

## JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **February 21, 2023, at 7:00 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

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### SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda items:
  - a) Agenda Item 7 a) AG000082 - Lot B Section 110 Sooke District Plan 32912 (6040 East Sooke Road)
    - Trevor Coad, East Sooke
    - Jack Clapper, East Sooke
    - Susan Oeltjen, East Sooke
    - Sandy McAndrews, East Sooke
    - Nan and Michael Hundere, East Sooke
    - Shandelle Conrad, East Sooke
    - J.K. Hutchins, East Sooke
    - Kimberly Grant, East Sooke
    - Linda Minaker, East Sooke
    - Charlotte Senay, East Sooke
    - Ellen Lewers, Sooke Region Food CHI
  - b) Agenda Item 8 a) RZ000279 – Strata Lots 1, 2, 3, & 4, Section 85, Sooke District, Strata Plan EPS1027 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V (476, 478, 480 & 482 Becher Bay Road)
    - Heather Phillips, Otter Point

To the Land Use Committee involved in the subdividing of the ALR property owned by the Coast Guard

I would not normally object to the subdividing of the property except there are valid reasons to reject the application to subdivide.

We live on the lot directly adjacent to the Coast Guard property that was also owned by the Nuns at [REDACTED]. When we were negotiating the sale, the Nuns were asked what the intention was for the larger property, and we were told that they were selling it to the Coast Guard for a training facility. We were also told that the Coast Guard was getting the property for half the actual value because they were non-profit, and this would keep it intact and not be chopped up by a developer. Now here we are with the Coast Guard wanting to break the spirit of the agreement in order to make money by cutting up the property. On top of that they want to be able to build what amounts to be a commercial enterprise on ALR land. We don't want a seaweed farm anywhere near us. I don't believe there will be any way to contain the smell and once they are allowed to start, who knows how big it will get.

We strenuously object to this application moving forward.

Trevor Coad

**From:** [Jack Clapper](#)  
**To:** [jdf info](#)  
**Cc:** [Jack Clapper](#)  
**Subject:** Opposition to application AG000082 - Subdivision of ALR Land  
**Date:** Thursday, February 16, 2023 3:53:46 PM  
**Attachments:** [ALC - Canadian Coast Guard Auxillary Pacific Inc 1-28-13.pdf](#)  
[CRD - Report to Juan De Fuca Land Use Committee 11-20-12.pdf](#)  
[Royal Canadian Marine - Search & Rescue 5-17-2017.pdf](#)  
[Royal Canadian Marine - Search & Rescue Report to the LUC 1-20-12.pdf](#)

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Letter in Opposition to the Application - February 16, 2023

Jack Clapper

[REDACTED], East Sooke, [REDACTED]

Re: Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912: PID: 000-210-897 (6040 East Sooke Road)

#### THE PROPERTY

Glenairley was established as a family home in 1910 by Alexander Gillespie. Glenairley is on more than 10 hectares fronting the Sooke basin. It was bought in 1957 as a retreat for the Sisters of St. Ann. The property is in the Agricultural Land Reserve (ALR). It was sold in October of 2012 to Royal Canadian Marine Search and Rescue by the Sisters of St. Ann.

#### PROPOSED SUBDIVISION

Royal Canadian Marine Search and Rescue, Inc. (RCMSAR) is the owner of the 10.2 ha property which is in the ALR. RCMSAR has proposed to subdivide the property to create one 6.2 ha parcel and one 4.0 ha parcel. The proposed 4.0 parcel is intended to be sold. Both parcels will remain in the ALR.

#### RCMSAR - A CHARITY FORMED TO SUPPORT MARINE SEARCH AND RESCUE

RCMSAR is an organization within the Canadian Search and Rescue (SAR) system, one of six Canadian Coast Guard Auxiliary (CCGA) regions. RCMSAR is a registered charity under the Income Tax Act and is exempt from tax under section 149 of the Income Tax Act. RCMSAR receives funding from the federal and provincial governments. The objective is to provide organized volunteer marine search and rescue in the Pacific Region of Canada.

#### 78% of RCMSAR FUNDS ARE FROM GOVERNMENT SOURCES

According to the online site [rcmsar.com/financials](http://rcmsar.com/financials) RCMSAR receives 63% of its funds from the federal government, 15% from the provincial government and only 6% from donations. In 2021 RCMSAR received \$1,617,000 in funding from government sources according to the auditors' report of March 31, 2021. RCMSAR had over \$1,200,000 in liquid assets in 2021. Of the approximately \$1.3 million received annually from the Coast Guard to run the headquarters (HQ) and training, these funds cannot be used for capital acquisitions (to buy new boats, for example).

#### 37% OF FUNDING WENT TO ADMINISTRATION (HQ) IN 2022

The vast majority of the RCMSAR is made up of unpaid volunteers. The exception is for the relatively small number of HQ administrative personnel, who are paid. According to the 2022 evaluation report conducted by the Division of Fisheries and Oceans Canada (DFO) and the Canadian Coast Guard (CCG), 37% of the funding to CCGA went to administration (HQ), only 12% of the funding went in support of actual SAR operations.

#### HQ PLEDGED TO PROMOTE FARMING AND TO BE OPEN TO THE PUBLIC

As reported on October 12, 2012 in the local paper:

Marine search and rescue buy training base

Sharron Ho

Sooke News Mirror

“The historical Glenairley property, which has been used in several capacities over the years, will now be the new Royal Canadian Marine Search and Rescue training base.

The RCM-SAR purchased the East Sooke acreage from the Sisters of St. Ann, to use as a training centre for members across the province. The cost of the property was \$1.5-million.

“It’s perfect for us in that it’s got access to some good, rough water for training purposes,” said RCM-SAR President Jim Lee. ... “If we’re not full, there’s no reason in the world we couldn’t throw that spot open to people in the community,” Lee said. “We have no intention of shutting the community out of that property. As far as I’m concerned, it’s part of the community. . . . Lee said the RCM-SAR have pledged to act as stewards to the idyllic land and intend on leaving all the buildings as they are, aside from some minor upgrades. “We don’t want to change anything there, and the less we change things, the better off we are,” he said, adding there are also plans to make use of the arable land. “That land has been farmed before, about 60 years ago...what we’d like to do is lease some of that out to an organic farmer.”

According to another local newspaper article at the time: ““The nuns really wanted it to go to RCM-SAR. They think it's a wonderful organization," said Mike Hicks, Juan de Fuca electoral area regional director. . . . The application is for less than two hectares for the training centre and is the same footprint previously used by the Sisters of St. Ann, Hicks said. . . .

The remaining 80 per cent of the property would be used for agriculture.”

#### IN 2013 THE CRD RESERVED MUCH OF THE PROPERTY FOR FARMING

The Juan de Fuca Agricultural Advisory Planning Commission granted the non-farm use of the 1.94 ha portion of Lot B, Section 110, Sooke District, Plan 32912 in January of 2013. It based its grant on "1. The proposed training center will utilize existing structures and will be confined to the area historically used as the farm infrastructure and support work area." "It is intended that much of the remaining property will be farmed. It is anticipated that 2.2 ha will be used as a market garden with greenhouses. A minimum of 4.9 ha of pasture land will be used for mixed farming." It was also held that "{T}his decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment."

#### HQ STOPPED FARMERS FROM FARMING

Initially HQ adhered to the conditions of the grant. But after turnover in the management personnel, the conditions have been flaunted in many respects. The ALR portion of the property was actively being farmed when the CRD granted the non-farm use to RCMSAR in 2013. Farmers were active there from February 2013 until March 2014 at which time HQ did not allow them to continue.

Then in a May of 2017 letter to Sister Marie Zarowny, President of the Sisters of St. Ann, signed by Pat Quealey, CEO of RCMSAR, stated "We have determined that farming or a community garden is not a viable activity at present primarily due to insurance issues and lack of administrative capacity. . . ."

#### HQ HAS CITED INSURANCE AS THE REASON FOR MANY OF ITS ACTS

In the May of 2017 letter to Sister Marie Zarowny, HQ says that "We have determined that farming or a community garden is not a viable activity at present primarily due to insurance issues and lack of administrative capacity." However HQ currently allows a daycare center to utilize the property. The daycare center has its own insurance policy. Apparently HQ has no lack of administrative capacity to accommodate a daycare center. It seems that it would be easier for a farmer to get insurance than a daycare center. Did HQ give the farmers an opportunity to get their own insurance?

