

District of Sechelt
Public Hearing Binder
Zoning Amendment
Bylaw No. 580-09, 2023

| | |
|----|--------------------------------------|
| 1. | REFERRALS |
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| 4. | BYLAW |
| 5. | PUBLIC HEARING INFORMATION |
| 6. | PUBLIC INPUT/COMMENTS |
| 7. | MISC. INFORMATION |

DEVELOPMENT APPLICATION REFERRAL

Please send your reply to planning@sechelt.ca

| | | | | | |
|--------------------|--|-------------|----------|--|--------------------|
| APPLICATION NO: | 3360-2023-04 | | DATE: | January 12, 2024 | OCB |
| FILE MANAGER: | Ian Holl, Development Planning Manager | | EMAIL: | iholl@sechelt.ca | X Zoning |
| APPLICANT: | Tyler and Lucinda Gray | | | | Subdivision |
| APPLICANT CONTACT: | akasha.farm.retreat@gmail.com | | | | Variance |
| SITE ADDRESS: | 1785 Tyson Road | | | | Development Permit |
| LEGAL: | Lot 2, District Lot 3555, Plan VAP14939, PID 007-781-130 | | | | OTHER: |
| ZONING: | EXISTING | AG1 | PROPOSED | AG1 Site specific agritourism accommodation unit increase | |
| OCB DESIGNATION: | EXISTING | Agriculture | PROPOSED | No change to land use designation. | |

Please comment on the attached referral for potential effect on your agency's interest. We would appreciate your response within 30 days. Please respond by Monday February 12, 2024. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PLEASE RESPOND TO THIS REFERRAL WITHIN 30 DAYS.

PURPOSE OF APPLICATION:

To permit an increase in the allowable agritourism accommodation units from three to ten and to alter the zoning regulation to allow units outside the single detached dwelling. The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application.

GENERAL LOCATION: 1785 Tyson Road

OTHER INFORMATION:

If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

ATTACHMENTS:

December 20, 2023 Staff Report
Applicant Package

This referral has also been sent to the following agencies:

| | | | |
|---|--|---|--|
| X | Sunshine Coast Regional District - Infrastructure Department | X | Sechelt Volunteer Fire Department |
| | Shíshálh Nation | X | FortisBC Energy / Energy Services Advisor |
| | Vancouver Coastal Health Authority | X | Telus |
| X | Ministry of Transportation & Infrastructure | X | B.C. Hydro / BC Transmission Co |
| X | Agriculture Land Commission | | Coast Cable - Eastlink |
| | Archaeology Branch of BC | | Canada Post |
| | School District #46 | | Transportation Choices Sunshine Coast |
| | Council | X | District of Sechelt Engineering Department |
| X | Other: Ministry of Agriculture | X | District of Sechelt Building Department |

Community Associations and Groups:

| | | | | | | | |
|--|-----------------------------------|--|------------------|--|--------------|--|----------|
| | East Porpoise Bay | | Downtown Village | | West Sechelt | | Tuwanek |
| | Selma Park/Davis Bay/Wilson Creek | | Sandy Hook | | S.H.O.R.A. | | S.D.B.A. |
| | Chamber of Commerce | | | | | | |

REQUEST FOR DECISION

TO: Council **MEETING DATE:** December 20, 2023

FROM: Ian Holl, Development Planning Manager

SUBJECT: 1785 Tyson Road – Rezoning Application for Agritourism Accommodation

FILE NO: 3360-2023-04

RECOMMENDATIONS

1. That Council give first and second reading to Zoning Amendment Bylaw No. 580-09, 2023.
 2. That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.
-

PURPOSE

To present Council with a rezoning application for 1785 Tyson Road that proposes an increase in the allowable agritourism accommodation units from three to ten and alters the zoning regulation to allow units outside the single detached dwelling. The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application.

OPTIONS

1. Give first reading to Zoning Amendment Bylaw No. 580-09, 2023.
2. Defer the application pending additional information as directed.
3. Reject the application.

DISCUSSION

Summary

The AG1 zone in Zoning Bylaw No. 580, 2022, intentionally limits the number of agritourism accommodation units and the location and type of those units. When developing Zoning Bylaw 580, 2022, the decision was made to be more restrictive than the Province in this area. This was part of the zoning modernization to emphasize the primacy of agriculture in the new AG1 zone. The objective was to better protect agricultural use of farm land. This was also based on the extensive allowance for short-term rentals in residential zones outside the ALR and the intent to reduce the pressure for non-farm/residential usage of farmland.

The OCP policies support agritourism and agritourism accommodation as ancillary to agricultural use so it is consistent to consider a zoning amendment application for site-specific uses that complies with the provincial regulations. Therefore, staff support the application for this property.

Legislative Context

The provincial *Agricultural Land Reserve Act* and Regulations apply to the property and proposal. The provincial Agricultural Land Reserve Use Regulation addresses Agritourism Accommodation in Section 33 of Part 4 – Residential Uses / Division 1 – Residential Uses Generally.

Agri-tourism accommodation

33 (1) In this section, "sleeping unit" means the following:

- (a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;
- (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

- (a) the accommodation is located on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- (c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [tourist accommodation];
- (d) accommodation is provided on a seasonal or short-term basis only.

Agritourism accommodation is a land use that may be regulated and/or entirely prohibited by a local government. The Province established a maximum of 10 sleeping units that local governments could not exceed, although the District permitted a lesser number.

Background

Table 1 – Table heading

| | |
|---------------------------|--|
| Owner/Applicant | Tyler and Lucinda Gray |
| Civic Address | 1785 Tyson Road |
| Legal Address | Lot 2, District Lot 3555, Plan VAP14939, PID 007-781-130 |
| Size of Properties | ~2.6 ha |
| OCP Designation | Agriculture |
| Zoning Designation | AG1 |
| DP Areas | Development Permit Area No. 2 (watercourse habitat and hazard) Development Permit Area No. 5 (steep slopes) |



Figure 1 – Site Location

POLICY AND BYLAW IMPLICATIONS

OCP policies support agriculture as the primary use of land within designated areas as well as associated activities.

OCP Policy 8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer’s markets, valued-added agricultural processing, and agritourism opportunities that are ancillary to farming and support the viability of the farm use.

SUSTAINABILITY PLAN IMPLICATIONS

Identify which goal(s) within the adopted Integrated Community Sustainability Plan relate to your report. The Goals are:

1. Social Sustainability and Community Well Being
 - a. Sub-Goal 3: Increase Access to Local Food Production

| SUB-GOAL 3: INCREASE ACCESS TO LOCAL FOOD PRODUCTION | |
|--|--|
| Actions | What does success look like? |
| Support Agriculture By: <ul style="list-style-type: none"> Protecting the land base suitable for agricultural land and the Agricultural Land Reserve. | Reduced development pressure on ALR and agricultural lands |
| Support Agricultural Production By: <ul style="list-style-type: none"> Updating plans, policies and regulation to support local food production, community gardens and farmers markets | Increase in local food production Ongoing & expanded farmers market Increase opportunities and locations for community gardens |

2. Economic Sustainability
 - a. Goal 2: Diversify the Local Economy

| GOAL 2: DIVERSITY THE LOCAL ECONOMY | |
|--|---|
| Actions | What does success look like? |
| Promote a Buy Local Campaign By: <ul style="list-style-type: none"> Supporting opportunities for local business, arts and culture, tourism, agriculture and local foods | Increase in local businesses |
| Support Sustainable Tourism Opportunities By: <ul style="list-style-type: none"> Encouraging the growth of sustainable tourism operations, attractions and facilities Working with accommodation providers and other service providers to develop incentives to attract visitors to Sechelt in the shoulder seasons | Increase in visitors in shoulder seasons Increase in attractions and facilities Increase in visitors using operations |

STRATEGIC PLAN IMPLICATIONS

Identify which goal(s) within the adopted Strategic Plan relate to your report. The Goals are:

1. Community Safety and Wellbeing
 - a. Work with grassroots community partners to grow sustainable food security
2. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment
 - a. Providing cultural, education and stewardship opportunities

FINANCIAL IMPLICATIONS

Short Term Rental business licence fees are still applicable.

COMMUNICATIONS

External referrals will be sent to the Agricultural Land Commission (ALC), Vancouver Coastal Health (VCH), and the Ministry of Transportation and Infrastructure (MOTI) as the property is within 800 m of the Sunshine Coast Highway. The public hearing will be advertised in accordance with local and provincial regulations.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

