

**Central Saanich Fire Hall
1512 Keating Cross Road, Saanichton
Minutes of the Peninsula & Area Agricultural Commission
Thursday, April 10, 2025 at 7:00 p.m.**

PRESENT:

Chair R. Tunnicliffe
L. Geggie
J. Michell
T. Michell
K. Underwood
D. Williamson

ABSENT:

L. Sluggett

ATTENDING:

	CRD Representative	N. Brotman
	SPWWC & SPWC	M. Doehnel
Director of Corporate Services, District of Central Saanich		E. Gorman
South Island Farmers Institute		S. Macdonald
Council Liaison, District of Central Saanich		N. Paltiel
Planner, District of Saanich		M. Rose
Council Liaison, District of North Saanich		C. Stock
Ministry of Agriculture & Food		J. Weightman

1 CALL TO ORDER

- a) R. Tunnicliffe called the meeting to order at 7:03 p.m.

2 FIRST NATIONS TERRITORY ACKNOWLEDGEMENT

- a) R. Tunnicliffe acknowledged with respect the indigenous lands on which we do our work.

3 INTRODUCTION OF LATE ITEMS

- a) There were no late items presented.

4 APPROVAL OF AGENDA

MOVED BY: K. Underwood

SECONDED BY: J. Michell

- 5 That the agenda of the April 10, 2025 Peninsula & Area Agricultural Commission meeting be approved.
CARRIED UNANIMOUSLY

5 ADOPTION OF MINUTES

- a) Draft minutes of the Peninsula & Area Agricultural Commission meeting held Thursday March 13, 2025 at 7:00 p.m.

It was noted that section 8 (e) in the minutes of the Peninsula & Area Agricultural Commission Meeting held March 13, 2025, shall be amended by striking "a Ministry of Agriculture" and replacing with "an agrologist".

MOVED BY: K. Underwood

SECONDED BY: D. Williamson

- 6 That the draft minutes of the Peninsula & Area Agricultural Commission meeting held Thursday, March 13, 2025, be adopted as amended.

CARRIED UNANIMOUSLY

6 REPORTS

a) Chair's Report

- Verbal Update - R. Tunnicliffe

The Chair, R. Tunnicliffe gave an update that addressed the following:

- Annual Report is complete. R. Tunnicliffe will circulate it by email to the members for review and approval

T. Michell joined the meeting at 7:10 p.m.

- Reflected on the many contributions of Isobel Hoffman, former recording secretary for PAAC
- Presented to the North Saanich Council on April 7, 2025 regarding the Terms of Reference
- Discussed getting more admin support without losing voice
- Accounting handover from District of Saanich to District of North Saanich was well received. R. Tunnicliffe will send over the account statement to J. Michell
- Commission must make a realistic budget for the rest of the year and going forward into the future

b) Treasurer's Report

- Verbal Update - J. Michell

J. Michell reported on the amounts in each account and that they are in good standing. She also noted that a cheque still needs to be issued for the GOOSE donation and the balance of the municipal account will need to be checked. E. Gorman, Director of Corporate Services at the District of Central Saanich, gave some clarification on how the municipal account operates.

c) Council Liaison Report

C. Stock, Councillor at the District of North Saanich gave the following update:

- The draft Official Community Plan is currently circulating and there will be public engagement sessions being held soon
- Sandown Regenerative Agriculture Society gave a report and a review with them will be happening soon to address their goals
- Council endorsed the PAAC Terms of Reference

N. Paltiel, Councillor at the District of Central Saanich gave the following update:

- Council endorsed the PAAC Terms of Reference with a couple of questions regarding clarification on budget
- A letter was sent to the CRD reinforcing the goose management issue and have not heard back yet
- The District hosted an agricultural open house on April 9, 2025. Received feedback on how we might reach a younger audience so they can connect with people that are more experienced if this event was to be hosted again

d) South Island Farmers Institute

- Verbal Update - S. Macdonald

S. Macdonald provided a brief update regarding the South Island Farmers Institute including the following:

- Currently in a quiet period as there are no events this time of year (after March 1, fiscal year rollover)
- Applied for the normal 4 streams of funding which now have new policies around them. New policies include:
 - Unclear rule around charge for admissions/user fees
 - Can no longer apply if you have had too many applications however, they do not specify the maximum
 - Agendas must be submitted at the time of grant application
- Still plan to roll out Business Series, Sustainer Series, Innovation Series and Farmer to Farmer Guild Base

K. Underwood noted that there will be a survey going out for the bulk buying program and some thought needs to be put in on where these items can be dropped.

J. Weightman joined the meeting by Zoom at 7:46 p.m.

e) Referral from District of Saanich - ALR Non-farm use and rezone from A-1 zone to TBD zone to continue operation of retail landscape business Tuf-Turf

It was noted that the applicant, site address, legal and folder number descriptors on the agenda were incorrect. The correct information is as follows:

Applicant: Saanich Tuf-Turf Ltd
 Site Address: 4060 Blenkinsop Rd
 Legal: Lot 7 Section 32 Victoria District Plan 907
 Folder No.: ALR00044

The applicants L. Smith and J. Esply spoke to the Commission regarding their application including the following:

- Gave a brief history of the property including bylaw enforcement and permitted uses of the property
- Developed the idea to use the primary part of the land for the Blenkinsop Community Agricultural Centre (BCAC) which is a group of residential farmers with allotment gardens and plots of land at different sizes for use
- Tuf-Turf needs to be there in order to sustain the value of the land
- Decided that re-zoning was the best course of action to build this new business that supports the community, sustains the value of the land and supports the municipality
- Have spoken to all the Council members who are all on board
- Noted that Tuf-Turf sells soils, seeds, gravels, mulches and sod as well as small tool rentals which allows them to support the BCAC
- 472 plots available and over 300 plots sold
- Media has been a helpful tool in advertising to get the plots sold
- Been in discussion with First Nations to possibly put a farm area aside for volunteer farming where the food crop would be grown, harvested and distributed to First Nations in need
- In order to keep the cost down to farmers, Tuf-Turf needs to be there

The Commission members asked questions regarding clarification on the size of lots, parking location, drainage and how farm status will be maintained. They noted that typically PAAC would not support non-farm use of

agricultural land, but this particular case is unique and they can see the benefit to the community that this would bring.