"We are very proud of the new facility and welcome visitors to tour the building and meet our volunteers during normal business hours." May of 2017 letter to Sister Marie Zarowny, President of the Sisters of St. Ann, signed by Pat Quealey, CEO of RCMSAR. Apparently the insurance issue allows the public to access the property during normal hours. Why not allow HQ to host community events and have a shared community space during normal hours?

#### HQ BUILT A NEW BUILDING APPARENTLY WITHOUT AUTHORIZATION

The training center has not confined itself to utilizing existing structures and has not been confined to the area historically used as the farm infrastructure and support work area as decreed by the CRD. "As you may be aware, we have moved our administration offices into the previously existing main building and last summer completed construction of our new training building. The design of the new building fits perfectly with the rural surroundings and is proving to be an ideal venue for training our more than 1,000 search and rescue volunteers. It houses a classroom, fast rescue craft simulator, offices and sleeping accommodation." May of 2017 letter to Sister Marie Zarowny, President of the Sisters of St. Ann, signed by Pat Quealey, CEO of RCMSAR. So, clearly HQ has not abided by the rules set forth by the CRD in 2013.

#### REASONS TO DENY THE APPLICATION

##### WE DON'T KNOW ENOUGH ABOUT SYNERGRAZE' INTENTIONS

The application states that the proposed 4.0 parcel is intended to be sold. The application does not name the intended buyer of the 4.0 parcel. According to information available elsewhere, the intended buyer is either Synergraze, Inc. Or Synergraze Transmountain Pipeline, Inc. Synergraze Inc. Currently has an application to grow algae to be used as a supplement to lower gas emissions produced by cattle. The project is at least partially financed as a part of a carbon offset program related to TransMountain Pipeline.

The initial response by local residents was that *Asparagopsis taxiformis*, frequently cited by Synergraze as the algae which reduced the amount of emissions up to 90%, was going to be farmed in the East Sooke project. These fears were based upon *Asparagopsis* being a foreign, highly invasive species. Synergraze had been awarded a grant of \$5 million from Emissions Reduction Alberta tied specifically to *Asparagopsis*. Synergraze is the sole licensee of Future Feed (Australia) which specializes in the area of *Asparagopsis*. However, Synergraze has denied that it would farm *Asparagopsis* in the East Sooke project. She said that only Pacific seaweed from the local region would be involved. I sent an email to Tamara Loiselle, CEO of Synergraze asking her to identify specifically what algae she was going to use. She responded and said that was proprietary information and she would not disclose it. I also asked whether she intended to use whatever algae she intended to use in a quantity adequate to support commercial use. Again, she did not answer this question.

So the residents of the area are left without any meaningful understanding of what the full extent subdivision will entail.

#### GROWING ALGAE ON ALR LAND DEPRIVES THE COMMUNITY OF FOOD

The property was being farmed before HQ stopped the farmers. Farmers should be given the opportunity to obtain insurance and begin farming again. Growing algae to be feed to cattle is not beneficial to the local population. Agricultural land is sparse. It should not be used for a purpose that does not contribute to the needs that ALR land is supposed to fulfill.

#### RCMSAR, AS A CHARITY, MUST FOLLOW THE RULES

A charitable organization must show that each of its purposes is charitable and that its activities further these charitable purposes. The objective of RCMSAR is to provide organized volunteer marine search and rescue in the Pacific Region of Canada. Selling ALR land to an Alberta corporation to make feed for cattle has no relation to RCMSAR's charitable purpose.

#### RCMSAR (HQ) HAS NOT ABIDED BY THE 2013 CRD RULING

The CRD approved RCMSAR's 2013 request with the provisions that the bulk of the ALR property would be farmed and that no additional building would take place. HQ has not allowed farming. HQ has built an additional building, apparently without it being approved. RCMSAR should not now be allowed to subdivide the property after it has shown no respect for the rules.



**REPORT TO JUAN DE FUCA LAND USE COMMITTEE  
MEETING OF TUESDAY, NOVEMBER 20, 2012**

**SUBJECT AGRICULTURAL LAND RESERVE APPLICATION FOR NON-FARM USE**

**ISSUE**

The purpose of this report is to consider an application for a non-farm use of buildings and a portion of the lands on Lot B, Section 110, Sooke District, Plan 32912.

**BACKGROUND**

The applicant, Canadian Coast Guard Auxiliary – Pacific (CCGA-P) is requesting the Capital Regional District (CRD) support the non-farm use of buildings and a 1.94 ha portion of Lot B, Section 110, Sooke District, Plan 32912, located at 6040 East Sooke Road (Appendix 1).

The 10.24 ha subject property is zoned Agricultural (AG) in the Juan de Fuca Land Use Bylaw No. 2040 and is designated Agricultural Land Reserve (ALR) in the East Sooke Official Community Plan (OCP) Bylaw No. 3353.

The property, commonly referred to as Glenairley, was previously owned by the Sisters of St. Ann and recently purchased by the CCGA-P. The applicant intends to use the 1.94 ha portion of the property, which historically has not been used for agriculture, to house the Royal Canadian Marine Search and Rescue Head Office and Training Centre. Appendix 2 shows a site plan for the property. As noted their submission to the Agricultural Land Commission (ALC), the buildings will house both an office for six staff as well as a training simulator (Appendix 3). Due to simulator capacity and training requirements, a maximum of 12 participants will be accommodated at one time. It was noted that 50% of the training will be conducted on the water.

In addition, the applicant indicates that they intend to return the remaining 8.3 ha to farming, with a 2.2 ha market garden area, green houses and a 4.9 ha pastureland for mixed farming. The remainder is to provide wind buffers.

**ALTERNATIVES**

1. That the non-farm use proposal for Lot B, Section 110, Sooke District, Plan 32912 be supported and that staff be directed to bring forward any referral comments from the Agricultural Advisory Planning Commission concurrently for consideration by the Board.
2. Recommend denial of the application to the ALC and do not proceed with referral.
3. Refer the application back to staff for more information.

**LEGISLATIVE IMPLICATIONS**

Section 25 of the *Agricultural Land Commission Act* (the 'Act') establishes requirements for applications for non-farm use of land in the ALR. Subsection 25(3) requires that an application for non-farm use to submitted together with a resolution from the local government if the land that is subject to the application is zoned to permit agriculture or farm use. As the subject property is zoned Agricultural (AG), the CRD Board must make a resolution to either support or not support the non-farm use.

**PUBLIC CONSULTATION IMPLICATIONS**

Owner applicants are not required to provide any public notice regarding an application for non-farm use of property in the ALR. As Section 29(2) of the *Regulation* requires local governments to receive non-farm applications and submit them to ALC, this allows local government an opportunity to make comment and provide a recommendation on the proposal.

The Agricultural Advisory Planning Commission (AAPC) was established under Bylaw No. 3517. The AAPC is to provide advice to the LUC, CRD Board and staff regarding agricultural issues and the potential impact of planning decisions on agriculture. Specifically, the AAPC is to be consulted on applications initiated under the *Agricultural Land Commission Act*; therefore, the proposal may be referred to the AAPC.

The Juan de Fuca Electoral Area Development Procedures Bylaw No. 3110 does not specify any public consultation requirements for ALR applications. As a courtesy, a notice of intent outlining the non-farm use

request will be sent to property owners within 500 m of the subject properties. Any responses received from the public will be presented at the November 20, 2012 Land Use Committee meeting.

**PLANNING ANALYSIS**

The East Sooke OCP Bylaw No. 3353 designates the land as Agricultural Land Reserve Area which signifies that the predominant land use is for agricultural purposes. This designation supports farming activities and other land uses as permitted by the ALC. The applicant proposes that 81% of the property will remain as farm use and will be using the existing buildings, with some minor proposed additions, for the non-farm activities. Therefore, the proposal would appear to have minimal impact on the potential agricultural use of the parcel. However, as the authority that approves non-farm use on ALR land, the ALC will ultimately determine the compatibility of the proposed use with agriculture should the Board support the application.