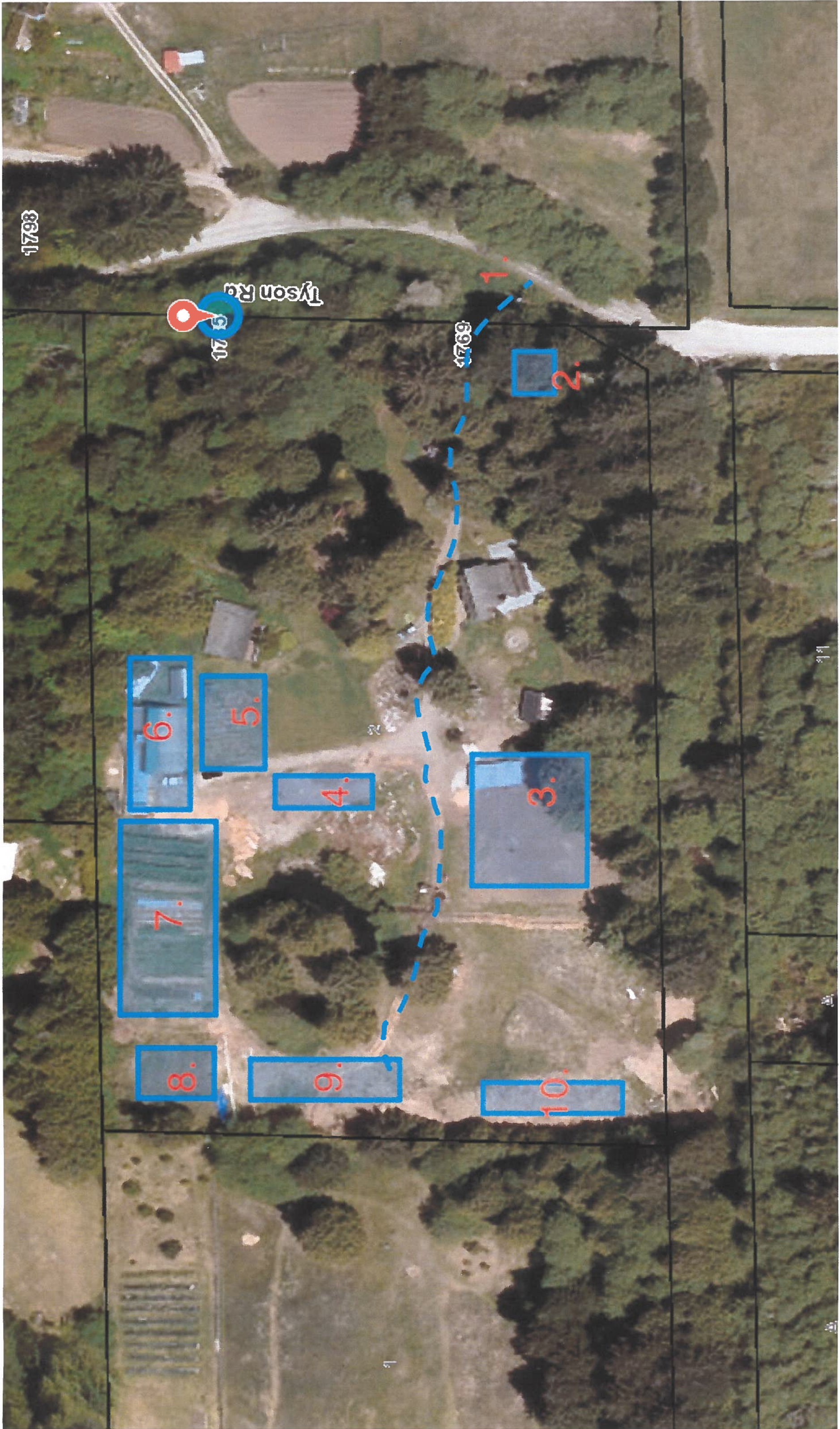
1. Applicant Package

Associated Bylaw:

1. Zoning Amendment Bylaw No. 580-09, 2023

Akasha Farm Map KEY / 1785 Tyson Road

1. This line shows the driveway access to our Glamping tents for Agri Tourism.
2. This is our Farm Stand where we sell the food we grow on our farm
3. This is our Chicken & Duck Coop & run
4. Garden beds for growing food
5. Garden beds for growing food
6. Barn, potting shed, tool shed
7. Raspberry canes, asparagus field, rhubarb & garden beds
8. Fruit Orchard
9. 3 Agri Tourism Domes / year round
10. 7 Agri Tourism Tents / Summer months only to accommodate weddings & other farm events



Tyson Rd
1798

1798

1798

2.

3.

4.

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10.

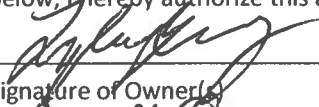
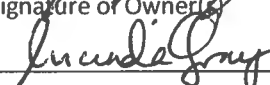




DEVELOPMENT APPLICATION

CHECK APPLICABLE:

| | | | | | |
|-----------------------------------|---|--------------------------------------|-----------------------------|------------------------------|--------------------------------|
| REZONING <input type="checkbox"/> | OCP <input checked="" type="checkbox"/> | SUBDIVISION <input type="checkbox"/> | DP <input type="checkbox"/> | DVP <input type="checkbox"/> | OTHER <input type="checkbox"/> |
|-----------------------------------|---|--------------------------------------|-----------------------------|------------------------------|--------------------------------|

| PROPERTY OWNER INFORMATION (PLEASE PRINT) | |
|--|-------------------------------|
| Property Owner(s) Tyler & Lucinda Gray | |
| Mailing Address 1785 Tyson Rd | |
| City, Province, Postal Code Sechelt, B.C. V7Z0A4 | |
| Day Phone 604-989-6434 | Email Tyler@akashafarm.com |
| As registered owner of the property (or properties) listed below, I hereby authorize this application. | |
|  | Nov/28/2023 |
| Signature of Owner(s) | Date |
|  | 28 Nov 2023 |
| Signature of Owner(s) | Date |

| OFFICE USE ONLY |
|---------------------------------|
| Application No. _____ |
| Date Application Received _____ |
| Application Received by _____ |

| AUTHORIZED AGENT INFORMATION (PLEASE PRINT) | |
|---|-------|
| Authorized Agent | |
| Mailing Address | |
| City, Province, Postal Code | |
| Day Phone | Email |

| DESCRIPTION OF PROPERTY REFERRED TO IN THIS APPLICATION | | | | |
|---|-------|--------------|------|-----------------|
| Lot | Block | District Lot | Plan | PID 007-781-130 |
| Lot | Block | District Lot | Plan | PID |
| Civic Address or General Location 1785 Tyson Rd | | | | |

| REGISTERED PROFESSIONAL CONTACT INFORMATION | | |
|---|-------|-------|
| Engineer | | |
| Name | Email | Phone |
| Architect | | |
| Name | Email | Phone |
| Other | | |
| Name | Email | Phone |

PLEASE PROVIDE A DESCRIPTION OF THE PURPOSE OF THE APPLICATION
 We are submitting this OCP compliant rezoning application for the purpose of preserving and grandfathering in our ALC rights to engage in Agricultural Tourism, and provide up to 10 accommodation units for guests while visiting Akasha Farm.

| | | | |
|--|------------------------|---|--------------------------|
| Existing Zoning | Proposed Zoning Change | Existing OCP Designation | Proposed OCP Designation |
| Development Permit Area # 1 to 5 Natural Hazard & Environmental Protection | | Development Permit Area # 6 to 10 Form & Character of Development | |

APPLICATION SUBMISSION REQUIREMENTS

| APPLICATION TYPE | ZONING | OCP | S/D | DP | DVP | OTHER |
|--|--------|-----|-----|----|-----|-------|
| Completed Application Form | Y | Y | Y | Y | Y | Y |
| Title Search Certificate dated no more than 30 days prior to date of application. | Y | Y | Y | Y | Y | Y |
| Scaled Site Plan Survey indicating: lot size, lot dimensions, location of all buildings (existing and proposed), setbacks to all property lines, north arrow, contours in 1 m intervals, existing and proposed driveways, septic fields, street names, drainage, tree survey, archaeological sites, natural hazards, topographical features and proposed parking layout in accordance with Zoning Bylaw. | Y | Y | Y | Y | Y | Y |
| Four elevations of each building, existing and proposed. Elevations must include details regarding finishing materials, roofing materials, and colours. (Multi-family, commercial, industrial and institutional.) | Y | Y | | Y | D | D |
| Landscaping plan including location, sizes and species of plants and trees with cost estimate. | Y | Y | Y | Y | D | D |
| Architectural renderings &/or model. | D | D | | D | D | D |
| Infrastructure Service Plan—roads, sewer, storm water, water, utilities, traffic impact study, lot grading plan | D | | Y | D | D | D |
| Sustainability checklist (attached) | Y | Y | Y | D | D | D |
| All drawings should be submitted on full size paper, 11" x 17" paper (1 set) and as PDFs (electronic). | Y | Y | Y | Y | Y | Y |
| Geotechnical and/or Environmental Report | D | D | D | D | D | D |

Key: Y = Yes; D = Depends on nature of application; see Zoning Bylaw No. 25, 1987; Subdivision and Development Control Bylaw No. 430, 2003; and Official Community Plan Bylaw 492, 2010.

APPLICANT'S DECLARATION

- I/We acknowledge that the District of Sechelt, and its officers and employees, have not made any representation as to the future property uses permitted if this application is successful.
- I/We are aware that payment of the application fee does not guarantee or constitute approval of the proposal and that the application may not proceed for a variety of reasons.
- I/We declare that all statements made in support of this application are true.
I/We agree to comply with all provisions of the respective zoning bylaw, official community plan, development servicing bylaws and any other applicable municipal, provincial and federal legislation.

Applicant's Signature



Dated NOV/28/2023

Application Fee As per Bylaw 575, 2019

\$ _____



Site Disclosure Statement

All fields marked with an asterisk (*) are mandatory.

Has the site been used for any industrial or commercial uses described in Schedule 2 of the Contaminated Sites Regulation? *

- Yes
- No

If you answered no to the question above, the form is not submitted to the ministry. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records.

^ Section I - Contact information

A: Site owners(s) or operators(s)

*

Last name *

Gray

First name *

Tyler, Lucinda

Company, if applicable

Address *

1785 Tyson Rd

City *

Sechelt

Province *

B.C

Country *

Canada

Postal code *

V7Z0A4

Phone number *

604-989-6434

Email *

tyler@akashafarm.com

+ Add Another

B: Person completing site disclosure statement (leave blank if same as above)

Last name

First name

Company, if applicable

C: Person to contact regarding the site disclosure statement

Last name *

Gray

First name *

Tyler

Company, if applicable

Address *

1785 Tyson Rd

City *

Sechelt

Phone number *

604-989-6434

Email *

tyler@akashafarm.com

^ **Section II - Site information**

Coordinates for the centre of the site:

Latitude

Degrees *

49

Minutes *

26

Seconds *

46.9

Longitude

Degrees *

123

Minutes *

42

Seconds *

00.5

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission *

Land ownership *

Legally titled, registered property

Untitled Crown land

For legally titled, registered property

Site address *

1785 Tyson Rd

City *

Sechelt

Postal code *

V7Z0A4

PID *

007-781-130

Land description *

6.44 Acre family farm in the ALR with active Farm Status. Local DOS zoning is AG1.



+ Add Another

^ **Section III - Specified industrial or commercial uses**

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation Schedule 2 which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description *

none

Select all that apply, choose "none" if no Schedule 2 uses apply.

^ Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. *

We are planning to do Agri-Tourism on our working Farm. We have 3 Glamping Tent structures that people can stay in while enjoying such Agri-Tourism activities such as, U-pick berries, farm tours, harvesting & buying produce, feeding

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

The information used all came from myself.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

N/A

If not applicable, type N/A

^ Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Under order | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> CCAA proceedings |
| <input type="checkbox"/> BIA proceedings | <input type="checkbox"/> Decommissioning | <input type="checkbox"/> Ceasing operations |

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



Sign above

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

First and last name

Tyler Gray

- Owner
- Operator

Date signed

2023-11-28 

Approving authority contact information

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name

Agency

Address

Phone number

Email

Reason for submission (Please check one or more of the following):

Building permit

Subdivision

Zoning

Development permit

for an activity that
will likely disturb soil

for an activity that
will likely disturb soil

Date received by approving authority



Date submitted to registrar



Version: 18

Rezoning Application Checklist - Akasha Farm / 1785 Tyson Road

Present and intended use of the site

The present use of 1785 Tyson Rd is as a primary living residence for our family. It is also home to Akasha Farm, which is a working small scale farm (with provincial farm status) that offers year-round free range eggs, seasonal raspberries in large quantity & a variety of vegetables to our local community, including local restaurants and retail. We have been operating a yearly fun & educational farm camp for kids who mostly live in the community & we currently also run 3 short term agri tourism accommodations on our farm, where guests get to immerse in the farm-life experience such as feeding the chickens, collecting eggs, interacting with our farm dog, U-pick raspberries and individual farm tours & education. Our intended use of the farm is to build on our existing business by increasing our crop food production, whilst also developing a more robust and flourishing educational and agri-tourism program including workshops, immersive farm retreats, harvest dinners and weddings. Seasonally, we would like Akasha Farm to be a place where community can gather to connect with nature, learn about homesteading, develop essential life skills & build meaningful relationships.

Overall design and objectives of the proposal

The design and objectives of the proposal is to guarantee our ALC designated agri-tourism rights to operate 10 short term (only 3 year round & 7 seasonal) agri-tourism accommodations.

Assessment of the impact on the area and adjacent properties

We have been operating our short term agri-tourism rentals for one year now, and our kids camp for 3 years & we have also hosted the occasional retreat, during this time we have not had any issues or complaints from any of our current neighbours. We have 4 neighbours & due to where everyone's houses are located on their properties, there is an immense amount of distance and privacy for everyone. We have two driveway accesses onto our farm with an abundance of on-site parking. The biggest impact on the area and properties would be if and when we host the occasional wedding or other non-farm use event, this may result in an increase in traffic and potentially some noise. See guidelines under the ALC **ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:** Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve (ALR) and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Use Regulation. No more than 150 people may be in attendance and the event must be less than 24 hours in duration. A

maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Use Regulation. Any event that is not an agri-tourism event falls into this category.

Indication of the community benefits of the proposal

The benefits to our community are incredibly positive. Tourism is a significant economic contributor for the Sunshine Coast Community. STR accommodations help to contribute significant revenue to local businesses across almost all sectors, however we recognize that there is also a housing shortage on the Sunshine Coast & the issue of STR's has been contentious for many valid reasons. The Agri-Tourism STR's we operate on our farm are not tainted by the political & social divide around operating STR's during a housing crisis, as we are not taking away any potential long-term rentals from the local community. Our STR's are geodesic domes, not suitable for permanent living & nor is permanent living legally allowed in them under the DOS & ALC regulations. Akasha Farm has over 350 reviews from guests who have stayed on our farm & had an immersive farm experience & 99% of those reviews are incredibly positive with a huge percentage acknowledging that they found the farm stay in our Geodesic domes Incredibly unique & inspiring. Having the seasonal Agri Tourism accommodations on our farm will allow us to host weddings, harvest dinners & retreats, all of which will help bring added revenue to a wide variety of local businesses & also provide a hub for our local community to support and benefit from sustainable regenerative farming practices & the culture we are creating around the intersection between holistic living & agriculture.

Include architect/designer contact information

This project did not require an architect.

Project Summary Sheet

We propose to have three year-round glamping structures & 7 seasonal tents erected on our farm for the use in our Agri-Tourism operation on our working farm. The ALR zoning allows for this & so we are petitioning the DOS to consider adding a site specific regulation to our property for us to come into compliance with local bylaws. The total site area of our farm is 6.44 acres. The site coverage for our Glamping structures is 2825 square feet & the gross floor area is 830.96 square feet. The Glamping Tent height is 13.5 feet. There is a parking spot located by each Glamping tent that does not interfere with any of the farming activity on our farm, see map attached.

NOV 30/2023

TO WHOM IT MAY CONCERN,

WE INCLUDED A SMALL SAMPLING OF OUR REVIEWS FROM OUR AGRITOURISM ACCOMMODATIONS ON OUR FARM. IF YOU READ A FEW YOU WILL HEAR OUR GUESTS TALK ABOUT VARIOUS ASPECTS OF INTERACTING WITH OUR FARM WHILE STAYING WITH US. U-PICK RASPBERRIES, FEEDING CHICKENS, COLLECTING EGGS, BUYING EGGS & PRODUCE, FARM TOURS ARE JUST A FEW OF THE AGRITOURISM FEATURES WE OFFER TO ALL OUR GUESTS WHO STAY WITH US.

YOURS RESPECTFULLY

TYLER GRAY.

Carmen's Review - Airbnb

X

Carmen's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Jul. 31 - Aug. 7, 2021



Overall rating

5 ★

Public review

My husband and I spent one week on the Sunshine Coast to really slow down and relax. Tyler and Lucinda's place was spacious and nestled within their organic farm surrounded by trees and nature. The unique location was in Roberts creek which is between Gibson's and Sechelt. It was perfect because we often go between these two towns- there are restaurants and an IGA close by. Tyler also gave us great tips for lakes to swim in and we got to try eggs and veggies grown right on their farm. Thanks Tyler, Lucinda and the kids for your hospitality and warm welcome!

Private note from Carmen





Chelsey's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Jul. 26 - 27, 2022



Overall rating

5 ★

Public review

What a gorgeous place! We loved our stay, from the u-pick raspberries, the adorable friendly dog, the river swimming and the spa facilities, everything was perfect. Thank you so much. What a great stay

Private note from Chelsey

Absolutely stunning property. Thanks so much!



If you are looking for a perfect place to unwind - look no more. The sauna, the hot tub,

X

Ahmed's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

May 5 - 7, 2023



Overall rating

5★

Public review

This was the perfect get away we were looking for! The ambience exceeded our expectations. It was easy for us to get settled in. As I mentioned the place is as described even beyond our expectations. It is extremely peaceful and cozy! Perfect getaway retreat, and I would suggest coming back in the near future. The sauna was a huge plus a very refreshing way to start off the day! Feeding the chickens was very fun! Definitely looking to come back!

Detailed feedback

Check-in

5★



Katie's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Apr. 21 - 23, 2023



Overall rating

5 ★

Public review

Amazing spot , great local amenities close by ! And you can buy eggs and produce from the hosts !
The wood fire hot tub was sooo nice and so was the sauna ! And the dome was wonderful !!

Private note from Katie

Thanks for a great stay ! Can't wait to see the solution to the Cold pool !

Detailed feedback

Check-in

5 ★

There are 1 review. We checked in...

X

Sean's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Sep. 25 - 26, 2023



Overall rating

5 ★

Public review

Tyler was easy to reach, check in was seamless. It's a cozy cabin and was especially nice listening to the rain! The inside makes you want to spend all of your time in it. The property is beautiful. You can take a nice walk around the farm and enjoy the nature surrounding it. They have live chickens, which is awesome, with the option to purchase fresh eggs. Overall a great experience. Looking forward to coming back for another stay at this beautiful Airbnb.

Reply to Sean

Private note from Sean

Thank you for allowing us to come for a stay at your Airbnb. It was a wonderful experience for the both of us. We're happy to come back for another stay in the future. Take care!

Great place to stay and super fun experience to stay in! Thank you so much to

Secure time lock at the cedar dome! Tyrend, Lucinda are amazing hosts. The room

X

Sheyda's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Sep. 10 - 12, 2023



Overall rating

5 ★

Public review

Wow, we loved this place! Such an amazing time, we'll be back for sure! The location was perfect for a little getaway from the busy city life, and we loved how Tyler and Lucinda made the dome so cozy. Every piece is carefully picked and perfectly placed. Highly recommend this to anyone looking to visit Sechart looking for a comfortable stay. The bunk bed was a lot fun as well. Oh and the eggs from their chickens are so goood!!

Reply to Sheyda

Detailed feedback

Read full review

X

Lasha's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Sep. 8 - 10, 2023



Overall rating

5 ★

Public review

A very nice, quiet getaway for couples. Perfect if you like stargazing and own a telescope as well. You have everything you need for a weekend, nice outdoors amenities as well. Quite a unique place to stay at. My wife and I really enjoyed sleeping under the sky--roof. Everything feels cozy, it is clean, and thoughtfully put together. We're going to miss Odin, the sweetest dog there, and the fresh chicken eggs in the morning - straight out of the chicken coop. Hosts are super friendly, and helpful! Would recommend anyone.

Reply to Lasha

Private note from Lasha

Tyler and Lucinda, Thank you for hosting and we really enjoyed our time at your place. Hosts are

Read full review



Laura's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Jul. 11 - 13, 2022



Overall rating

5 ★

Public review

Love this retreat. Raspberries, chickens, hot tub, sauna! Lovely!!

Private note from Laura

Excellent. Love you Oden protector of all chickens. Loved picking raspberries. Delicious! Thanks Kelsey very awesome!!

Detailed feedback



ENTER SAVED DOG W/ A SWEET TOOTLE CHILDREN'S THAT OTHER AIRBNBS WERE ON THE PROPERTY - THE SAUNA IS CLOSER TO THE

X

Winnie's review of your place

The Lotus Belle Tent

Aug. 30 - Sep. 1, 2023



Overall rating

5 ★

Public review

A beautiful place that you can enjoy the nature. Tyler greets us at check-in and shows us around to explain everything. The tent is nicely set up and very spacious for our family with two kids. The outdoor kitchen is fully equipped that you can cook your own meal. My kids love the tree house and the trampoline and enjoy feeding the chicken and play with their friendly dog. It was so relaxing to sit around the fire pit and roasting marshmallows. We will definitely come back when we visit Sunshine Coast again next time. Thanks Tyler and Lucinda

Detailed feedback

Check-in

5 ★

Had a lovely time at Tyler and Lucinda's. They were helpful with our arrival time and

X

Sam's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Jul. 29 - Aug. 5, 2022



Overall rating

5 ★

Public review

The cottage was a nice, beautiful and quiet retreat from the city life. The free range chickens and the sounds of the creek made for an idyllic setting. Our daughter loved the tree house, ground trampoline and playing with the owners kids. The farm stand eggs and raspberries were some of the best we have ever had. Thanks again!