MOVED BY: L. Geggie

SECONDED BY: T. Michell

- 7 That the Peninsula and Area Agricultural Commission support the application for Tuf-Turf (ALR Non-farm use and rezone from A-1 zone to TBD zone), and in support of the Blenkinsop Community Agricultural Center.

CARRIED UNANIMOUSLY

f) Proposal for establishing a Farm Residential Footprint in Saanich

- Verbal Overview - M. Rose, Planner, District of Saanich, for discussion

M. Rose, Planner at the District of Saanich, gave a brief overview on the proposal for establishing a Farm Residential Footprint in Saanich and discussed the following:

- PAAC was consulted in the early stages of this project last year and she has now taken it over and is trying to get it going again
- It is one of their agricultural plan priorities
- Bylaw is not drafted but will be shared at a later time
- Noted that the Ministry of Agriculture indicates that there are a few ways we can minimize the residential impacts on agricultural land such as:
 - Restricting house size (Saanich has already done)
 - Restricting the footprint size
 - Regulating where the footprint occurs
- Gave more detail on what the footprint is and how it can maximize the farming potential of the land, protect land from any non-farm development and limit fragmentation
- Guidelines from the Ministry of Agriculture on establishing a footprint
- Saanich's current proposal details on clustering the footprint around the current dwelling wherever it resides on the lot

The Commission members and Council liaison's asked questions that included:

- Confirmation on footprint percentage
- If it only applies to residential
- How they are establishing the footprint for each lot and if it could be changed in the future
- Inclusion of paved driveways
- Legal non-conforming impacts insurance and financing
- Timeline for project

The Commission and liaisons discussed initial thoughts on if it would be possible to align with the ALC's recommendations on what a necessary farm structure looks like to prevent non-farm use of farm structures.

7 UNFINISHED BUSINESS

- a) Terms of Reference review for the Peninsula & Area Agricultural Commission including recruitment for new members for membership input

- Verbal Update - R. Dumas, Deputy Chief Administrative Officer, District of North Saanich

E. Gorman, on behalf of R. Dumas, provided a verbal update on the North Saanich and Central Saanich amendments. She noted that District of Metchosin will be taking it to the April 28, 2025 Council meeting and District of Saanich will be taking it to an early May Council meeting.

b) UBCM Farm Tour

- Verbal Update - K. Underwood

J. Weightman, representative from the Ministry of Agriculture & Food, gave a brief overview noting that each year the Ministry of Agriculture & Food team develop an agricultural farm tour for educational purposes on the first day of UBCM. With the UBCM theme now announced, the team has started the process of planning using the criteria provided by UBCM that will be included for the farm tour stops. Attendance is typically between 100 - 130 people and is made up of approximately 4 stops including lunch. The tour is an opportunity to showcase the challenges and successes in the area. Staff will narrow down the stock list to 5-6 places and then present them to PAAC for input.

c) Food & Agriculture - Potential Tariffs Event

- Verbal Update - L. Geggie

L. Geggie discussed that there is an event being organized by Kwantlen Polytech, CRFair and the Closing Supply Gap Initiative on June 6, 2025. The event will bring together producers, processors, restaurateurs, policy makers etc. and will include topics such as supply chain mapping, capacity gaps and investment needs. She noted that anyone interested in the event could reach out to her to be added to the invite list.

d) Guardians of our Salish Estuaries (GOOSE)

- Verbal Update - R. Tunnicliffe

R. Tunnicliffe provided a brief update regarding Guardians of our Salish Estuaries (GOOSE) request for funds to assist with addling and discussed the following:

- \$2,000.00 donation was proposed and approved by email
- Would like to work on PAAC's relationship with the CRD
- Concerns on how CRD is spending their budget and a yearning for them to take more action that isn't another survey

MOVED BY: R. Tunnicliffe

SECONDED BY: D. Williamson

- 8** That the Peninsula & Area Agricultural Commission invite Capital Regional District Leadership Member to speak to Goose management budget expenditures and action plans focused on agriculture sector and invite Guardians of our Salish Estuaries to provide a presentation, focusing on successes and lessons learned in Parksville/Qualicum, at the same meeting.

CARRIED UNANIMOUSLY

8 MOTIONS AND NEW BUSINESS**a) ALR Guidelines Workshop - Fall 2025**

- Verbal Update - R. Tunnicliffe

The Commission decided to move this item forward to the May meeting.

b) Action List

The Commission did not discuss this item.

9 ADJOURNMENT

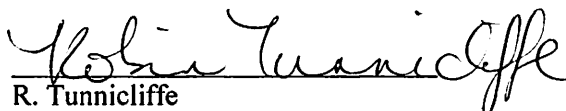
- a)** The meeting adjourned at 9:32 p.m.
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CERTIFIED CORRECT



Emile Gorman
Corporate Officer

APPROVED AND CONFIRMED



R. Tunnicliffe
Chair