**CONCLUSION**

The application for the non-farm use of a 1.94ha portion of a 10.24ha property located in East Sooke requires a resolution of support from the CRD Board in order to be considered for approval by the ALC. The subject property was farmed sporadically since 1929 however the existing buildings were used for non-agricultural purposes well before the creation of the ALR. The non-farm use by CCGA-P is to be confined to a 1.94 portion of the property that has not been farmed and existing buildings. There is also a commitment to farm the remainder of the property.

Staff, therefore, recommend that the non-farm use application be supported subject to consideration of any public comments.

**RECOMMENDATION**

That the JDF LUC recommends to the CRD Board:

1. That the non-farm use proposal for Lot B, Section 110, Sooke District, Plan 32912 be supported.

Original Signed  
June Klassen, MCIP  
Manager, Local Area Planning Services

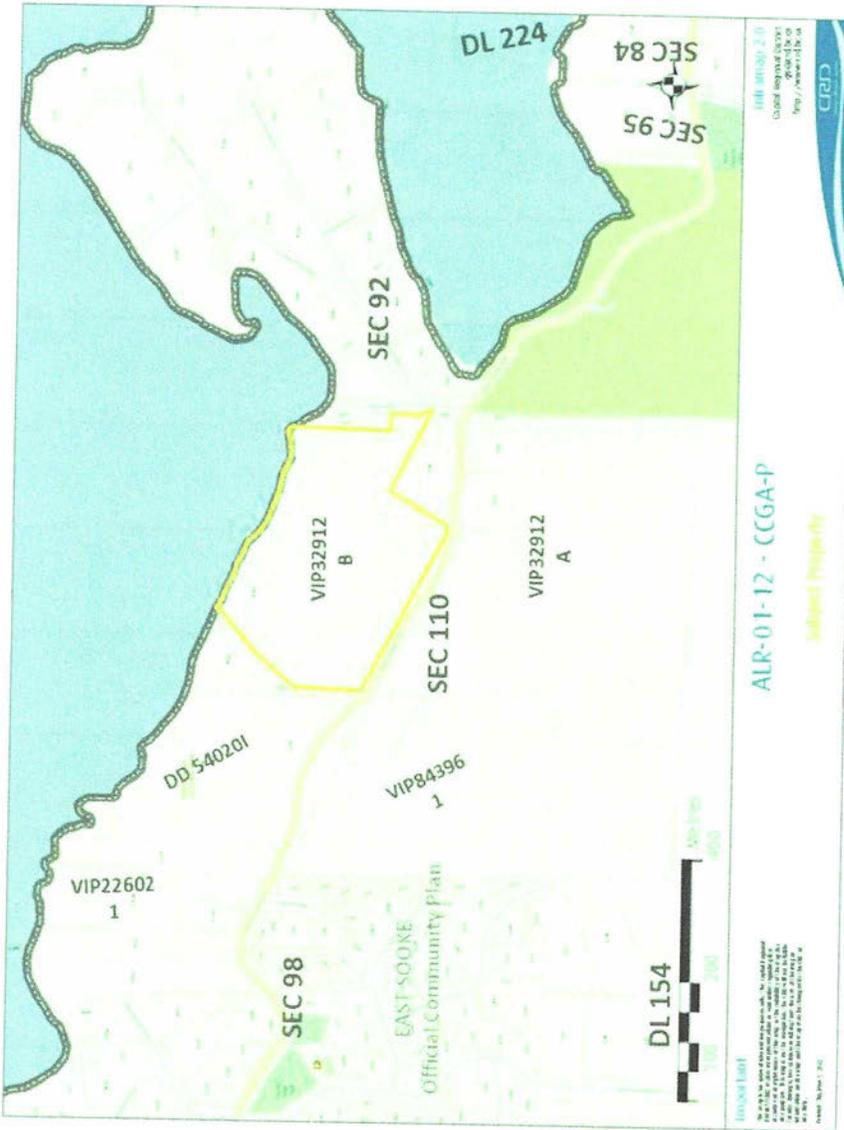
Original Signed  
Robert Lapham, MCIP  
General Manager, Planning and Protective Services

Original Signed  
Kelly Daniels  
Chief Administrative Officer  
Concurrence

Appendices:

1. Location
2. Site Plan
3. Submission to ALC

Appendix 1: Location







**ROYAL CANADIAN MARINE  
SEARCH & RESCUE**  
*Saving Lives on the Water*

25 Haven Street  
Victoria, B.C. V8V 4V9  
T: 250.480.2796  
F: 250.480.2742  
rcmsar.com

**PROPOSAL:**

Submission to the Agriculture Land Commission re: Property known as "Glenairley"  
East Sooke, B.C.

**LOCATED IN:**

Capital Regional District, Juan De Fuca Electoral Area

**APPLYING FOR:**

Non-Farm Use in the ALR



**PARCEL IDENTIFIER:**

000-210-897, Lot B, Section 110, Sooke District Plan 32912

**OVERVIEW:**

An advertisement in the local media by the Sisters of St. Ann set out a request for proposals from non-profit organizations for the purchase of Glenairley a 25.3-acre property located in East Sooke. The Canadian Coast Guard Auxiliary Pacific Inc. (dba) *Royal Canadian Marine Search and Rescue (RCM-SAR)* responded and our submission was selected as their first choice to take on the stewardship of Glenairley. The Sisters selection was based on RCM-SAR's mission to Save Lives on the Water as well as our interest in preserving Glenairley. This proposed training site is crucial to the safety of the Royal Canadian Marine Search and Rescue volunteer crews and the public who transit our west coast waters and lakes. These volunteer marine crews are the primary SAR resource in many communities across B.C. such as Nanaimo, Victoria, Comox, Sooke, Ladysmith, Deep Bay, Gibsons, Squamish, Pender Harbour, Horseshoe Bay, Massett and Sicamous to name a few. RCM-SAR saves the lives of approximately 300 people yearly, mainly B.C. residents. We also respond to over 700 incidents annually! Marine Search and Rescue is a very high-risk activity that requires a very specific training site that Glenairley can offer.

**HISTORY OF GLENAIRLEY:**

The property history indicates that it was farmed from approximately 1915 to 1929. From 1929 to 1957, Glenairley operated as a guest resort run by a succession of owners. There were and still are paved tennis courts, an indoor gym for badminton and swimming for the guests. It was eventually purchased by the Sisters of St. Ann in 1957. Since then the Sisters have used it as a retreat for rest and recreation. From time to time, other groups have leased the property from the Sisters for spiritual retreats. Those groups made several attempts to do some farming or lease out the land but in each case these attempts were short-lived mainly due to a limited water supply and operational problems. History indicates Glenairley has been relatively a non-farmed property for over 83 years. There are 20 buildings on site. All of these facilities date back to the original farm except for the 13



25 Huron Street  
Victoria, B.C. V8V 4V9  
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rcmsar.com

cabins that were put in place as part of the guest resort after 1929. The majority of the facilities are located within an area of approximately 4.8 acres.

**RCM-SAR USE:**

Our plan is to restrict our activities to the same 4.8 acres that historically was never part of the agriculture use of the property. Within this area we will house the Royal Canadian Marine Search and Rescue Head Office and Training Centre.

The training on this site will be for our volunteer SAR crews across the province and in addition other marine SAR organizations. Our simulator's capabilities and training requirements restrict the number of participants to a maximum of 12 at any one time on the property. We often use the term Training Centre or College but in reality the actual number of participants at any one time is very restrictive. Furthermore over 50% of the time the training will be conducted on the water. We also plan to house our office staff of 4 and 2 trainers who will also oversee the property use.

**FARM USE:**

It has always been RCM-SAR's intention to preserve the property's integrity and farm as much of the remaining 20.5 acreage as possible. We anticipate having a market garden area that is a minimum of 5.5 acres with green houses for extended growing seasons and fruit trees. We intend to use a minimum of 12 acres of the pastureland for mixed farming and the remainder for wind buffers. RCM-SAR plans on using the farming as a source of produce for our crews' meals as well as provide public sales to offset a portion of our training costs. We are actively seeking individuals interested in farming the land. We plan on offering them housing and the use of farm equipment such as a tractor and implements. We hope this will entice seasoned farm personnel to become involved and maximize our crop production.

