

1117 Greig Ave
Brentwood Bay, BC
V8M1J6

25 November, 2024

1903 Mount Newton Cross Road
Saanichton, BC
V8M 2A9

Dear Mayor and Council

We, the Harper family (who have lived in Brentwood Bay on this farm for the last 24 years) have been running tenting sites on our farm under a TUP for the past 10 years. We would like to make a request for a land use amendment for the same purpose which would not need to be renewed every 3 years. Our farm is a working poultry layer and meat bird farm. We also have a garden plot for fruit and vegetables, which we use for ourselves, farm gate sales and sales to our guests. We regularly have our guests tour our property with us and we explain what we do, how best to raise chickens (both layers and broilers). The spring is especially exciting for our guests, as when our chicks arrive they are such a focal point of a camping stay. Our guests regularly buy farm gate products from us, especially eggs and produce.

We run our tent spots from May 1st to September 30th presently. We would like to have the opportunity to run our tent spots from April 15th to October 15th weather permitting. We try hard to focus on tourists visiting our area, and locals who want to experience a more rural holiday (local Greater Victoria guests quite often cycle to us for a few days of relaxing on the farm and camping). We also have become known as a great stopover for guests cycling over to the Saanich Peninsula arriving to us from the Brentwood Bay/Mill Bay ferry.

We, the Harper's, have noticed a real lack of tent camping in the Greater Victoria area, especially in the summer months. We regularly have to turn camping guests away as we are full and quite often Island View Beach campground and Smonecten campground are also full. It is such a shame to see tourists leave the area due to no campsites to stay in. We are sure this is unique to the peninsula as it is such a sought after location, and also real estate prices are so high that land use for more campgrounds is not that realistic and our unique agritourism opportunity is also appealing to tourists.

At this time, we are applying for a land use amendment of our tent sites as per the allowed regulations through the municipality. We would like to request that we be allowed 6 to 8 sites on our farm. It appears on your farm tent camping literature that the municipality calculates 48 Sq metres per site which includes a tent spot, a picnic table and a parking spot. (384 Sq metres for 8 sites) We are finding especially over the last 5 years that we are increasingly getting more and more cyclists with very small one man tents. With the TUP we have had and the site limit, we find it too restrictive when we have a very small number of guests, but they each have a one man tent and no vehicle. (A single large family tent often takes up more space than 3 one man tents which under the existing TUP have to each be on their own site. We have seen on the ALC website that their regulation % for agri-tourism accommodation (IB 06-4.A.3) is for up to 5% of the farm area, and their limit is 10 sleeping units (eg. sites). The ALC is very protective of farm use so it is assumed that their % of agri tourism accommodation usage has been well thought out. We are wondering if this limit can be changed to coincide with the ALC's use regulations for us. This change would help keep a few more guests in our

area to visit our local tourist attractions, restaurants, stores and nature areas. Our area should be welcoming for campers to visit. Farm camping to us is just a small extra activity that our working farm has to offer. The process we are put through every 3 years makes us feel as though we are developers and not a seasonally temporary, yet needed amenity that fits in nicely with farming, for our community.

We work really hard to make all our guests who stay with us feel welcome to our community, and to explore all it has to offer. We have also worked hard to respect our neighbours, as per noise, quiet time enforced and vehicle traffic. We have also purchased a non permanent restroom trailer with flush toilets and a holding tank (regularly sanitized and emptied) for the cleanliness and enjoyment of our guests. We just found the odour and upkeep sanitation wise unpleasant for our guests with our original (construction type rental from GFL). Photos of the restroom and approval labels have been sent in with this application.

We look forward to your response.

Sincerely

Scott and Janet Harper