Private note from Sam

Thank you for your hospitality! The cottage was a nice treat and thank you for letting Ellie stay. The one feedback is about the fitted sheet it is not deep enough for the mattress so it pops off all



Respond to any questions that remain. Comfortable and clean place to get away and



Tawnee's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Aug. 7 - 9, 2023



Overall rating

5 ★

Public review

We had a lovely stay at the dome. My kids loved the treehouse and trampoline, feeding the chickens and petting the family dog. It was very peaceful and private.

Detailed feedback

Check-in

5 ★

- ✓ Responsive Host
- ✓ Easy to find
- ✓ Clear instructions
- ✓ Flexible check-in

X

Becky's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Aug. 6 - 7, 2023



Overall rating

5 ★

Public review

Wow, what a magical stay. An absolute honour to witness Tyler's vision, and experience his imagination brought into existence. The dome was beautifully decorated and constructed and the ambience inside was truly magical. Soul refreshing to detox from busy city life and enjoy the simple pleasures here. We loved walking around and taking in the natural scenery. There were moments where we felt like we were in an enchanted grotto. Being here felt like a different universe. The hot tub and sauna was such an amazing experience and it was so fun unlocking our inner children exploring the property. Totally worth the money and definitely one of my favourite stays. Will be returning in the future! Thank you Tyler and Lucinda for welcoming and sharing your home with us :)

Private note from Becky

Your Airbnb is an example of how powerful and incredible and capable the human mind can be. You should be very proud of what you have created. Thank you for sharing your imagination with others!

Their love and passion for the office was super clear. They were very helpful with



Kajal's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa
Aug. 5 - 7, 2023



Overall rating

5 ★

Public review

They are great hosts, the place was super clean. They were very helpful with everything. It was a great experience. We loved the berry picking.

Private note from Kajal

Thank you so much Tyler and Lucinda. We had so much fun at your farm. It was an amazing and different experience.

Detailed feedback

Check in
and more... (faded text)



Jackie's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Aug. 4 - 6, 2023



Overall rating

4 ★

Public review

Lovely stay in the dome. Our 4 yr old loves the playground and feeding the chickens

Detailed feedback

Check-in

5 ★

- ✓ Responsive Host
- ✓ Easy to find
- ✓ Clear instructions
- ✓ Easy to get inside

Cleaning

5 ★

Aug 3-6

5 ★

3 ★

X

Sean's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Aug. 1 - 4, 2023



Overall rating

5 ★

Public review

What a beautiful property. You stay on a lovely cottage on their hobby farm which is situated on a stunning property with a river running through it. Large trees, beautifully landscaped, chickens, a dog, and it still felt incredibly private and quiet. Would highly recommend staying here.

Private note from Sean

Thanks again, it was 5/5 stay for us and we will recommend it to friends. A few small things that might help future guests: We would recommend looking into the mattress, it felt like it was sinking into the middle from wear and tear, but we still had good sleeps. It would also be nice for more floor towels since the shower/tub can get a little wet. The floor also feels like it's rotting a little under the surface in the section near the faucet of the tub. A few more spice options for cooking.

Read full review

X

Lisa's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Jul. 22 - 24, 2023



Overall rating

5 ★

Public review

The dome was even more beautiful and unique in person than in the photos! The sauna and hot tub were super relaxing. We also really enjoyed picking delicious raspberries on the farm, and playing with their dog. Tyler was a great host -- I needed a place to store lots of frozen breast milk, and he graciously offered additional freezer space on the property.

Detailed feedback

Check-in

5 ★

✓ Responsive Host

including exploring the creek...



Andres's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Jul. 17 - 19, 2022



Overall rating

5 ★

Public review

A very unique location, with great amenities and accommodations. The farm has a beautiful river, a u-pick berry orchard, sauna, hot tub and is a great place for families and get together.

Private note from Andres

Thank you Tyler and Lucinda for a great experience. My family enjoyed their time on the farm and I am sure we will be back soon. Andres



make our stay! The kitchen was well...

X

Leah's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Jul. 18 - 21, 2023



Overall rating

5 ★

Public review

Lucinda and Tyler's place was exactly what my family 11y/o 4y/o and 3y/o needed. We have been looking for ways to find healing through our grief and loss after losing my husband 3 years ago and this place was the right fit for my family. We needed time away from the everyday hustle of life in Vancouver and their farm gave us the time to really slow down and be with each other. The chickens on their farm were an experience my kids enjoyed and will not forget feeding them! Their lovely and extremely friendly dog Odin brought so much joy to my oldest kid. We spent 3 nights and mostly stayed on the farm, played and explored the creek that runs along their property, saw snakes and frogs and skipped rocks. The playground and trampoline, badminton net/vball! The space for the kids to run about and play kept them all busy during the day. The hot tub was the cherry on top and even better if you're a morning tubber-was hot in the morning! Absolutely recommend and grateful for the experience!

Overall thoughtful and relaxing stay! We will come back. Thank you!



Lindsay's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Jul. 16 - 17, 2023



Overall rating

5 ★

Public review

Beautiful spot for a quiet getaway. Beautiful farm with chickens and fresh raspberries for sale. Cozy cottage space. Friendly and accommodating host. We will be back!

Detailed feedback

Check-in

5 ★

✓ Responsive Host

✓ Clear Instructions

Cleanliness

5 ★

This was my first Airbnb experience and this place exceeded my expectations. From

X

Laura's review of your place

The Lotus Belle Tent

Jul. 11 - 13, 2023



Overall rating

5 ★

Public review

We had a wonderful stay at this beautiful property. Everything was beautifully done - amazing attention to all the details, like the lovely flowers, the lighting, even the little silver holder for the kitchen soap and sponge. Our son loved the trampoline, bouncy castle, and feeding the chickens. Location was easy to get to, and a lot to explore in the area. Would love to come back and stay again!

Private note from Laura

Thank you for such a lively stay! We truly enjoyed our little getaway. You've done an amazing job with your property!

Kai Yin



Luisa's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Jul. 3 - 5, 2023



Overall rating

5 ★

Public review

Amazing place. Tyler and Lucinda were very helpful and communicative. I recommend staying here. Raspberries and eggs are a plus

Private note from Luisa

Thanks so much for everything. Jealous of the life you've built! You can see the passion and love you have for all the spaces. Thanks for sharing

Detailed feedback

Check in

5 ★

Ariazing Babe Tyler and Lucinda were very helpful and communicative. I recommend

X

Laura's review of your place

The Lotus Belle Tent

Jun. 30 – Jul. 3, 2023



Overall rating

5 ★

Public review

What a peaceful getaway.. Myself and a few of my girlfriends had a lovely time staying in The Lotus Belle Tent over the long weekend. Tyler and Lucinda were wonderful hosts and really went out of their way to make our stay extra special. The outdoor kitchen was stocked with everything we needed to make some nice meals, it was so sweet that we could purchase fresh eggs and raspberries right on site too! There was a propane fire pit so we could still enjoy a fire during the fire ban and a BBQ. The property was lovely to just walk around and enjoy the nature, there was an area to play badminton and a trampoline. Towels, plenty of bedding, A/C, and a heater in the tent. The beach was about a 15 min walk away and the grocery store was very close too. Thank you again Tyler & Lucinda!!

Detailed feedback



Jenny's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa
Jun. 2 - 4, 2023



Overall rating

5 ★

Public review

We thoroughly enjoyed our stay. The kids loved feeding the chickens, Odin and the trampoline; provided hours of entertainment, lots of space for the kids to run around. Would definitely come back with the family again.

Detailed feedback

Check-in

5 ★

- ✓ Responsive Host
- ✓ Easy to get inside

- ✓ Clear instructions
- ✓ Flexible check-in

The data in this section is for informational purposes only. It is not intended to be used for any other purpose.

X

Eric's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Apr. 4 - 5, 2023



Overall rating

5 ★

Public review

I recently had the pleasure of staying at the geodesic dome on this charming farm and I must say, it was an unforgettable experience! From the moment I arrived, I was greeted with the warmest of welcomes by Lucinda, the friendly chickens and the curious farm dog Odin. The dome itself was absolutely stunning, with its unique and modern design providing a comfortable and relaxing atmosphere. The highlight of our stay was definitely the outdoor hot tub and sauna, which were the perfect places to unwind after a day of exploring the beautiful surroundings. We also loved spending evenings around the firepit, roasting marshmallows and stargazing under the clear night sky. Overall, I would highly recommend this geodesic dome on the farm for anyone looking for a unique and unforgettable getaway

Detailed feedback

X

Thiago's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Mar. 10 - 12, 2023



Overall rating

5 ★

Public review

Simply amazing. The place is impeccably clean, and the amenities will make it hard for you to decide if it's worth going out of the property. Friendly folks, dog and chickens! Hope I can get back ASAP. The sound of the creek makes it an even more idyllic stay.

Private note from Thiago

Thank you Tyler and Lucinda for a lovely stay. We enjoyed every bit and can't wait to be back. Our only comment is on the shower, that at times felt it needed more pressure. Other than that, congratulations in making this an experience well fondly remember for ages. Enjoy spring!

Detailed feedback

X

Bianca's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Nov. 9 - 10, 2022



Overall rating

5 ★

Public review

I had such a wonderful stay at the dome - it was the perfect spot for me to do a little solo getaway for a couple of days to escape from the city. There's a real sense of calm and serenity at the farm, and the dome itself is absolutely beautiful - so cosy and relaxing. I spent my time there soaking up the views, reading, doing yoga, meditating, journaling, cooking fresh eggs from the farm, going on little walks nearby, visiting local cafes, and of course spending time in the gorgeous hot tub and sauna. The hot tub does take a little while to warm up in the winter so I recommend getting the fire lit straight away. I would highly recommend anyone looking for a cool experience or a place to unwind and relax to visit! Thank you Tyler and Lucinda for creating such an amazing space and experience <3 I can't wait to come back



X

Brittany's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Sep. 5 - 7, 2022



Overall rating

4 ★

Public review

we stayed in the cabin. it was a truly a retreat from the city. the stars were beautiful to view from the hot tub, and the sounds of wildlife at night were the only things one could hear. we purchased the fresh eggs from the farm and they were delicious. Overall a lovely place to stay. Tyler was also very quick with responding to our messages.