**CONCLUSION:**

Therefore Royal Canadian Marine Search and Rescue requests the ALC's approval to reside on Glenairley, Parcel Identifier: 000-210-897, Lot B, Section 110, Sooke District Plan 32912. RCM-SAR will restrict its non-farm activities to a maximum of 4.8 acres, exclusively on the portion of the land that has housed numerous buildings over the years and remained out of agriculture use.



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

January 28, 2013

ALC File: #53065

Canadian Coast Guard Auxiliary (Pacific) Inc.  
25 Huron Street  
Victoria, BC V8V 4V9

**Attention: Stan Warlow, Executive Officer**

Dear Mr. Warlow:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution #2/2013 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #2/2013  
Sketch Plan

cc: Capital Regional District (File #ALR-01-12)

53065d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53065.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner

### COMMISSION STAFF PRESENT:

Roger Cheetham	Regional Planner
Liz Sutton	Land Use Planner
Colin Fry	Executive Director

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**PROPOSAL:** To use 1.94 ha of a 10.23 ha property to house the Royal Canadian Marine Search and Rescue Head Office and Training Centre. It is intended that much of the remainder of the property will be farmed. It is anticipated that 2.2 ha will be used as a market garden with greenhouses. A minimum of 4.9 ha of pastureland will be used for mixed farming. The proponent is actively seeking individuals interested in farming the land.

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

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### PROPERTY INFORMATION:

**Owner:** Canadian Coast Guard Auxiliary (Pacific) Inc. (Inc. No. XS-0044888)

**Legal:** PID: 000-210-897  
Lot "B", Section 110, Sooke District, Plan 32912

**Location:** 6020/6040 East Sooke Road, Sooke, BC

**Size:** 10.23 ha (9.63 ha within the ALR)

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### RECOMMENDATIONS:

1. **Juan de Fuca Agricultural Advisory Planning Commission** – November 19, 2012

*That the Juan de Fuca Agricultural Advisory Planning Commission support the non-farm use of the 1.94 ha portion of Lot B, Section 110, Sooke District, Plan 32912 in consideration*

02

**PLAN OF SUBDIVISION OF LOT 1, PLAN 22069,  
& PART OF SECTION 110, SOOKE DISTRICT.**

Scale: 1:2000  
Distances are in Metres, unless otherwise indicated  
Astronomic Bearings, derived from Plan 12247.

- Legend**
- o.p. Denotes wooden post found
  - o.p.f. Denotes iron pipe found
  - i.p. Denotes iron post found
  - c. Denotes standard iron post set
  - . Denotes rock cairn

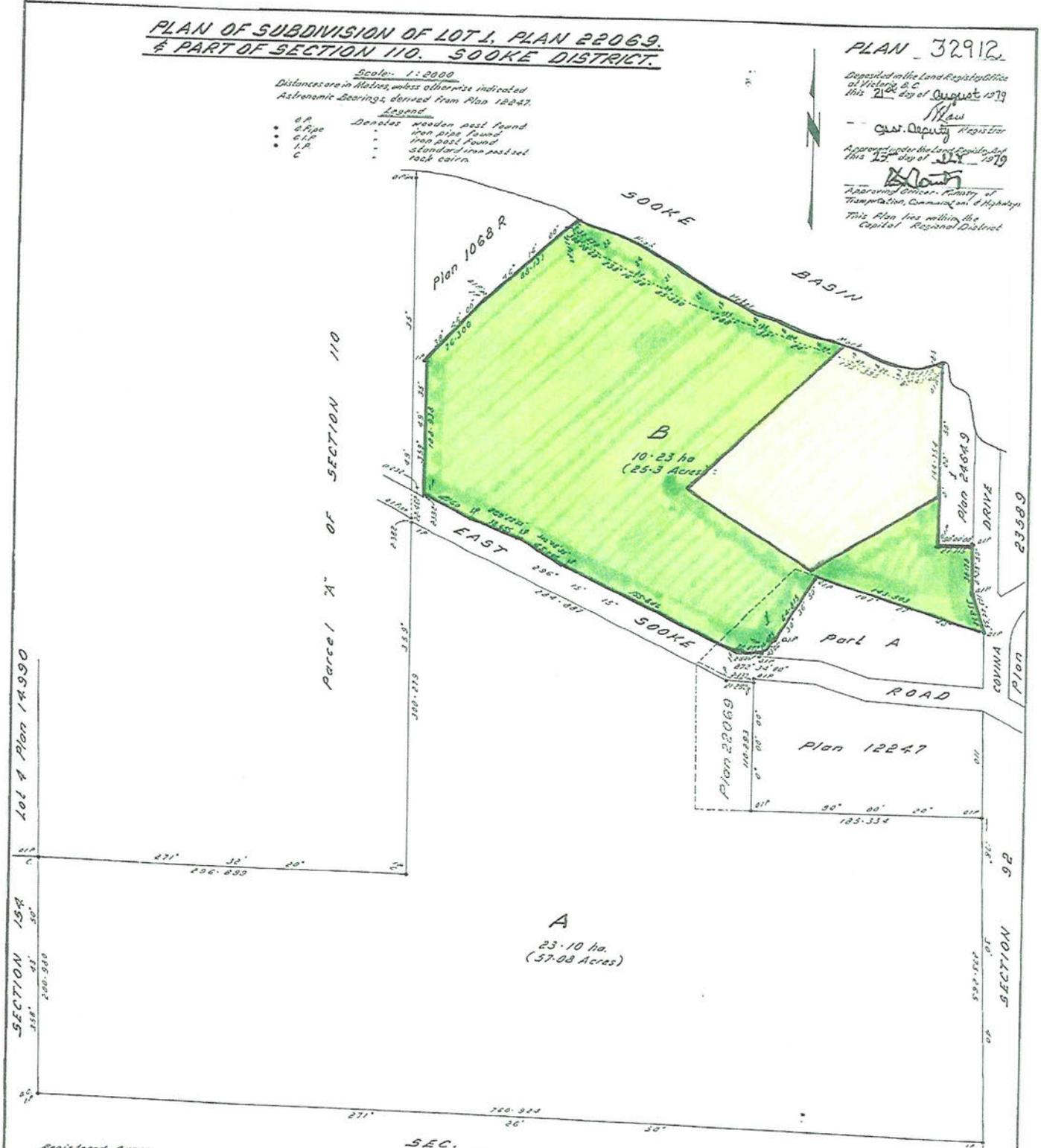
PLAN 32912

Deposited in the Land Register Office  
of Victoria, B.C.  
this 21<sup>st</sup> day of August 1979

*[Signature]*  
Clerk, Deputy Registrar

Approved under the Land Registry Act  
this 25<sup>th</sup> day of July 1979

*[Signature]*  
Deputy Registrar, Ministry of  
Transportation, Commercial and Highway  
This Plan lies within the  
Capital Regional District



Registered owner  
The Sisters of Saint Ann

*Sister Eileen A. Kelly, President*  
*Sister Mary Domenech, Treasurer*

**Provincial Agricultural Land Commission**  
Application #53065 - Canadian Coast Guard Auxiliary (Pacific) Inc.

Sketch Plan to accompany Resolution #2/2013

- Approximate location of the 1.94 ha area approved for the Royal Canadian Marine Search and Rescue head office and training centre.
- Remainder of property proposed for farm development.



**ROYAL CANADIAN MARINE  
SEARCH & RESCUE**  
*Saving Lives on the Water*

Sister Marie Zarowny, SSA  
President  
Sisters of St. Ann  
1550 Begbie Street  
Victoria, BC V8R 1K8

May 17, 2017

Dear Sister Marie,

**Re: Community Use of RCMSAR Property**

Thank you for your letter of May 16 and your kind words about the value of our organization and the important need that is served by our efforts. I am pleased to describe some of our achievements since our organization purchased the East Sooke property, but will first address your concern about community use of the site.

Royal Canadian Marine Search and Rescue (RCMSAR) is part of the Canadian Coast Guard Auxiliary system and operates through a Contribution Agreement with the Canadian Coast Guard. Linked to that agreement is a national insurance program that protects our volunteers and our organization during authorized activities. Those activities are clearly specified in the Contribution Agreement, and primarily include search and rescue, training and administration. Our new Headquarters and Training Centre is unique in the national auxiliary system and we are severely restricted in the activities we can undertake and yet remain in compliance with our insurance program.

