



### Agricultural Advisory Committee Meeting

#### 1. Proposed Municipal Planning Strategy and Land Use Bylaw Amendments Application from Edward Hunter

January 28<sup>th</sup>, 2025

Lloyd E. Matheson Centre, Elmsdale

**In Attendance:** Keith Rhyno, Councillor; Carl MacPhee, Councillor; Jeffrey van de Riet, Citizen; Josh White, Citizen; Logan Stephens, Citizen

**Regrets:** Philip Vroegh, Farmer; Kyler Dingle, Farmer

**Staff:** Lee-Ann Martin, Planner; Hannah Grosvenor, Administrative Assistant; Rachel Gilbert, Planner

### NOTES

#### 1. [Call to Order & Land Acknowledgement](#)

The meeting was called to order at 6:32pm by Lee-Ann Martin.

#### 2. [Nomination of Committee Chair and Vice Chair](#)

On the motion of J. van de Riet and seconded by J, White:

Moved that Councillor MacPhee would chair the committee, and Councillor Rhyno would vice-chair. Motion passed unanimously.

#### 3. [PLN24-002: Edward Hunter Application - Staff presentation and overview of application-](#) Lee-Ann Martin, Planner and Development Officer

Lee-Ann Martin presented on the Edward Hunter Application, which proposes changing the zoning from agricultural reserve and rural use to provide further as-of-right developments. Planning staff are seeking comments regarding the application.



#### 4. Committee comments and questions for staff and applicant

The land classification was discussed, including the official classification of class 3, and the consultant's observation of poor drainage and his recommendation that the land be considered class 4.

Members are concerned that adjacent farms are not within the radius of 300 meters of the subject's property, but still are impacted. The letter was sent to property residents and owners 500 meters from the subject's property, but members feel this to still be too small of a radius.

The applicant's intent was questioned. While his application states the applicant plans to build a residence on the lot, rezoning the property does not tie him to this plan, and opens up the as-of-right options. The committee noted that a development agreement may be a more appropriate way for the applicant to obtain the right to build, as rezoning sets a precedent of rezoning agricultural reserve land, precipitating other applications for development and thus losing agricultural land.

Questions were raised about a possible stipulation that may have existed, requiring any amount of land that is rezoned from agricultural reserve to be replaced by rezoning an equal amount of land to agricultural reserve. Staff is currently unaware of such a policy, but can confirm that very little land has been rezoned from agricultural reserve in recent years.

**On the motion of J. van de Reit and L. Stephens:**

**Moved that the Agricultural Advisory Committee recommend to PAC that they not rezone the subject property. The motion passed- 3 votes in favour, 2 votes opposed.**

#### 5. Adjournment

The meeting adjourned at 7:07pm.