Private note from Brittany

we enjoyed our stay thank you very much! a few things I'd suggest is to check the lighters between





Kincaid's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Aug. 21 - 26, 2022



Overall rating

5 ★

Public review

Amazing stay. Great location, very quiet, beautifully setting, and awesome hosts. First time on the Sunshine Coast, will definitely be back. Fresh farm eggs were a great bonus.

Detailed feedback

Check-in

5 ★



X

Jasmin's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Aug, 10 - 12, 2022



Overall rating

5 ★

Public review

We stayed here for our 10th wedding anniversary and it was so special. We loved everything about this place - the uniqueness, amenities, fresh eggs, and sleeping under the stars. Will recommend it for a long time to come!

Private note from Jasmin

You have a very special place. Thank you for making our anniversary so memorable!



Jasmine

X

Lauren's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Aug. 6 - 8, 2022



Overall rating

5 ★

Public review

We loved our stay! It was the most charming farm with free range chickens, a gorgeous peaceful creek behind the cabin, and such a great location between Gibsons and Sechelt. Tyler was super helpful and communicative and made sure we had a smooth check in. The suite itself is very cute and the bed was extremely comfortable. It was so relaxing to fall asleep hearing the creek in the distance. The only thing that was a bit challenging was the bath situation - there is no shower and the bath has a little hand held "shower" that was a little tricky to use. But other than that the suite was beyond our expectations. We would definitely return and stay here again!



X

Karen's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Jul. 25 - 26, 2022



Overall rating

5 ★

Public review

We really enjoyed our stay at this amazing Airbnb! Everything is super Instagramable! They also offer u-pick berries which is great for summer activities. Tyler and Lucinda are super friendly and we have no issues with communication. Place is clean and tidy. Coffee and tea are provided, but I'd recommend to bring some snacks / food since restaurants and supermarkets nearby close pretty early. We really loved the hot tub and the outdoor shower! We will definitely come back again during fall time to enjoy the outdoor sauna and bbq.

Private note from Karen



Basic Information

X

Elise's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Aug. 9 – 10, 2022



Overall rating

5 ★

Public review

The geo dome is such a unique delight, and is artistically furnished with high end decor. I felt like I was in a design magazine! It was fun to stay in such a creative space. All of the amenities were great and appreciated. It's important though to pay attention to the photos, which show that there is another dome close by and that the shared amenities are close to & in front of the domes. Do not expect privacy. Structurally the dome is like a (well furnished) tent - I could hear the other guests' conversations outside, and even the snoring from the other dome. As there are no curtains to close, everything you do in the dome in the living & sleeping area is visible from the outside to guests who are in the hot tub, playground, or island. If you are looking for private romance, the rental cottage is probably a better choice. I loved being on the farm, watching the chickens & farm dog interact, and



X

Jody's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Sep. 23 - 25, 2022



Overall rating

4 ★

Public review

Tyler and Lucinda's beautiful air bnb is tranquil, beautiful and a perfect getaway from the busy city. The interior design is thoughtfully put together and the space is very clean. Tyler was quick to respond when I had questions or concerns and welcomed us upon our arrival. The location is on a cute farm nearby sechelt and roberts creek, accessible to many beaches and parks and restaurants. We loved the farm dog Odin and all the chickens roaming around. We really enjoyed our stay, thank you so much.

Private note from Jody

Our home stay was better than for Sept 23 to 25, 2022. It was a good stay with the farm.



X

Leslee Anne's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Sep. 23 - 25, 2022



Overall rating

5 ★

Public review

We had the best farm life experience with the unique place for a staycation. Tyler and Lucinda are great host. We recommend staying here! We really enjoyed and loved it!! See you again, Odin and the kids!!

Private note from Leslee Anne

Tyler and Lucinda have the best place I have ever stayed so far. They have given us an amazing farm life experience. The place is for all ages to enjoy. We loved it!! There are few notes I'd love to suggest.

A removable cover for the top part of the dome to prevent sunlight exposure so the guests can



X

Mihwa's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa
Oct. 9 - 10, 2022



Overall rating

5 ★

Public review

It was such a beautiful place to stay! The host was so warm and friendly and the dome house was perfect inside with treehouse bed, and outside with the sauna and hot tub. The best kids friendly place too, it has a nice treehouse playground and trampoline, along with farm animals and a friendly dog. Kids could play there all day long. I highly recommend this place!

Detailed feedback



X

Ashley's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Apr. 6 - 9, 2023



Overall rating

5 ★

Public review

We had a wonderful stay! The place is just as beautiful and cool as described and in photos. Our kids had a blast with all the amenities. We loved the sauna and views from the dome. The hosts were lovely and super responsive. We will be booking again! Note: our kids aren't big dog people but! Odin gave us lots of space but when he was around he was gentle and sweet. Our kids actually miss him and want to see him again.

Detailed feedback

Check-in

5 ★

Responsive Host

Clear instructions

quietly decorated. Loved the wood fire hot tub and sauna access. Totally dreamy

X

Shauna's review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Apr. 9 - 11, 2023



Overall rating

5 ★

Public review

What an absolute gem of an Airbnb! It's literally your very own sanctuary! The dome is just stunning & so equipped! The hot tub under the stars and the sauna + cold shower made for our own little spa! The land is so peaceful with chickens, frogs, ducks and a gorgeous friendly dog - it was honestly perfect! Great hosts, very responsive! Great area, great views, great hikes, great waterfalls - just go, you won't regret it :)

Private note from Shauna

We really enjoyed our stay guys, thanks a million! Will recommend to everyone we know :)

Detailed feedback

Pre

X

Mariana's review of your place

The Lotus Belle Tent

Jun. 8 - 10, 2023



Overall rating

5 ★

Public review

The place is stunning! We had the best time and the place has everything you need! The outdoor kitchen is fully equipped. The fire pit is super cosy and the tent spacious with heaters and a/c. Would absolutely come back! Tyler and Lucinda were very friendly and super responsive hosts. Our kid is obsessed with their dog Odin and the chickens in their farm. Best glamping experience ever!

Detailed feedback

Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

X

Debbys review of your place

Geodesic "Cedar" Dome on a beautiful Farm with Spa

Jun. 16 - 18, 2023



Overall rating

5 ★

Public review

This was a beautiful and relaxing getaway. Thoughtfully designed and clean dome, loved the hot tub (super satisfying tending a fire to heat it), rejuvenating electric sauna, even had a propane fire pit given the fire ban. Check in was in person with Tyler - rare nowadays but really nice to be shown how to use all the amenities! Odin their adorable dog was there every day greeting us. Felt tucked away, but convenient with IGA a 2 minute drive away. Love getting away from the city to enjoy a slow few days- this was a perfect place for that and wish we got to stay longer!

Private note from Debby

Loved our stay- keep doing what you're doing! Always nice to enjoy the simple life at thoughtful airbnbs like yours 🌿

X

Vanessa's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Jun. 23 - 25, 2023



Overall rating

5 ★

Public review

Tyler and Lucinda were amazing hosts! Their place is so beautiful, calming and filled with many things to see! We loved using their hot tub and sauna, seeing the chickens and enjoying the fire pit! Tyler greeted us right away and was very clear with instructions in the dome and amenities. The AC kept the dome cool in the summer and we slept nicely on the beds. We really did enjoy our stay and would love to be back!

Detailed feedback

Check-in

5 ★

Responsible Host

Clear instructions



Saif's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Jul. 2 - 3, 2023



Overall rating

5 ★

Public review

Had a wonderful stay here. The farm felt like home and is one of the most lovely airbnbs I've ever stayed at. I'll be back!!

Private note from Saif

Thanks again for a wonderful stay at your beautiful home.

Detailed feedback

Check-in

5 ★

What does Saif's review tell you about yourself and a few of your airbnbs? The more you share, the more you'll see.

Cozy, spacious and bright. The showers lovely outdoor, the spaces are great



Veronica's review of your place

The Lotus Belle Tent

Jul, 21 - 23, 2023



Overall rating

5 ★

Public review

This was a cute and private little place. Very aesthetic with lights in the tent and around the fire place. The dogs and chickens were great and we loved all the attention we got from them.

Detailed feedback

Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

Cleanliness

5 ★

X

Wyatt's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Jul. 25 - 27, 2023



Overall rating

5 ★

Public review

Very beautiful spot. Loved the amenities, especially enjoyed the creek. Tyler gave us a thorough tour when we first got there, that was much appreciated. It was clean and well put together. Thank you Tyler and Lucinda!

Detailed feedback

Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

✓ Easy to get inside

X

Stephanie's review of your place

The Lotus Belle Tent

Aug. 15 - 17, 2023



Overall rating

5 ★

Public review

Our stay at Tyler and Lucinda's was a great add-on to our Sunshine Coast Family vacation. Our kids loved the trampoline and the chickens and especially the fact that there were other kids to play with! The outdoor kitchen, shower and fire pit area were so lovely and the tent was beautiful. As long as you keep in mind that you are technically camping, and that bugs are a part of camping, then it's such a wonderful place to stay! Would very much recommend the Lotus Belle Tent. The domes on the property also looked incredible!

Detailed feedback

Check-in

5 ★

Read full review

X

Julie's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm

Aug. 14 - 17, 2023



Overall rating

5 ★

Public review

Lots of free roaming chicken, cute dog, and other airbnb guests to talk with. The sauna and the hot tub are wonderful amenities. The hosts were responsive with their messages. We loved that there were kitchen utensils so we can cook simple food. Also check out the stars at night time! It is pitch black and they look like thousands of diamonds in the sky.

Detailed feedback

Check-in

5 ★

✓ Responsive Host

✓ Clear instructions

There were minor things...

We had a wonderful time and can't wait to be back!