At present, hosting community events and developing a shared community space is not a supported activity under our insurance program and would create a significant liability and expose our charity to unacceptable risk. In the event of an accident on the property, a single claim by a member of the public could result in legal ramifications and insurance invalidation that we simply cannot accept, and would risk the viability of not only our Headquarters and Training Centre but the entire network of volunteer marine rescue stations on the west coast.

I cannot speak to any commitments made during the purchase process nor the assumptions made by the previous Board and CEO, but since then our insurers have made clear the restrictions under which we must operate. We do share our predecessors' vision of strong linkages to the local community. I would like to update you on some of our activities which I think support our mutual goals and that respect the spirit and intent of being stewards of the local ecology and good neighbours in East Sooke.



**ROYAL CANADIAN MARINE  
SEARCH & RESCUE**  
*Saving Lives on the Water*

### *Access*

As you may be aware, we have moved our administration offices into the previously existing main building and last summer completed construction of our new training building. The design of the new building fits perfectly with the rural surroundings and is proving to be an ideal venue for training our more than 1,000 search and rescue volunteers. It houses a classroom, fast rescue craft simulator, offices and sleeping accommodation. We are very proud of the new facility and welcome visitors to tour the building and meet our volunteers during normal business hours.

### *Ecology*

I share your view of the importance of preserving and enhancing the ecological aspects of the site. We have collaborated with the Habitat Acquisition Trust which has drawn up a comprehensive stewardship plan for the property. We have worked with the Trust to identify sensitive habitats including the wet meadow, shallow water wetland and pond, riparian areas, second growth mixed forest and coastal shoreline. The Trust engaged an amphibian biologist to monitor the frogs that populate the pond, and has made recommendations for the management of invasive plant species. We are enhancing swallow and bat habitat with boxes, and have hired arborists to manage and protect significant trees. As a result of our efforts, we have been presented with a Habitat Steward designation and look forward to continuing to work with Trust volunteers to care for this special property.

In 2014 we participated in a provincial Job Creation Partnership through which a team was hired to undertake improvements to the property including brush clearing and general grounds keeping. We have purchased a tractor with a mower so that we can maintain the large fields and reduce any fire hazard. Each fall we offer apples from the orchard to a Sooke community group. We have determined that farming or a community garden is not a viable activity at present primarily due to insurance issues and lack of administrative capacity. Our goal is to protect and preserve the property, much of which remains in the Agricultural Land Reserve.

### *Collaboration*

Our commitment to collaboration is unchanged, and you will see it is a theme that underpins our recently released Strategic Plan. Due to the nature of our work, our collaboration focuses on public safety and partnerships with other emergency response organizations. For example we have recently provided navigation training to the RCMP and hosted a training day for provincial environmental responders.



**ROYAL CANADIAN MARINE  
SEARCH & RESCUE**  
*Saving Lives on the Water*

The new East Sooke Fire Hall is located directly opposite our property and we have been in contact with the Fire Chief on public safety issues and potential collaboration. The Fire Department provided fire suppression training to our Job Creation Partnership team as part of their skills development program. We welcome ties to the immediate neighbourhood, and we have joined them in providing our support for an extension of the CRD waterline to the Anderson Cove area.

*Transparency*

As outlined in your excerpt, we are pleased to share our strategic plans and annual reports, including audited financial statements, and I am happy to answer questions at any time about our activities and goals. While we must be cautious about the kinds of activities we host on the property, our doors are open to visitors and we are always pleased to meet our neighbours and describe the good work we are doing here.

In closing I would like to again thank the Sisters of St. Ann for your support for our organization. Since purchasing this property, our facility has become the focus of training for British Columbia's marine rescue volunteers. During the past few months alone more than 100 students have graduated from our navigation courses and are now better prepared to safely meet the challenges of search and rescue on our coast. Thank you for helping to make this possible.

Sincerely,

Pat Quealey  
Chief Executive Officer

**From:** [Susan Oeltjen](#)  
**To:** [jdf info](#)  
**Subject:** Letter in opposition to the application .  
**Date:** Thursday, February 16, 2023 11:11:29 PM

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CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Re. Subdivision application within ALR : AG000082 . Lot B, Section 110, Sooke District, Plan 32912: PID: 000-210-897. 6040 E. Sooke Rd.

Jack Clapper has written a detailed letter on the history of this property.

I would like to add some thoughts. I am a resident of East Sooke. We have lived here for almost 45 yrs. We are very familiar with the Glenairley property which is now owned by RCM-SAR.

The RCM-SAR is a beneficiary of public donations. They are betraying the public trust by not abiding by the agreements set out by the Sisters of St. Ann in the sale.

RCM-SAR now wants to sell off 4.0ha to Synergraze, an Alberta company who want to commercially grow algae [ seaweed ] in sufficient quantities to reduce methane gas in cattle. Synergraze is not willing to share the names of the algae they will be using or to release findings of the waste water content from their pilot project in Sooke. How can we trust them?

Synergraze propose to build many greenhouses, over the years, to grow this algae in warm sea water. This water would come from the Sooke Basin and the waste water would be returned to the Sooke Basin with whatever growth additives; or is it possible to return completely clear, cold waste water into the Basin.

They also intend to process this algae on the property. The processing would include heating it to dry it and then bundling it up for transport to Alberta. This would surely need a large building. How environmentally friendly would this project be? And how can it be considered beneficial to our community. This would be a big industrial operation.

The RCM-SAR seems to be only interested in the related dollar value of the sale of the property. Not one of the RCM-SAR officials or volunteers live in E. Sooke. They have no stake in retaining this rural residential lifestyle and obviously don't care about the Sooke Basin, which is almost landlocked resulting in a very slow exchange of water.

Respectfully submitted by

Susan Oeltjen.

**From:** [Sandy McAndrews](#)  
**To:** [jdf info](#)  
**Cc:** [Al Wickheim - Director JDF](#)  
**Subject:** Statement of Opposition to Opposition to Application AG000082 - Subdivision of ALR Land  
**Date:** Friday, February 17, 2023 9:57:16 AM

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Statement of Opposition to Opposition to Application AG000082 - Subdivision of ALR Land  
Submitted by Sandy McAndrews

  
East Sooke, BC

**Re: Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110,  
Sooke District,  
Plan 32912: PID: 000-210-897 (6040 East Sooke Road)**

Dear Commissioners

I am opposed to the subdivision of Lot B, Section 110, Sooke District, 6040 East Sooke Road. My opposition is based on the *italicized* points below copied from the table on the Provincial Agriculture Land Commission webpage titled *What the Commission Considers*, accessed 17 February, 2023 at <https://www.alc.gov.bc.ca/application-and-notice-process/applications/what-the-commission-considers/>. I have copied points directly from the table as points of discussion.

REASON FOR CONSIDERATION : *Applicants who have recently purchased agricultural parcels and have not attempted to farm or improve the land may not be committed to using the ALR parcel for agriculture.*

Although the applicant, Royal Canadian Marine Search and Rescue (RCMSAR) has owned the property for 10 years, they have never attempted to farm the property. This, despite their stated intention published in a Sooke Mirror article written by Sharon Ho, Oct. 12, 2012 "We don't want to change anything there, and the less we change things, the better off we are," he said, adding there are also plans to make use of the arable land. "That land has been farmed before, about 60 years ago...what we'd like to do is lease some of that out to an organic farmer." (RCM-SAR President Jim Lee).

RCMSAR clearly convinced the Juan de Fuca Agricultural Advisory Planning Commission of their intention to farm the property as well. In January, the, JdF AAPC granted non-farm use of the property to RCMSAR with the comments that the " ...proposed training center will

utilize existing structures and will be confined to the area historically used as the farm infrastructure and support work area." "It is intended that much of the remaining property will be farmed. It is anticipated that 2.2 ha will be used as a market garden with greenhouses. A minimum of 4.9 ha of pasture land will be used for mixed farming." It was also held that "{T}his decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment."

POTENTIAL CONSEQUENCES OF APPROVAL: *Loss of current productive agricultural land.*

In 10 years, RMCSAR has never shown any intention of using the ALR property they obtained for agriculture. Given the unknowns surrounding the RCMSAR intent to sell the subdivision to, its highly possible that this property will be lost as ALR forever.

