

District of Metchosin

Minutes

Agricultural Advisory Select Committee Meeting

Wednesday, Oct 15, 2025, at 7:00 P.M.

Council Chamber

Metchosin Municipal Hall

Present: Sasha Kubiek, Peter Chettleburgh, Brent Donaldson, Shelly Donaldson, Robin Tunnicliffe and Alex Fletcher

Regrets: Andrew Penn, Candace Lecompte and Matt Ashton

The meeting was called to order at 7:00 p.m.

1. Agenda, Additions and Approval

Moved and Seconded by Brent Donaldson and Peter Chettleburgh
THAT the Committee approve the agenda as presented.

Carried

2. Presentations

- None

4. Adoption of Minutes

Moved and Seconded by Sasha Kubiek and Peter Chettleburgh
THAT the Committee approve the minutes of the Agricultural Advisory Select Committee meeting held in July 2025.

Carried

5. Business Arising from the Minutes- none

6. Chair Report

- 2025 review of agriculture sectors:
 - Fruit and berry yields in region were good, no serious weather extremes this year;
 - Dry spring created challenges for grain growers magnified by geese damage;
 - Sheep year was good;
 - Chicken farmers continuous threat of avian flue;
 - Growing herbs is an opportunity for Metchosin farms and land owners;
 - Wind Whipped had a good farmstand year, Still Meadow and Parry Bay struggled with labor for haying season.

Council Liaison Update

- Community garden going well, doing joint fundraiser with Healthy Communities group with pumpkin patch and old school tour.

7. **Correspondence**

- None

8. **Other Business**

a) OCP and Land Use Bylaw Housing Update Referral

1. Align Housing with Agricultural Land Reserve (ALR) Use Regulation

- Committee Supports

Comments:

- District should adopt District of Saanich's new Home Plate on ALR rules to ensure any new building is clustered around the home plate on ALR land.
<https://www.saanichnews.com/local-news/saanich-sets-new-rules-to-protect-farmland-from-residential-sprawl-8054478>
- District should encourage ALR landowners to prioritize tenants on ALR land to be agricultural workers and charge rent values affordable for agricultural worker salaries.
- Encourage a community spirit and sense of pride to be an ALR landowner that rents to agriculture workers.
- Rent agreements for agricultural workers.

Use of Temporary Use Permits (TUPS) for Farm Worker Housing

- Committee Does not Support

Comments:

- Existing ALR and District housing options meet requirements of Metchosin's farming community. Majority of rentals on farmland are not to farm workers. Landowners need to prioritize farmworker rental on farmland. Until all rentals on farmland are full with agriculture workers, no need for TUPS.
- Tenancy arrangements where housing is tied to employment are covered under the Residential Tenancy Act (RTA). In such cases, the employer is deemed the landlord and must comply with all applicable RTA provisions, including providing written details of the tenancy within the employment contract.
- Employment agreements should:
 - Clearly state that the housing is a condition of employment; and
 - Specify the terms and process that apply if employment ends.
- This type of accommodation also constitutes a taxable benefit under Canada Revenue Agency (CRA) regulations and must be appropriately valued and reported through payroll.
- Establishing written employment contracts, housing agreements, and lease terms strengthens the agricultural sector by preventing exploitation and protecting the rights and responsibilities of both employers and employees.
- Education on these requirements could be incorporated under Item #5 of the report. With this documentation in place, the District would have appropriate supporting evidence to justify any rebate or incentive programs for property owners providing accommodation to agricultural workers, as referenced in Item #5

2. Expand Housing Diversity

- Committee Supports,
 - Committee will seeker planner clarification if for ALR lands or all land within the District.

Comments:

Carriage Houses

- District needs to inventory all illegal, nonconforming carriage houses and bring units up to safety standards (see number 5 for recommendations).

Communal Seniors Housing

- Committee feels 10 plus caregiver is too high a number of occupants, should be reduced to 6.
- Parking on most roads is already an issue within the District at normal resident numbers, as per our bylaws, sufficient parking needs to be provided onsite.
- Proposed resident demographic needs to have access to amenities so location of this type of unit must be close/accessible to village core amenities.

Tiny Homes (on foundations only)

- Confusing wording as it does not differ from a detached Secondary Suite. There is no minimum size within existing rules and definition.

3. Increase Size Flexibility for Accessory Dwelling Units

Detached Secondary Suites

- Committee supports increases to maximum size of 90m2

Comments:

- Can increase requested on ALR land only be for agriculture worker.

Increase Size Flexibility for Accessory Dwelling Units -Secondary Suites

- Committee does not support size increase

Comments:

- If landowner is increasing size for multigenerational families, individuals with disabilities, wider hallways, accessible bathrooms elevator or additional bathrooms than the District's Variance process works.
- Opening this size change to all other scenarios will drive up the value of the rent and magnify the unaffordability for agriculture workers.

4. Provide Education and Guidance for legalizing existing suites

- Committee supports

Comments:

- District develops a safety checklist that all renting homeowners are aware of and are encouraged to comply to. Tenants can ask to see if their landlords have met the safety requirements.
- Implement an annual \$1 per square foot fee for all accommodation as a revenue source for the district and provide a rebate for any landowners that can prove they are renting to agriculture workers or first responders within the district.
- What is the difference between the three options?

Items **8.b to 8.f** will be postponed to the next committee meeting.

9. Adjournment and Next Meeting Date

Moved and Seconded by Alex Fletcher and Sasha Kubiak
THAT the Committee adjourn the meeting at 9:13 p.m.

Carried

The next meeting to be called at the discretion of the Chair