministry staff note that, similar to the initial project proposal for the Subject Property dated May 19, 2021, a 30 metre setback between the residential structures proposed to be constructed on the northern portion of the Subject Property and the adjacent property to the north that is within the ALR is still proposed in the revised project plan. Additionally, within this 30 metre setback, the 15 metres directly adjacent to the ALR boundary is once again proposed to be dedicated to a vegetative buffer.

Ministry staff are pleased to see that the residence proposed on lot 15 (labelled lot 16 on the previous project plan) will be setback more than 30 metres from the ALR boundary. Previously, the residence on lot 16 was only proposed to be setback approximately 20 metres from the ALR boundary.

Ministry staff note that a Buffer Design Plan was not submitted with the updated OCP/Zoning Bylaw Amendment application. Ministry staff welcome the opportunity to review a Buffer Design Plan for the Subject Property if/when one is completed.

Overall, Ministry staff are encouraged to see that the proposed setback and vegetative buffer provisions are largely consistent with section 3.8 'Urban-side buffer design specifications' contained within the Ministry's Guide to Edge Planning.

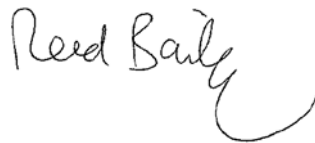
Proposed Rezoning:

Be advised that the Ministry has no comment with respect to rezoning the Subject Property from the current A2 (Rural) to R3 (Residential One and Two Family), R3-MF (Residential Multi-Family) to accommodate residential development on the Subject Property.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

A handwritten signature in black ink that reads "Reed Bailey". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Reed Bailey
Land Use Planner
778-698-3455
Reed.Bailey@gov.bc.ca

cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca

From: Collins, Martin ALC:EX <Martin.Collins@gov.bc.ca>
Sent: Monday, March 27, 2023 2:10 PM
To: Caroline von Schilling
Subject: OCP Bylaw No. 3900,

Categories: c - Filed, 3 - Applications

Caroline

The ALC has no objection to the proposed development adjacent to the ALR, finding the buffering/setbacks adequate to ensure minimal conflict with future potential agricultural development.

Regards

Martin Collins, Regional Planner, ALC

From: Jason Sandquist <JSandquist@sd79.bc.ca>
Sent: Tuesday, May 2, 2023 1:48 PM
To: Caroline von Schilling
Cc: Rob Conway
Subject: RE: OCP Amendment Referral Comment - Requested OCP00026 1771 Robert Street
ADDENDUM

Hi Caroline,

Thank you for following up.

We are now at capacity for Crofton Elementary School with a projected enrolment for 2023/2024 of 204 students. Should this development proposal bring additional children to the school it may trigger a recent motion of the Board of Education that states that in the event that a portable classroom is required at Crofton Elementary or Chemainus Elementary the grade 6 populations from both of those schools will transfer to Chemainus Secondary. Leaving both Chemainus and Crofton Elementary Schools as K-5 schools.

This would be an impact to both of those communities and should be taken into consideration by North Cowichan. I am happy to expand further if requested.

Thank you,

Jason Sandquist
Secretary-Treasurer

Cowichan Valley School District
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PH: 250-748-0321 Ext. 208
W: www.sd79.bc.ca
S: @CowichanSchools - FB / Twitter / IG



Our Journey is **Beyond Education**

I acknowledge that for thousands of years the Quw'utsun, Malahat, Ts'uubaa-asatx, Halalt, Penelakut, Stz'uminus, & Lyackson Peoples have walked gently on the unceded territories where I now work.