RCMSAR has not stated any reason for the property to be subdivided, other than they intend to sell it. The table I am referring to here assumes that the purpose for the subdivision is understood. Without that knowledge, how can the Commission answer questions posed by the ALC?

Here are some examples of questions that the ALC is supposed to consider:

- Does the proposal encourage or enhance agriculture or agri-business in the short or long-term?
- Will the proposal encourage farm use in the ALR while preserving the land base?
- Could this proposal be accommodated on lands outside of the ALR, or on an alternative site within the ALR that is less capable or suitable for agriculture?
- Does the proposal/application ensure that land is available for farm use if changed circumstances in the future require it?

I would suggest that the RCMSAR application has not provided enough information to the Commission to answer the above questions. The application should be denied.

QUESTION: *What types of land uses surround the property?*

REASON FOR CONSIDERATION: *Aim to minimize any possible rural and residential conflicts either by refusing a potentially detrimental proposal, or by applying conditions to an approval (e.g. fencing, buffering, vegetative screening, restrictive covenants, etc)*

How can conflicts be minimized when RCMSAR has not stated the reason for the subdivision? This property has been the focus of a locally contentious proposed use. Namely the construction of a facility to grow sea weed in land-based tanks by a company called Synergraze. The project is fraught with contradictory information and evasive and non responses from the company itself and from government agencies. The sudden interest in cultivating sea weed to reduce CO2 emissions have caught regulatory agencies unprepared

resulting in approvals of operations whose collateral consequences we know almost nothing about. The CRD approached Synergraze for answers to concerns they about the project and Synergraze did not respond

(see EEP 23-04; REPORT TO ELECTORAL AREAS COMMITTEE MEETING OF WEDNESDAY, JANUARY 11, 2023; Report on Sooke Basin Aquaculture Proposal.)

What is Synergraze trying to hide? What is RCMSAR trying to hide? If the unstated cause of the proposed subdivision is to sell the property to Synergraze, minimizing potential conflicts will be impossible because of the opposition to this project is profound. Synergraze's intention to operate on the RCMSAR property is well publicized. Why then, does the application not indicate the intended buyer. This just adds to the suspicion I have of the project and therefore I cannot support the application.

I would urge you to consider our own ALC published questions and considerations in your review of RCMSAR application. If you do, I think your conclusions will be the same as mine. This proposal is unsupportable. At a minimum, I would urge you to invoke the precautionary Principle and get more information before you make a decision about the proposed subdivision.

**From:** [Nan Hundere](#)  
**To:** [jdf info](#)  
**Cc:** [Michael Hundere](#); [Sandy McAndrew](#); [Jack Clapper](#)  
**Subject:** Opposition to Application AG000082-subdivision of ALR land  
**Date:** Friday, February 17, 2023 11:03:09 AM

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Nan and Michael Hundere

[REDACTED]

East Sooke, BC [REDACTED]

[REDACTED]

Please consider this our opposition to the above application. We hereby incorporate by reference the arguments previously submitted by Jack Clapper and Sandy McAndrew in opposition. Thank you.

Nan and Michael Hundere

Sent from my iPhone

AR-000082 S.Conrad Submission Opposition to Subdivision 6040 East Sooke Road

Feb 17, 2023

To: JDF – LUC Planning Meeting Feb 21, 2023 CC: CRD Board

## Regional Food & Agriculture

1. Attempts to farm the land have not been supported and may even been prevented by the RCMSAR since the purchase of the land in 2013
2. Formal and informal agreements between the Sister's of St. Ann & RCMSAR have not been recognized to preserve the land.
3. There are new opportunities in the market for local farmers to operate sustainably with a number of niches which can feed our local people and such as nutritional supplements.
4. The property was left in trust with the RCMSAR charity, for public access both to the land and access to the water. Both of which have been discouraged.
5. The cattle feed may have recorded beneficial reduced methane, however from sources these vary and claims of 90% reduction or of 'cattle growth and rejuvenation' are definitely in question by trusted sources. 50% effective. Synergraze is claiming a new pacific marine based algae, which suggests it is experimental and not proven.
6. The commercial nature of this commercial processing/manufacturing plant is not viable or suitable for a rare water front acreage.
7. The nature of the algae itself, as well as 'nutrients' added and discharged into Sooke Harbour presents substantial unforeseen risk to the marine population including the salmon that have already been reduced by 90% close to extinction. All precautionary measures should be taken.

### *Food & Agriculture Strategy Implications*

In accordance with Section 6.1 of the RGS and the CRD's Juan de Fuca Agricultural Land Reserve Application Policy (BRD05); implications with the CRD's Food and Agricultural Strategy will be considered through a referral to the Regional and Strategic Planning Division. The recommendations of the Strategy are intended to support the development and future success of food and agriculture by improving the CRD's capacity to address regional food and agricultural issues. The Strategy recommends increasing access to agricultural food lands and supporting regional economic development.

## Evaluation Criteria

1. The proposed subdivision does not comply with the RGS, or OCP, or zoning and agricultural strategies.
2. The land is presumed to be suitable to support traditional 'farm & Agricultural' capability
3. The applicant Synergraze has not been forthcoming with the details of scale, purpose and development requirements as the presumed end user.
4. There is no provision of landscaping or other to buffer the visual impacts of this commercial manufacturing endeavor with consideration of water front access.
5. This pilot project has made false claims regarding operations and must provide verified engineered drawings and scientific evidence of the claims.
6. This project proposed 4000 wet tonnes (ie 4000 one tonne trucks) to be grown, dried, stored, processed and transported monthly. This does not fall into the definition of aquaculture mariculture or agriculture in any traditional sense as reported thus far.

7. Within the AG 4.0 Agricultural Zone – Permissions allow for 3 dwellings plus one additional for employees. Not only would the land be covered with large pools, tanks, solar panels, power pump station etc. It may also have permanent residences as an end goal and not the ‘result of’.

***This project requires a feasibility study that involves all agencies of government & T’Souke Nations with full transparency before it can even be considered for subdivision***

*Sincerely,  
S Conrad  
East Sooke*

application shall be used to obtain public input on the ALR application.

**Evaluation Criteria:**

18. The CRD may consider the following criteria when reviewing an ALR application:
  - a) Compliance with Regional Growth Strategy and official community plan policies, zoning regulations, agricultural strategies;
  - b) Agricultural suitability and potential of the land to support farm uses;
  - c) Agricultural capability;
  - d) Alternative locations for the proposed development on non-ALR lands;
  - e) Proximity of the proposed development to existing farms;
  - f) Provision of landscaping and buffering, or existing natural topographical features, of sufficient dimension to separate and minimize impacts between agricultural and non-agricultural uses;
  - g) Referral responses and comments received through public notification;
  - h) Potential impact on the community if the application is approved.
19. In addition to the above criteria, exclusion or block exclusion applications may be considered subject to:
  - a) Exclusion or block exclusion applications can only be considered in conjunction with an amendment to the Regional Growth Strategy, official community plan and zoning bylaw;
  - b) Accommodating government/Crown corporation facilities where it is demonstrated that the facility cannot practically be located on non-ALR lands;
  - c) The land proposed to be excluded from the ALR abuts existing non-ALR land and is a ‘sliver’ of land comprising less than 25% of the subject parcel;
  - d) The land proposed to be excluded from the ALR forms a logical extension to the existing non-ALR area and does not constitute an intrusion into the ALR (the ALR boundary will not be significantly lengthened as a result of the extension);
  - e) The land proposed to be excluded from the ALR is contained within permanent well-defined boundaries (i.e. roads, topographic or other natural features);
  - f) The land has a Soil Capability Rating of, or is improvable to, a Class 5-7 and is not suitable to support the growing of crops or use by farm animals for grazing, as demonstrated by a Qualified Professional;
  - g) An alternate parcel of land in the JdF is proposed to be included in the ALR that is of a higher soil capability rating, adjacent to existing ALR land, and is of an equivalent size of the parcel proposed to be excluded, so there is no-net-loss of ALR land.

