



PL001199
3015-20.2/22

Provincial Agricultural Land Commission - Applicant Submission



Application ID: 64561

Application Status: Under LG Review

Applicant: Shawna Walker

Agent: Kevin Walker

Local Government: District of Central Saanich

Local Government Date of Receipt: 01/07/2022

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

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: To address existing residential sites(2) that have housed accommodation trailers for 10/14 years respectively. Originally sites were created for our two daughters and their husbands to live on site and assist with farm life. When vacated they were made available to tenants involved in our farm life, on a low rent basis.

Agent Information

Agent: Kevin Walker

Mailing Address:

8165 Derrinberg Road

Saanichton, BC

V8M 1T5

Canada

Primary Phone: (250) 380-8411

Email: kbw8165@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 000-146-129

Legal Description: PARCEL A (DD 35542I) OF SECTION 3, RANGE 3 EAST, SOUTH SAANICH DISTRICT

Parcel Area: 4 ha

Civic Address: 8165 Derrinberg Road Saanichton BC V8M 1T5

Date of Purchase: 10/28/1995

Farm Classification: Yes

Owners

1. **Name:** Shawna Walker

Address:

8165 Derrinberg Road

Saanichton, BC

V8M 1T5

Canada

Phone: (250) 480-8123

Email: shawnadeewalker@gmail.com

Applicant: Shawna Walker

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Horse training, birthing, husbandry, equestrian training (Natural Horsemanship training and clinics), fruit orchard, Hay grow, chicken egg production, recent shutdown of lambing operation but was 10 years of production, future shift to commercial vegetable crops upcoming.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

When we purchased the farm in 1995 it was a derelict meat poultry operation with barns and residence that were un-useable. It had been neglected for many years. Drainage had collapsed, out buildings were unsafe.

Main residence was completely restored and updated.

Out-buildings were either torn down and replaced (3) or renovated and made serviceable for horse operation. (1) Extensive drainage was installed to make all land useable year round. Two riding rings were installed for all season use. A dormant 6 acre parcel was revived and nourished to provide healthy production of crops. A smaller parcel (1 acre) was restored for productive turn out for the lambs, and a half acre parcel was seeded for turn out for the horses. Fruit trees were brought back to production and now the trees are ready for scheduled replacement. Orchard trees are original to the 1920 construction of the farm as best as we can tell and are losing their ability to handle extreme weather, without shedding limbs, or succumbing to root rot. Hedging was installed to mitigate dust and airborne soil and weed transfer field to field. Proper earthen bridges (2) were constructed to provide direct "on property" access to 6 acre field from our property, in anticipation of the next phase of our vision to develop commercial vegetable production on our land. Bridges cross a drainage that previously made it necessary to go off property to access our growing lands.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Farmers residence (main house) and garage

Storage building for farm equipment and other recreational vehicles

Hay shed for farm equipment and boat storage when not full of hay

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Longview Farm and Saanichton Christmas tree farm

East

Land Use Type: Residential

Specify Activity: Residential sub division

South

Land Use Type: Agricultural/Farm

Specify Activity: Poultry meat operation, Beef grow, Horse training, Feed silos storage, Hay grow, Vegetable grow

West

Land Use Type: Residential

Applicant: Shawna Walker

Specify Activity: Rental properties both single and multi family buildings

Proposal

1. What is the purpose of the proposal?

To address existing residential sites(2) that have housed accommodation trailers for 10/14 years respectively. Originally sites were created for our two daughters and their husbands to live on site and assist with farm life. When vacated they were made available to tenants involved in our farm life, on a low rent basis.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

It is our intent to continue fulfilling the grand vision for our site and establish land for commercial vegetable production. The two rental sites allow us to have tenants that are working on site, each bringing unique skill sets to assist us to learn as we transition to vegetable production. The additional income has assisted us to maintain and upgrade the farm to date, and will assist in funding the set up of the fields and equipment for the future. We also expect that on a ten year horizon at least 2 of our 5 grandchildren will want to engage in the farm life and these sites will be made available to them at that time. Our long term goal is to maintain family ownership of a productive farm site into the next generation and beyond. (I will attach a cover letter that was to be provided to the ALC - it will assist in telling the Derrinberg Farm Story in more detail.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

1 Main Residence - 1920 structure fully restored and updated +/- 2800 Square feet.

1 plot of land approximately 1500 square feet with Trailer site and Sleeping annex (50 square feet) in ground services

1 plot of land approximately 1800 square feet with Trailer site and tool shed (40 square feet) in ground services

4. What is the total floor area of the proposed additional residence in square metres?

30 m²

5. Describe the rationale for the proposed location of the additional residence.

Both sites are located on land that is adjacent to the storage building and barns giving ease of access, privacy, and is on land that is not productive for crops.

6. What is the total area of infrastructure necessary to support the additional residence?

All infrastructure is in ground and contained within the above described site footprint.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement-Kevin Walker
- Other correspondence or file information-Cover Letter to ALC
- Proposal Sketch-64561
- Certificate of Title-000-146-129

Applicant: Shawna Walker

ALC Attachments

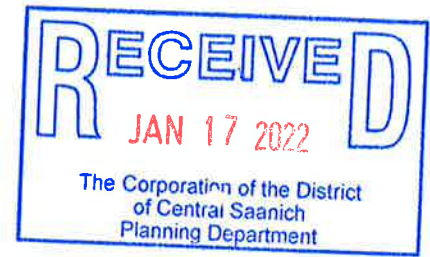
None.