Kateryna's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Aug, 26 - 28, 2023



Overall rating

5 ★

Public review

Fantastic getaway! We enjoyed the hot tub & sauna, and our toddler loved the trampoline and treehouse. Dome was lovely & cozy, the farm was fun to explore.

Private note from Kateryna

Thank you for amazing stay!

Detailed feedback

Check-in

5 ★

X

Naomi's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Sep. 1 - 4, 2023



Overall rating

4 ★

Public review

Perfect for the Labor Day weekend. We loved the sauna, hot tub and farm. The chickens and dog were sweet too! I didn't realize that other airbnbs were on the property - the sauna is closer to the domes than it is the house and is pretty public. We still enjoyed it though! I could've stayed longer!

Reply to Naomi

Detailed feedback

Check-in

5 ★



Alex's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Aug. 29 – Sep. 1, 2023



Overall rating

5 ★

Public review

We had a great time a Tyler and Lucinda's! Such a unique experience and so much to enjoy on the property. Fantastic spot for kids too. Highly recommend!

Detailed feedback

Check-in

5 ★

✓ Responsive Host

Cleanliness

5 ★

is around to a place every day. The entire house set up and very spacious for our



Smita's review of your place

The Lotus Belle Tent

Sep. 9 – 11, 2023



Overall rating

5 ★

Public review

This has been the most unique Bnb experience I've had! Would definitely recommend and plan to go back as soon as I can

Reply to Smita

Detailed feedback

Check-in

5 ★



Haley's review of your place

Geodesic "Barn" Dome with spa on beautiful farm

Sep. 14 - 16, 2023



Overall rating

5 ★

Public review

Beautiful place! Bed and pillows were extremely comfy. Loved the farm dog and the roaming chickens!

Reply to Haley

Detailed feedback

Check-in

5 ★

was a great first time staying from the Day after we got the Mac from Mark and Linda made the dome so

X

Sandra's review of your place

Geodesic "Barn" Dome with spa on beautiful farm
Jul. 20 - 22, 2022



Overall rating

5 ★

Public review

A piece of paradise! We brought our two kids (aged 1 and 3) and they absolutely loved the glamping adventure. We were extremely comfortable and loved all the amenities, including exploring the creek, hanging out with the chickens, jumping on the trampoline, and relaxing in the hot tub! What an experience! We can't wait to return!

Private note from Sandra

We absolutely loved our stay and our kids had the best time!! Really spacious and comfortable location and amazing amenities! They loved the playground, trampoline, and chickens! We played in



In the morning from the cliff this off the farm. Myer was great at communicating and



Yong's review of your place

The Lotus Belle Tent

Sep. 17 - 18, 2023



Overall rating

5 ★

Public review

Loved this place and the guard dog Odin in the farm. Hosts got the taste!

Reply to Yong

Detailed feedback

Check-in

5 ★

Clear instructions

Easy to find

Here are also things to do at the farm, great place to take photos. We enjoyed it a lot.



Janelle's review of your place

The Lotus Belle Tent

Sep. 18 - 19, 2023



Overall rating

5 ★

Public review

A tranquil and delightful stay in a comfortable and unique accommodation . We really enjoyed the location and the animal friends that lived on the property.

Reply to Janelle

Private note from Janelle

Thanks, Tyler and Lucinda, for a lovely stay . We really enjoyed your wonderful property and sweet dog . Regards Janelle and John

Details of feedback

Public review

X

Geodesic "Barr" Dome with spa on beautiful farm

Aug. 3 - 5, 2022

Overall rating

5 ★

Public review

Would highly recommend, Tyler and Lucinda were excellent hosts and the rental exceeded our expectations. The hosts welcomed us and showed us around the rental and all the amenities when we arrived. The dome itself was well furnished and had been well designed. The space was more than enough for the two of us, and provided all of the amenities as described. We appreciated the gas fireplace and A/C unit which allowed us to control the temperature and made this rental more comfortable than most tent experiences! The rental was located on a well maintained farm with a wood fire hot-tub, electric sauna, cold outdoor shower, and fire-pit. Pre-cut wood was supplied and all the amenities were in like new condition. The farm animals and friendly dog made for a unique experience that we appreciated. This Airbnb is a must try along the Sunshine Coast

Private note from Sean



Review ID: 429714774988673636



Craig's review of your place

Lrg Cottage with hot tub & sauna on a 6 Acre Farm
Aug. 12 - 15, 2021



Overall rating

5 ★

Public review

Relaxation, serenity, comfort, cleanliness, great hosts, amazing chickens and more. This place has it all. We hope to stay with Tyler and Lucinda again a future trip.

Private note from Craig

Relaxation, serenity, comfort, cleanliness, great hosts, amazing chickens and more. This place has it all. We hope to stay with Tyler and Lucinda again a future trip.



From: [ALC Referrals ALC:EX](#)
To: [Ian Holl](#)
Cc: [Bailey, Reed AF:EX](#)
Subject: RE: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation
Date: Thursday, March 07, 2024 10:38:00 AM
Attachments: [image002.jpg](#)
[image003.jpg](#)
[image004.png](#)
[image001.png](#)

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Hello Ian,

Further to our recent discussion with Reed Bailey from the Ministry of Agriculture and Food, ALC staff provide the following comments on the referral following further review:

ALC staff do not object, in principle, to adoption of a bylaw that enables up to 10 units of agri-tourism accommodation on an ALR parcel, as this would be consistent with the provisions of the [ALR Use Regulation](#) (the "Regulation"); however, this allowance is subject to criteria under sections 12 and 33 of the Regulation that a landowner must demonstrate and maintain compliance with.

Based on the information in the referral, there are a few issues outlined below that I suggest are beyond the scope of the agri-tourism accommodation provisions of the Regulation and, as proposed, would require submission of a non-farm use application to the ALC:

- In order to offer agri-tourism accommodation in the ALR, the accommodation must be related to an agri-tourism activity prescribed under s. 12 of the Regulation. Given the seasonal nature of most farms, it's likely that most agri-tourism accommodation will be provided during periods when the farm and agri-tourism activities are active, and may be dormant at other times. In order to offer year-round temporary accommodation in the geodesic dome structures, the proponent must demonstrate that the accommodation is related to a prescribed agri-tourism activity that is offered on a year-round basis, or submit a non-farm use application.
- Sections 5 and 30 of the Regulation permit structures, driveways, and utilities that are necessary for the agri-tourism/accommodation operation. The referral material contains numerous references to spa infrastructure (hot tub, cold plunge, sauna, etc.) which would not be considered necessary agri-tourism infrastructure. Operation of a spa in the ALR would require submission of a non-farm use application.
- As the parcel is approximately 2.6 ha in size, the developed area for all agri-tourism accommodation structures, landscaping, and access may not exceed approximately 1,300 m² (5% of the parcel). It's difficult to confirm this with the site sketch provided.
- Finally, if placement of any fill (aggregate, etc.) is required to facilitate the agri-tourism or accommodation on the property the proponent would need to submit a Notice of Intent to the ALC, or, if submitting a non-farm use application as above, include any proposed fill as part of the application.

ALR Use Regulation Sections 12 and 33:

Agri-tourism

12 (1) *The use of agricultural land for conducting an agri-tourism activity described in subsection (2) of this section is designated as a farm use and may not be prohibited as described in section 4 if all of the*

following conditions are met:

(a) the activity is conducted on agricultural land that is classified as a farm under the Assessment Act;

(b) members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;

(c) no permanent facilities are constructed or erected in connection with the activity.

(2) The following are agri-tourism activities for the purposes of subsection (1):

(a) an agricultural heritage exhibit displayed on the agricultural land;

(b) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;

(c) cart, sleigh and tractor rides on the agricultural land;

(d) subject to section 9 [horse facilities], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;

(e) dog trials held on the agricultural land;

(f) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;

(g) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.

Agri-tourism accommodation

33 *(1) In this section, "sleeping unit" means the following:*

(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;

(b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

(a) the accommodation is located on agricultural land that is classified as a farm under the Assessment Act;

(b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;

(c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [tourist accommodation];

(d) accommodation is provided on a seasonal or short-term basis only.

Please feel free to direct the e-proponent to me if they have any questions.

Regards,



Mike Bandy | Regional Planner
Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T: 236.468.3276
ALC.Referrals@gov.bc.ca | www.alc.gov.bc.ca

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From: ALC Referrals ALC:EX
Sent: Monday, January 15, 2024 1:08 PM
To: Ian Holl <iholl@sechelt.ca>
Subject: RE: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

Ian

The ALC has no objection to the proposed rezoning permitting up to 10 agritourist structures, provided that the property is compliant with the ALC Agri-tourist accommodation regulation.

As a condition of permission the Property must have BC Assessment “farm” status. This must be confirmed before rezoning is contemplated.

With respect to the 5% site coverage, the tenting facilities appear compliant.

Regards



Martin Collins,
Regional Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604-953-6673 |
www.alc.gov.bc.ca

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From: Ian Holl <iholl@sechelt.ca>
Sent: Friday, January 12, 2024 10:09 AM
To: Ian Holl <iholl@sechelt.ca>
Subject: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello,

Please see the attached referral for a rezoning application on 1785 Tyson Road in Sechelt. The proposed rezoning would increase the number of agritourism accommodation units from the three currently allowed in the AG1 zone (only within the house) to a maximum of ten (including tents and geodesic domes outside bedrooms in a house). Please let me know if you have any questions.

Regards,

Ian

<!--[if !vml]-->



<!--[endif]-->

Ian Holl, MCIP, RPP

Development Planning Manager

Direct 604-740-8474 | Office 604-885-1986

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

New Zoning Bylaw 580, 2022 was adopted by Council on October 6, 2022. It replaces Zoning Bylaw 25, which was adopted in 1987. <https://www.sechelt.ca/Work/Development-in-Sechelt/Zoning>

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From: [Fausto, Andrew](#)
To: [Ian Holl](#)
Cc: [Properties, Help Desk](#); [Genzel, Carolyn](#); [Design, NSC](#)
Subject: RE: [External] REFERRAL: Rezoning application for 1785 Tyson Road, Sechelt - Agritourism Accommodation
Date: Tuesday, February 20, 2024 3:01:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[2024-01-12_1785 Tyson Road Referral Package.pdf](#)

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Hi Ian,

We have reviewed the attached development application.