**From:** [J. Hutchins](#)  
**To:** [jdf info](#)  
**Cc:** [Al Wickheim - Director JDF](#)  
**Subject:** Please reject AG000082  
**Date:** Friday, February 17, 2023 3:16:17 PM

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J. Hutchins

[REDACTED]  
East Sooke, B.C. [REDACTED]

17 February 2023

JdF Community Planning

By email

I strongly oppose AG000082 - Subdivision Application within the Agricultural Land Reserve for Lot B, Section 110, Sooke District, Plan 32912; PID: 000-210-897 (6040 East Sooke Road)

This property is one of the larger pieces of Agricultural land in East Sooke, and proposed structures and uses will seriously reduce the future agricultural potential of the land. The proposal includes four greenhouses; significant mechanical construction for pumping and filtration; equipment to desiccate the product; two pipes to carry salt water to and from the plant; and infrastructure to receive and load trucks for shipping the product to Alberta.

Of most concern to me is the proponent's failure to address concerns about the effluent, a major consideration of every agricultural enterprise. I have written each of the past three months (email below) and despite public claims of transparency and community engagement, have yet to hear how waste from the plant will be handled. This project must not advance without a formal and public review of its waste management plan.

In broader terms, I believe this project promises to treat a symptom of a problem causing climate change while contributing to climate change. Feedlots for beef are regularly cited as major contributors to methane, and instead of growing algae using energy to dry the

product and trucking it to Alberta, surely it makes more sense to engage in source reduction by restricting the size and number of feedlots. Potentially polluting the Sooke Basin while adding truck traffic between East Sooke and Alberta to mitigate feedlot damage may be within the letter of the law but it is wildly beyond reason.

Please reject this proposal.

Cordially,

J.K. Hutchins

East Sooke, B.C.

**From:** "J. Hutchins" [REDACTED]

**Subject:** Re: East Sooke water

**Date:** February 1, 2023 at 9:39:18 AM PST

**To:** Tamara Loiselle <[tamara@synergraze.com](mailto:tamara@synergraze.com)>

I'm not sure what my address has to do with my query, but now that you know I'm an East Sooke resident I hope you'll be able to respond to the questions I asked in December.

Thanks!

Jane

<!--[if !supportLineBreakNewLine]-->  
<!--[endif]-->

On Jan 13, 2023, at 17:43, J. Hutchins <[hutchjk@telus.net](mailto:hutchjk@telus.net)> wrote:

I have lived full time on East Sooke since 1990.

Jane

<!--[if !supportLineBreakNewLine]-->  
<!--[endif]-->

On Jan 13, 2023, at 16:40, Tamara Loiselle <[tamara@synergraze.com](mailto:tamara@synergraze.com)> wrote:

Hello Jane,

Thank you for your message. Can you please verify your address in East Sooke?

**Tamara Loiselle**

CEO Synergraze Inc.

Email: [tamara@synergraze.com](mailto:tamara@synergraze.com)

Mobile : 403-909-6671

#480, 1811-4th St SW

Calgary, Alberta T2S 1W2

[www.synergraze.com](http://www.synergraze.com)

**From:** J. Hutchins <[hutchjk@telus.net](mailto:hutchjk@telus.net)>

**Sent:** January 13, 2023 3:45 PM

**To:** Tamara Loiselle <[tamara@synergraze.com](mailto:tamara@synergraze.com)>

**Subject:** Fwd: East Sooke water

I hope that you had a peaceful and joyous holiday season. As we all begin to catch up, I hope you'll have time to respond to my December email.

Thank you.

Cordially,

Jane Hutchins

Begin forwarded message:

**From:** "J. Hutchins" [REDACTED]

[REDACTED] **Sooke water**

**Date:** December 13, 2022 at 11:12:20 AM PST

**To:** [tamara@synergraze.com](mailto:tamara@synergraze.com)

Dear Dr. Loiselle,

I am a resident of East Sooke, fascinated by the algae project you are proposing. I know it's a complex undertaking and that you must be fielding questions from all directions. I apologize for adding to them, and thank you in advance for your assistance.

The application states that 16 l/second would be pumped into the facility. I believe that you have stated that the water would be changed not continuously, but four times per year.

In which months would each exchange take place?

What is the total amount of water that would enter the entire facility in each exchange when the facility is built out to three plants?

What is the rate, amount, and chemical and biological profile of the effluent from the built out facility?

Thank you very much for your attention.

Cordially,  
J.K. Hutchins  
East Sooke

**From:** [Kimberly Grant](#)  
**To:** [jdf info](#)  
**Subject:** Opposition to 6040 ESR Application for Subdivision  
**Date:** Friday, February 17, 2023 3:19:23 PM  
**Attachments:** [page1image18519536.png](#)

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**CRD IT SECURITY WARNING:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Afternoon,

I am writing to express my opposition to the application for subdivision on 6040 East Sooke Road. There does not appear to have been adequate information provided to the community about this project and its expected impact on our community. As a resident of the community, I am concerned about the environmental impact of this proposed commercial operation. These issues have been raised by others in the community and I would like to see them addressed in a transparent manner before any decision is made that will impact the sensitive ecosystem and quality of life in this rural area. I have not had adequate time or information to research this project I am using information gathered by a neighbour in my community as we share similar concerns about this project outlined below.

Thank you for your consideration of this matter and your recognition of our rights as a community to decide which projects are appropriate and beneficial to our locale.

Thank you

Kimberly Grant  


Opposition to this proposed subdivision is based on the following criteria:

#### Regional Food & Agriculture

1. Attempts to farm the land have not been supported and may even been prevented by the RCMSAR since the purchase of the land in 2013
2. Formal and informal agreements between the Sister's of St. Ann & RCMSAR have not been recognized to preserve the land.
3. There are new opportunities in the market for local farmers to operate sustainably with a number of niches which can feed our local people and such as nutritional supplements.
4. The property was left in trust with the RCMSAR charity, for public access both to the land and access to the water. Both of which have been discouraged.

5. The cattle feed may have recorded beneficial reduced methane, however from sources these vary and claims of 90% reduction or of 'cattle growth and rejuvenation' are definitely in question by trusted sources. 50% effective. Synergraze is claiming a new pacific marine based algae, which suggests it is experimental and not proven.
6. The commercial nature of this commercial processing/manufacturing plant is not viable or suitable for a rare water front acreage.
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4. There is no provision of landscaping or other to buffer the visual impacts of this commercial manufacturing endeavor with consideration of water front access.
5. This pilot project has made false claims regarding operations and must provide verified engineered drawings and scientific evidence of the claims.
6. This project proposed 4000 wet tonnes (ie 4000 one tonne trucks) to be grown, dried, stored, processed and transported monthly. This does not fall into the definition of aquaculture mariculture or agriculture in any traditional sense as reported thus far.

### ***Food & Agriculture Strategy Implications***

In accordance with Section 6.1 of the RGS and the CRD's Juan de Fuca Agricultural Land Reserve Application Policy (BRD05); implications with the CRD's Food and Agricultural Strategy will be considered through a referral to the Regional and Strategic Planning Division. The recommendations of the Strategy are intended to support the development and future success of food and agriculture by improving the CRD's capacity to address regional food and agricultural issues. The Strategy recommends increasing access to agricultural food lands and supporting regional economic development.

7. Within the AG 4.0 Agricultural Zone – Permissions allow for 3 dwellings plus one additional for employees. Not only would the land be covered with large pools, tanks, solar panels, power pump

station etc. It may also have permanent residences as an end goal and not the 'result of'.

***This project requires a feasibility study that involves all agencies of government & T'Souke Nations with full transparency before it can even be considered for subdivision***

*Sincerely, S Conrad East Sooke*

application shall be used to obtain public input on the ALR application.

Evaluation Criteria:

18. The CRD may consider the following criteria when reviewing an ALR application:
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  - h) Potential impact on the community if the application is approved.
19. In addition to the above criteria, exclusion or block exclusion applications may be considered subject to:
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  - b) Accommodating government/Crown corporation facilities where it is demonstrated that the facility cannot practically be located on non-ALR lands;
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  - g) An alternate parcel of land in the JdF is proposed to be included in the ALR that is of a higher soil capability rating, adjacent to existing ALR land, and is of an equivalent size of the parcel proposed to be excluded, so there is no-net-loss of ALR land.

