

Report

Date February 5, 2025

File:

Subject Agricultural Advisory Committee January 21, 2025 Meeting Minutes

PURPOSE

To provide the Agricultural Advisory Committee (AgAC) minutes for receipt, along with associated commentary for Council's consideration.

BACKGROUND

The AgAC held its scheduled meeting on January 21, 2025. The draft minutes are attached to this report.

DISCUSSION

Agenda item 4.1

The Committee discussed this application, noting that Council has already provided the Agricultural Land Commission (ALC) with support for the ALC's consideration of the subdivision, as per the resolution from its regular meeting on December 4, 2024. Should the ALC approve the application, a development variance permit application would still be required from the applicant, and it would need to be approved by Council. Council will be able to consider comments from the AgAC at that time. Alternatively, Council may also reconsider rescinding its previous authorization for the subdivision to proceed to the ALC although it is not known how the ALC may respond to this.

The AgAC passed the following motions with respect to item 4.1:

THAT the Agricultural Advisory Committee provides the following comment to Council:
THAT the Committee is concerned that allowing this subdivision [ID 102118 at 7088 and 7136 Richards Trail] would potentially curtail agricultural potential at 7136 Richards Trail.

THAT the Committee recommends that Council considers specifying reduced [zoning] setbacks at 7136 Richards Trail in the event that it approves a minimum lot size variance, in order to support future agricultural use of that parcel.

It is possibly too late for Council to reverse its stance on supporting the subdivision proceeding to the ALC, although it could attempt to do so. Staff do not recommend this since a development variance permit would be required from Council for this subdivision to proceed, so despite a potentially favourable determination from the ALC, the ultimate progression of this proposal remains in Council's hands.

Regarding the second motion, staff would not recommend pre-emptively varying lot setbacks in the absence of any specific proposals, particularly since setbacks within the A1 zone differ according to the type of use or structure proposed. 7136 Richards Trail (the "donor" parcel) is not currently believed to

be subject to any agricultural uses; the Committee's concern pertains to future agricultural use being less likely and less viable as a result of the proposed subdivision. However, a current or future owner or prospective purchaser may make an application to vary setbacks (if necessary) at a future time for a planned agricultural activity, which Council could consider on its merits at that time.

Staff's recommendation notwithstanding, Council has the option to vary any zoning particulars (whether or not directly requested by the applicant) in addition to the lot size variance the applicant would need to request should the ALC approve the subdivision. This will be addressed if/when a variance permit application is submitted and presented to Council.

Agenda item 4.2

This resolution is a request for Council to consider as it makes decisions on the 2025 budget:

WHEREAS agriculture is an important pillar of the community and local economy,
THEREFORE the Agricultural Advisory Committee requests,
THAT Council makes full provision in the 2025 budget for the Municipality's annual contribution to the Agricultural Reserve Fund.

Currently, a \$30,000 contribution to the Agricultural Reserve Fund is provided in the draft of the 2025 budget. The Committee's resolution requests that this be maintained as Council finalizes the budget.

OPTIONS

1. **(Recommended Option)** THAT Council receives the minutes of the January 21, 2025 Agricultural Advisory Committee meeting and the February 5, 2025 report from the Manager, Planning.
 - No action or decision is required of Council.
2. THAT Council
 1. Receives the minutes of the January 21, 2025 Agricultural Advisory Committee meeting;
 2. Brings back for reconsideration Agricultural Land Commission Subdivision Application (ID 102188) at 7088 and 7136 Richards Trail, originally considered on December 4, 2024
 - This option is not recommended as it may be too late to reverse course with respect to the ALC and Council will still have a future opportunity to prevent the subdivision from taking place (should it wish to) by denying the future application for a development variance permit that would be necessary to facilitate the subdivision.

IMPLICATIONS

None.

RECOMMENDATION

THAT Council receives the minutes of the January 21, 2025 Agricultural Advisory Committee meeting, and the February 5, 2025 report from the Manager, Planning.

Report prepared by:



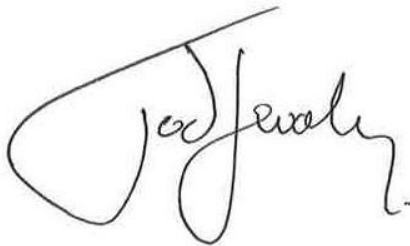
Chris Osborne RPP, MCIP
Manager, Planning

Report reviewed by:



Chris Osborne MCIP, RPP
Acting Director, Planning and Building

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachment:

- (1) AgAC Minutes January 21, 2025