BC Hydro Properties has no comments at this time on the proposed plan. Please be guided further by our Design Distribution team copied on this email.

For a new electrical service connection, the applicant may contact 1-877-520-1355 or complete an online application form available at:

<http://www.bchydro.com/youraccount>

Regards,

Andrew Fausto | Property Coordinator, Property Rights Services

BC Hydro
8475 128th Street
Surrey, BC V3W 0G1

P 604 543 6042
E andrew.fausto@bchydro.com

bchydro.com
Smart about power in all we do.

From: Ian Holl <iholl@sechelt.ca>
Sent: 2024, January 12 10:09 AM
To: Ian Holl <iholl@sechelt.ca>
Subject: [External] REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

Hello,

Please see the attached referral for a rezoning application on 1785 Tyson Road in Sechelt. The proposed rezoning would increase the number of agritourism accommodation units from the three currently allowed in the AG1 zone (only within the house) to a maximum of ten (including tents and geodesic domes outside bedrooms in a house). Please let me know if you have any questions.

Regards,

Ian

<!--[if !vml]-->



><!--[endif]-->

Ian Holl, MCIP, RPP

Development Planning Manager

Direct 604-740-8474 | Office 604-885-1986

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

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From: [James Nyhus](#)
To: [Ian Holl](#)
Cc: [Building Department](#)
Subject: RE: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation
Date: Friday, January 12, 2024 10:54:38 AM
Attachments: [image001.png](#)

Hi Ian,

As you probably know already, Building permits are required for the proposed buildings/accommodation.

James

From: Building Department <BuildingDept@sechelt.ca>
Sent: Friday, January 12, 2024 10:48 AM
To: James Nyhus <jnyhus@sechelt.ca>
Subject: Fwd: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

From: Ian Holl <iholl@sechelt.ca>
Sent: Friday, January 12, 2024 10:09:12 AM
To: Ian Holl <iholl@sechelt.ca>
Subject: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

Hello,

Please see the attached referral for a rezoning application on 1785 Tyson Road in Sechelt. The proposed rezoning would increase the number of agritourism accommodation units from the three currently allowed in the AG1 zone (only within the house) to a maximum of ten (including tents and geodesic domes outside bedrooms in a house). Please let me know if you have any questions.

Regards,

Ian

Ian Holl, MCIP, RPP
Development Planning Manager
Direct 604-740-8474 | Office 604-885-1986
PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

New Zoning Bylaw 580, 2022 was adopted by Council on October 6, 2022. It replaces Zoning Bylaw 25, which was adopted in 1987. <https://www.sechelt.ca/Work/Development-in-Sechelt/Zoning>

From: [Referrals](#)
To: [Planning](#)
Subject: Rezoning application for 1785 Tyson Road - Agritourism Accommodation - Fortis Property Referral #2024-46
Date: Friday, January 12, 2024 10:42:56 AM
Attachments: [image003.png](#)
[image004.png](#)
[image001.png](#)

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Fortis Property Referral #2024-46

Hello,

Please be advised FortisBC Energy Inc. (Gas) has no concerns as we have no gas in this area.

Thank you,

Liz Dell

Lands Department, Property Services Assistant

16705 Fraser Highway | Surrey BC V4N 0E8

P: 778-578-8038 / referrals@fortisbc.com



From: Ian Holl <iholl@sechelt.ca>
Sent: Friday, January 12, 2024 10:09 AM
To: Ian Holl <iholl@sechelt.ca>
Subject: [External Email] - REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

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Hello,

Please see the attached referral for a rezoning application on 1785 Tyson Road in Sechelt. The proposed rezoning would increase the number of agritourism accommodation units from the three currently allowed in the AG1 zone (only within the house) to a maximum of ten (including tents and geodesic domes outside bedrooms in a house). Please let me know if you have any questions.

Regards,

Ian



Ian Holl, MCIP, RPP

Development Planning Manager

Direct 604-740-8474 | Office 604-885-1986

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

New Zoning Bylaw 580, 2022 was adopted by Council on October 6, 2022. It replaces Zoning Bylaw 25, which was adopted in 1987. <https://www.sechelt.ca/Work/Development-in-Sechelt/Zoning>

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Sunshine Coast Regional District

1975 Field Road
Sechelt, British Columbia
Canada V0N 3A1

P 604.885.6800
F 604.885.7909
Toll free 1.800.687.5753

info@scrd.ca
www.scrd.ca



SCRD RESPONSE TO REFERRAL

1785 TYSON ROAD

2024-02-22

District of Sechelt
PO Box 129
Sechelt BC V0N 3A0
604.885.1986

Application NO. 3360-2023-04

Applicant : Tyler Gray/Lucinda Gray

Development Location : 1785 Tyson Road

PID : 077-781-130

Please be advised that the subject property is located within the Regional Water Service Area and as such the Sunshine Coast Regional District is able to provide water for the parcel. As per the Local Government Act and Bylaw 693, Development Cost Charge (DCC) may be required during the development phase.

The applicant should contact the undersigned to if further discussion on water servicing in required.

Regards,

Sunshine Coast Regional District | Infrastructure Department

1975 Field Road, Sechelt, BC, V7Z 0A8

Phone: 604-885-6800

UtilityEngineering@scrd.ca

REQUEST FOR DECISION

TO: Council **MEETING DATE:** December 20, 2023
FROM: Ian Holl, Development Planning Manager
SUBJECT: 1785 Tyson Road – Rezoning Application for Agritourism Accommodation
FILE NO: 3360-2023-04

RECOMMENDATIONS

1. That Council give first and second reading to Zoning Amendment Bylaw No. 580-09, 2023.
 2. That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.
-

PURPOSE

To present Council with a rezoning application for 1785 Tyson Road that proposes an increase in the allowable agritourism accommodation units from three to ten and alters the zoning regulation to allow units outside the single detached dwelling. The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application.

OPTIONS

1. Give first reading to Zoning Amendment Bylaw No. 580-09, 2023.
2. Defer the application pending additional information as directed.
3. Reject the application.

DISCUSSION

Summary

The AG1 zone in Zoning Bylaw No. 580, 2022, intentionally limits the number of agritourism accommodation units and the location and type of those units. When developing Zoning Bylaw 580, 2022, the decision was made to be more restrictive than the Province in this area. This was part of the zoning modernization to emphasize the primacy of agriculture in the new AG1 zone. The objective was to better protect agricultural use of farm land. This was also based on the extensive allowance for short-term rentals in residential zones outside the ALR and the intent to reduce the pressure for non-farm/residential usage of farmland.

The OCP policies support agritourism and agritourism accommodation as ancillary to agricultural use so it is consistent to consider a zoning amendment application for site-specific uses that complies with the provincial regulations. Therefore, staff support the application for this property.

Legislative Context

The provincial *Agricultural Land Reserve Act* and Regulations apply to the property and proposal. The provincial Agricultural Land Reserve Use Regulation addresses Agritourism Accommodation in Section 33 of Part 4 – Residential Uses / Division 1 – Residential Uses Generally.

Agri-tourism accommodation

33 (1) In this section, "sleeping unit" means the following:

- (a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;
- (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

- (a) the accommodation is located on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- (c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [tourist accommodation];
- (d) accommodation is provided on a seasonal or short-term basis only.

Agritourism accommodation is a land use that may be regulated and/or entirely prohibited by a local government. The Province established a maximum of 10 sleeping units that local governments could not exceed, although the District permitted a lesser number.

Background

Table 1 – Table heading

| | |
|---------------------------|--|
| Owner/Applicant | Tyler and Lucinda Gray |
| Civic Address | 1785 Tyson Road |
| Legal Address | Lot 2, District Lot 3555, Plan VAP14939, PID 007-781-130 |
| Size of Properties | ~2.6 ha |
| OCP Designation | Agriculture |
| Zoning Designation | AG1 |
| DP Areas | Development Permit Area No. 2 (watercourse habitat and hazard) Development Permit Area No. 5 (steep slopes) |



Figure 1 – Site Location

POLICY AND BYLAW IMPLICATIONS

OCP policies support agriculture as the primary use of land within designated areas as well as associated activities.

OCP Policy 8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer’s markets, valued-added agricultural processing, and agritourism opportunities that are ancillary to farming and support the viability of the farm use.

SUSTAINABILITY PLAN IMPLICATIONS

Identify which goal(s) within the adopted Integrated Community Sustainability Plan relate to your report. The Goals are:

1. Social Sustainability and Community Well Being
 - a. Sub-Goal 3: Increase Access to Local Food Production

| SUB-GOAL 3: INCREASE ACCESS TO LOCAL FOOD PRODUCTION | |
|--|--|
| Actions | What does success look like? |
| Support Agriculture By: <ul style="list-style-type: none"> Protecting the land base suitable for agricultural land and the Agricultural Land Reserve. | Reduced development pressure on ALR and agricultural lands |
| Support Agricultural Production By: <ul style="list-style-type: none"> Updating plans, policies and regulation to support local food production, community gardens and farmers markets | Increase in local food production Ongoing & expanded farmers market Increase opportunities and locations for community gardens |

2. Economic Sustainability
 - a. Goal 2: Diversify the Local Economy

| GOAL 2: DIVERSITY THE LOCAL ECONOMY | |
|--|---|
| Actions | What does success look like? |
| Promote a Buy Local Campaign By: <ul style="list-style-type: none"> Supporting opportunities for local business, arts and culture, tourism, agriculture and local foods | Increase in local businesses |
| Support Sustainable Tourism Opportunities By: <ul style="list-style-type: none"> Encouraging the growth of sustainable tourism operations, attractions and facilities Working with accommodation providers and other service providers to develop incentives to attract visitors to Sechelt in the shoulder seasons | Increase in visitors in shoulder seasons Increase in attractions and facilities Increase in visitors using operations |

STRATEGIC PLAN IMPLICATIONS

Identify which goal(s) within the adopted Strategic Plan relate to your report. The Goals are:

1. Community Safety and Wellbeing
 - a. Work with grassroots community partners to grow sustainable food security
2. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment
 - a. Providing cultural, education and stewardship opportunities

FINANCIAL IMPLICATIONS

Short Term Rental business licence fees are still applicable.