Linda Minaker



Juan de Fuca Community Planning  
Capital Regional District  
3-7450 Butler Rd  
Sooke, B.C.  
V9Z 1A1

RE: Agricultural Land Reserve Application a) AG000082 - Lot B Section 110 Sooke District Plan 32912  
(6040 East Sooke Road)

Dear Juan de Fuca Community Planning:

I am emailing this letter to oppose subdivision of this lot as presently under ALR jurisdiction.

My understanding that Royal Canadian Marine Search and Rescue currently owns said property and is applying for subdivision of same. First hearing of this application, I was curious how a volunteer organization, largely funded by government, was intending to subdivide to sell and profit from ALR land use. I have since learned that Synergraze, Inc. has crown land use approval for pipe placement into the basin. It appears obvious that intention for this application to subdivide and sell of said portion of land, (which was promised would not be so on initial purchase), is ultimately to support land use outside of ALR, and more importantly does not serve the OCP within ALR guidelines. This including both food security and immediate impact on community.

Thank you for considering this letter of opposition for land subdivision of ALR in East Sooke Community. If vote is to extend to land use for ALR committee, I ask that full disclosure from applicant be provided to truly demonstrate intended use and impact on East Sooke, its ocean life and citizens.

Sincerely,

Linda Minaker

**From:** [Charlotte Senay](#)  
**To:** [jdf info](#)  
**Cc:** [Al Wickheim - Director JDF](#); [ALCBurnaby@Victoria1.gov.bc.ca](mailto:ALCBurnaby@Victoria1.gov.bc.ca)  
**Subject:** Application AG 000082 - Subdivision of ALR land for Lot B, Section 110  
**Date:** Saturday, February 18, 2023 5:22:31 PM

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First I would like to ask that this submission be included in the supplementary agenda package which goes to LUC members

AND second this submission goes to the JDF Agricultural Advisory Planning Commission .

Dear LUC ,

I am writing to ask you to deny this application to subdivide this piece of ALR land in East Sooke. I live in East Sooke and have for a long time. I have many concerns, but I will try limit them in this submission.

In CRD policy , criteria for committee members to consider in an application is this question : Is this subdivision going to align with the OCP?

In our latest ES OCP , in Section 360 , it states that ES residents raised food security as a concern. RCMSAR , in 2013 already got a Non Farm Use Approval for 20% of this property . Now they want more of their property subdivided/sold . All the dots point to selling to a seaweed/algae business . ( Synergraze has Crown land approval to put pipes in the Sooke Basin from this address. ) RCMSAR has had more than ten years to honour their promise to the nuns and to the people of East Sooke to provide a farm market and fresh healthy food to locals. Non Farm Use requests and now selling to food for cows does not align with food security.

Section 361 of ES OCP refers to Provincial Food Security Programs . In this section, strengthening farming is one initiative and another component is farm practices protection . This subdivision , if approved, weakens ( not strengthens) farming in East Sooke and weakens ( not protects) farm practices. Without land to grow food on , and bending rules to call feeding Alberta cows , agriculture ... these pieces do not support food security in our community .

section 362 of our OCP also refers to Regional Food Security Programs and “ fostering local food security.

How does granting this application to subdivide and sell to an Alberta company for cow food , do anything for local food?

How does this application support food security in East Sooke ? - as our OCP designates.

This application does not align with our OCP.

This application does not align with the newly updated Regional Growth Strategy which identifies food as a high priority .

I only see how it can harm East Sooke .

Respectfully,  
Charlotte Senay  
East Sooke

Sent from my iPad

February 20, 2023

JDF Electoral Area Land Use Committee (LUC)

3 – 7450 Butler Road,

Otter Point, BC V9Z 0K8

Dear LUC Members:

**Re.: Agricultural Land Reserve Application AG000082 - Lot B Section 110  
Sooke District Plan 32912 (6040 East Sooke Road)**

Sooke Region Food CHI's, mission is providing for food security by supporting local food production and food security for all including agriculture, farming and fishing. The Board of Directors, the Board wishes to make it known to the JDF Land Use Committee, the Agricultural Advisory Planning Commission, the CRD Board and the Agricultural Land Commission of its concern and objections to the proposed subdivision in the Agricultural Land Reserve (ALR) at 6040 East Sooke Road. The creation of two lots, one of 6.2 ha and one of 4.0 ha from the one 10.2 ha property does not support local food production nor food security in the Juan de Fuca Electoral Area. Given the proposed use it will result in the loss of valuable agricultural land.

THE Board's concerns with this application are as follows:

1. The subdivision of the property noted will result in the fragmentation of agricultural land making it less viable for local food production and agricultural use.
2. It is understood that the property will be used by Synergraze Inc., to process seaweeds to serve as food additives for cattle, sheep and goats. The processing of the seaweeds will be an industrial operation unsuitable for ALR land and more suitable for an industrial park location, such as the Sooke Industrial Park. It will likely generate considerable change to the property with the erection of industrial structures to process the seaweed, package the finished product and deliver it to market.
3. East Sooke Road is a narrow, winding road which would likely be unsuitable for any large amount of truck traffic that would be generated by the use and delivery of a finished product.
4. The impact of harvesting seaweed on an industrial scale has not to the Boards knowledge been addressed in terms of impact on marine ecosystems including marine plants, fish and mammals. The negative impact of an uncontrolled sea urchin population on kelp beds resulted in urchin barrens.
5. The property was sold to the Royal Canadian Marine Search and Rescue (RCM-SAR) with the understanding that it would be used for local food production which Food CHI maintains should be the priority. This was always the purpose of the land along with cabins to generate income to support agriculture on the property.

6. As noted above the creation of two lots from the 10.2 ha property, one of 6.2 ha and one of 4.0 ha, does nothing to preserve agricultural land, enhance agricultural production or enhance food security in the Juan de Fuca Electoral Area. Given the proposed industrial processing use proposed for the 4.0 ha property the result will be a net loss of valuable agricultural land.

The original intent of having RCM-SAR locating on an ALR property was to support a use with community benefit to mariners, fishers and others. The subdivision of the property for an industrial processing use with nominal community benefit is an inappropriate use of any ALR land and is better suited to locate in an industrial area.

The proposed subdivision does not support nor add to local food production nor to food security and is not supported by the Board of Sooke Region Food CHI.

Yours truly,

Ellen Lewers,  
Vice-President

**From:** [Bob & Heather Phillips](#)  
**To:** [Wendy Miller](#); [SID JORNA](#); [Robert Phillips](#)  
**Subject:** Re: Zoning Amendment Application a) RZ000279 – Strata Lots 1, 2, 3, & 4 parks dedication issue  
**Date:** Sunday, February 19, 2023 10:29:09 AM

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From Heather Phillips



To JdF Land Use Committee  
JdF Local Area Services

By email

February 19, 2023

**Re: Zoning Amendment Application a) RZ000279 – Strata Lots 1, 2, 3, & 4**

Beginning in the 1990's there was a trend in the Sooke Electoral Area to create strata subdivisions on ten acre/four hectare parcels in the Rural A zones. Because the larger Rural A parcels could be subdivided into ten acre/four hectare parcels with no parcel smaller than 4 hectares, many Rural A parcels were converted to four hectare strata parcels with no park dedications.

The "building strata" format did not trigger a park dedication requirement. Over the next thirty years or thereabouts, some parts of the JdF Electoral Area achieved a "rural residential" density on Rural A zoned parcels. For most strata developments, no park dedications were made.

When the most recent OCPs were adopted, the community had recognized that not all strata residents were happy with their situations. The OCPs have policies that allow for the dismantling of stratas.

In my opinion, if a strata is dismantled, cash in lieu of park land should be required. Whether converted to a bare land strata or to a non-strata type subdivision, the subdivision triggers the requirement for park dedication.

In the present application, the planner's report includes provision in case the present strata can not or does not dissolve. In my opinion, this is a good measure. Very little research on my part left me with the impression that there are many hurdles to get over before a strata can be dissolved.

Notwithstanding my sympathy for the people trying to effect the changes in 2023, if the subdivision proposed does take place, I would like the community to benefit with the park dedication/cash in lieu dedication if it did not take place when the original strata subdivision was created.

Heather Phillips,

Otter Point

Cc to Sid Jorna, Chair, JdF Parks and Recreation Advisory Commission

Sent from [Mail](#) for Windows