Decisions

None.

Agricultural Land Commission
Application

Ref: Non-Adhering Residential Use (20.1.2)
8165 Derrinberg Road
Saanichton BC
V8M 1T5
Property Owners: Kevin and Shawna Walker



CIVIC ADDRESS: 8165 Derrinberg Rd Saanichton BC V8M 1T5 LEGAL: Parcel A, Plan
VIP2889, Section 3, Range 3E, South Saanich Land District PID: 000-146-129 (the "Property")

December 20, 2022

Ref: Steven Laing Correspondence August 18, 2021

Dear Sirs/Mesdames,

Thank you for the opportunity to submit this application, for whatever amendments and approvals might be necessary to continue current and historic and future uses of our property.

It is our understanding that a complaint has been registered with the ALC, related to two additional residential sites that have been in existence on our property since 2008. Our request in this application is to have these sites acknowledged as suitable for the purposes of maintaining current and future uses of our farmland.

We have owned and operated this farm since 1996 and raised our children and now our grandchildren on this land. It is our intent to maintain our family ownership through future generations.

When we acquired the farm, it was derelict and neglected, having lost its ability to operate as originally designed, as a poultry meat operation.

Our original effort and investments were toward the revitalizing of a horse training and equestrian facility. Amazing stories can be told of the contribution our eldest daughter has made through **BRG Horsemanship**. Her efforts on our land and the natural horsemanship training she offers have literally saved lives of young people in her programs. Young people that might otherwise become a burden to our social net...we will save those stories for another day.

Over the years we have operated a very successful lambing production. Our product was well known by local high-end restaurateurs.

We have maintained an orchard and again supplied restaurants with both apples and pears, and, we must now revitalise the fruit trees as they are original - dating back to 1920.

Our next step in the process of sustaining the viability of our farm is to move some of our land into food production, from forage crops. We hope to maintain a portion of our land to grow hay for our horse operation, and gradually release land from hay to vegetable grow with a view toward year-round production of food for our community.

To accomplish this, we are on a steep learning curve, as it must be done right to be sustainable and profitable.

Originally, we established two additional residential sites with a view to use by our two daughter's and their respective families. This was 10 and 14 years ago. While living on our land they made a major contribution to the daily needs of farm life. As their families grew, they moved to homes nearby, but off our land, and got busy with their careers, and raising our 5 grandchildren. Many of them now a part of our day-to-day life at the farm.

But the work continues, and the sites were available, so we chose to offer the sites to tenants to move on site, and work with us. Maybe inadvertently, we are now contributing to the low-cost housing needs of our community.

Our tenants each play a vital role in the future of our farm plan.

One is a horticulturalist engaged teaching with the local **Horticultural Society** and committed to showing us the way to a sustainable year-round vegetable grow operation. We feel this was an amazing fit for both parties. She currently lives in a brand-new trailer plugged into the services we designed into the site.

The other tenant plays a role maintaining the security of our farm.

Unfortunately, the street population of our city and our neighbourhood has become an issue. Just this last year alone we have suffered two break ins. One was during last year's snowstorm wherein our horse tack room was ransacked, and we lost coats and reins and all kinds of valuable things that the individual probably felt they needed to survive. That said the damaged goods were largely returned and the individual arrested under the **Mental Health Act**. (We can't help but think that if this individual had learned at an early age the health that comes from horse husbandry, they may not be such a burden to us all now).

The other break in could easily have resulted in a fatal outcome. A young lady, (high on some other substance), decided to saddle up a rehab horse in one of our fields, and try to mount and ride a very dangerous animal. Luckily on-site security caught the situation early enough that the only damage was to a very valuable saddle...not a young life. That young lady was invited to join one of our **Healing Through Horsemanship** programs, and we sincerely hope she will take us up on the invitation.

All that to say, we are firm in our belief that these two sites will be put to good use going forward. Even without the contribution of the tenants in day-to-day farm life, the income is meaningful in its contribution toward the costs of running the farm properly.

It likely won't be long before one of our grandkids decide they want to move on site and dive into the farm life. Thus, securing another generation of our family to make similar and fitting contributions to the culture of our community.

We have been in touch with Mia Frankl at The District of Central Saanich, who is copied in this communication. She has indicated that **The District** has "no issue", with the use currently in place on our farm property.

The two **subject sites** are located outside of the growing area of the farm, adjacent to our barn collection and equipment storage. They present no issue for our neighbours, and we remain very puzzled as to why an anonymous complaint would be registered now after so many years of their existence, without issue.

We respectfully ask for your consideration in approving the current uses, which seem to satisfy and support the mandate of the ALC and the newly announced amendments for allowable uses on land such as ours.

Farmers everywhere struggle to create unique and creative approaches to ensuring farmland that they own can be maintained for sustainable food sources for our communities and make contributions to the health of society in general.

We feel our plan does just that and could continue to be a part of our family legacy for generations to come.

Sincerely,

Kevin and Shawna Walker
8165 Derrinberg Road
Saanichton BC
V8M 1T5

Cc: Mia Frankl
By-law Enforcement
District of Central Saanich