COMMUNICATIONS

External referrals will be sent to the Agricultural Land Commission (ALC), Vancouver Coastal Health (VCH), and the Ministry of Transportation and Infrastructure (MOTI) as the property is within 800 m of the Sunshine Coast Highway. The public hearing will be advertised in accordance with local and provincial regulations.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1. Applicant Package

Associated Bylaw:

1. Zoning Amendment Bylaw No. 580-09, 2023

Res. No. 2023-12D-22

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-12, 2023 be read a first time this 20th day of December, 2023.

CARRIED

Opposed: Councillors Shepherd and Toth

6.4 1785 Tyson Road Rezoning Application for Agritourism Accommodation

In response to inquiries by Council, staff noted the following:

- The number of units is permitted within the Agricultural Land Reserve.
- Approval to proceed with a public hearing is recommended for this application following first and second reading because it would expedite the process, allowing the hearing to proceed without delay if the provincial bill is not adopted in January 2024 as expected.
- Provincial legislation for short term rentals does not apply to agritourism on Agricultural Land Reserves.

Res. No. 2023-12D-23

Moved/ Seconded

That Council give first and second reading to Zoning Amendment Bylaw No. 580-09, 2023; and

That Council authorize staff to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.

CARRIED

Res. No. 2023-12D-24

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-09, 2023 be read a first time this 20th day of December, 2023.

CARRIED

Res. No. 2023-12D-25

Moved/ Seconded

That Zoning Amendment Bylaw No. 580-09, 2023 be read a second time this 20th day of December, 2023.

CARRIED

7. MINUTES OF PREVIOUS COUNCIL, COMMITTEE AND COMMISSION MEETINGS

7.2 Regular Council Meeting Minutes - December 6, 2023

Res. No. 2023-12D-26

Moved/ Seconded

That Item 10.2 - Councillors' Reports be amended to read "Aquaculture" in place of "Agriculture"; and

That the Minutes of the Regular Council Meeting of December 6, 2023 be adopted, as amended.

CARRIED

7.1, 7.3 and 7.4 Special Council to Closed Meeting Minutes - December 6, 2023, Advisory Planning Commission Minutes of November 7, 2023, and Advisory Planning Commission Minutes of September 5, 2023

Res. No. 2023-12D-27

Moved/ Seconded

That the Minutes of the Special Council to Closed Meeting of December 6, 2023 be adopted; and

That the Minutes of the Advisory Planning Commission Meeting of November 7, 2023, and Advisory Planning Commission Meeting of September 5, 2023, be received.

CARRIED

8. BUSINESS ARISING FROM THE MINUTES

None.

9. NEW BUSINESS

10. REPORTS FROM COUNCILLORS

10.1 SCRD Board Directors' Report

Councillor Inkster reported on the SCRD budget process, carryforwards, prioritization of projects and potential tax implications with respect to water systems. He informed Council that there will be an SCRD discussion regarding well exploration options in West Sechelt on January 25.

REQUEST FOR DECISION

TO: Council **MEETING DATE:** October 16, 2024
FROM: Ian Holl, Development Planning Manager
SUBJECT: Rezoning for 10 Units of Agritourism Accommodation at 1785 Tyson Road
FILE NO: 3360-2023-04

RECOMMENDATIONS

1. That second reading be rescinded for Zoning Amendment Bylaw No. 580-09, 2023.
 2. That second reading, as amended, be given to Zoning Amendment Bylaw No. 580-09, 2023.
 3. That staff be authorized to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.
-

PURPOSE

To present Council with a rezoning application for 1785 Tyson Road that proposes an increase in the allowable agritourism accommodation units from three to ten and alters the zoning regulation to allow units outside the single detached dwelling. The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application. Since December 2023, the applicant has provided additional information on both existing uses and future plans on the property. Now they propose three geodesic domes, two A-Frame cabins, and five tent/RV sites for the 10 agritourism accommodation units.

OPTIONS

1. Defer the application pending additional information as directed.
2. Reject the application.

DISCUSSION

Summary

The AG1 zone in Zoning Bylaw No. 580, 2022, intentionally limits the number of agritourism accommodation units and the location and type of those units. When developing Zoning Bylaw 580, 2022, the decision was made to be more restrictive than the Province in this area. This was part of the zoning modernization to emphasize the primacy of agriculture in the new AG1 zone. The objective was to better protect agricultural use of farmland. This was also based on the

extensive allowance for short-term rentals in residential zones outside the ALR and the intent to reduce the pressure for non-farm/residential usage of farmland.

The Official Community Plan (OCP) policies support agritourism and agritourism accommodation as ancillary to agricultural use therefore there is scope to support a zoning amendment application for site-specific uses that comply with the provincial regulations and are supported by the OCP.

The zoning bylaw amendment has been revised to address applicant changes to the proposed type of units. Previously the applicants were considering three geodesic domes and seven tent/RV sites. Now they are looking at three geodesic domes, two A-Frame cabins, and five tent/RV sites. As before they would all be seasonal accommodation tied to the agritourism use on the farm. They can only operate three out of four seasons in accordance with provincial regulations.

Legislative Context

The provincial *Agricultural Land Reserve Act* and Regulations apply to the property and proposal; Section 33 of Part 4 – Residential Uses / Division 1 – Residential Uses Generally addresses Agritourism Accommodation .

Agritourism accommodation is a land use that may be regulated and/or entirely prohibited by a local government. The Province established a maximum of 10 sleeping units that local governments could not exceed, although the District permitted a lesser number.

Background

Table 1 – Applicant Information

| | |
|---------------------------|--|
| Owner/Applicant | Tyler and Lucinda Gray |
| Civic Address | 1785 Tyson Road |
| Legal Address | Lot 2, District Lot 3555, Plan VAP14939, PID 007-781-130 |
| Size of Properties | ~2.6 ha |
| OCP Designation | Agriculture |
| Zoning Designation | AG1 |
| DP Areas | Development Permit Area No. 2 (watercourse habitat and hazard) Development Permit Area No. 5 (steep slopes) |



Figure 1 – Site Location

POLICY AND BYLAW IMPLICATIONS

OCP policies support agriculture as the primary use of land within designated areas as well as associated activities.

OCP Policy 8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer’s markets, valued-added agricultural processing, and agritourism opportunities that are ancillary to farming and support the viability of the farm use.

SUSTAINABILITY PLAN IMPLICATIONS

1. Social Sustainability and Community Well Being
 - a. Sub-Goal 3: Increase Access to Local Food Production
2. Economic Sustainability
 - a. Goal 2: Diversify the Local Economy

STRATEGIC PLAN IMPLICATIONS

1. Community Safety and Wellbeing
 - a. Work with grassroots community partners to grow sustainable food security
2. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment
 - a. Providing cultural, education and stewardship opportunities

FINANCIAL IMPLICATIONS

The regular business licence fee would apply. Consideration could be given in future to creating an agritourism accommodation specific licence fee alongside a non-farm use campground fee.

COMMUNICATIONS

The public hearing will be advertised in accordance with local and provincial regulations.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1. Revised Site Plan

Associated Bylaw:

1. Zoning Amendment Bylaw No. 580-09, 2023

2024-10B-08

That Council consider second reading of Zoning Amendment Bylaw No. 580-09, 2023 as amended.

OPPOSED: Councillors McLauchlan and Shepherd

Result: CARRIED

2024-10B-09

That staff be authorized to schedule a Public Hearing for Zoning Amendment Bylaw No. 580-09, 2023.

OPPOSED: Councillors McLauchlan and Shepherd

Result: CARRIED

a. Zoning Amendment Bylaw No. 580-09, 2023 For Reconsideration of Second Reading.

2024-10B-10

That the second reading of Zoning Amendment Bylaw No. 580-09, 2024 be rescinded.

OPPOSED: Councillors McLauchlan and Shepherd

Result: CARRIED

2024-10B-11

That Zoning Amendment Bylaw No. 580-09, 2023 be read a second time as amended.

OPPOSED: Councillors McLauchlan and Shepherd

Result: CARRIED

DISTRICT OF SEHELDT
Bylaw No. 580-09, 2023

Being a bylaw to amend District of Sechelt Zoning Bylaw No. 580, 2022

WHEREAS the District of Sechelt deems it necessary to amend the District of Sechelt Zoning Bylaw No. 580, 2022;

AND WHEREAS the proposed rezoning is consistent with Official Community Plan Bylaw No. 492, 2010;

NOW THEREFORE, the Council of the District of Sechelt in open meeting assembled enacts as follows:

TITLE

1. This bylaw may be cited for all purposes as, "Zoning Amendment Bylaw No. 580-09, 2023".

AMENDMENTS

2. That Section 1.10.44 of the AG1 zone be amended to include the following site-specific regulations:

LOT 2, DISTRICT LOT 3555, VAP14939

- a) Notwithstanding Section 1.10.42(c), on this property, up to 10 sleeping units are permitted for agritourism accommodation.
- b) Of the 10 sleeping units,
 - a. Up to three units can be geodesic domes.
 - b. Up to two units can be prefabricated A-Frame cabins.
 - c. Up to five units can be tent sites or Recreational Vehicle (RV) sites.
- c) A business licence is required for agritourism accommodation.

PROVISIONS

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

| | | |
|--|-------------------------|----------------|
| READ A FIRST TIME THIS | 20 TH DAY OF | DECEMBER, 2023 |
| READ A SECOND TIME THIS | 20 TH DAY OF | DECEMBER, 2023 |
| SECOND READING RESCINDED THIS | 16 TH DAY OF | OCTOBER, 2024 |
| READ A SECOND TIME AS AMENDED THIS | 16 TH DAY OF | OCTOBER, 2024 |
| PUBLIC HEARING HELD THIS | DAY OF | , 202X |
| READ A THIRD TIME THIS | DAY OF | , 202X |
| APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | | |
| PURSUANT TO SECTION 52(3)(a) THIS | DAY OF | , 202X |
| ADOPTED THIS | DAY OF | , 202X |

Mayor

Corporate Officer



District of
SECHELT

NOTICE OF PUBLIC HEARING

The District of Sechelt will hold a Public Hearing to consider Zoning Amendment Bylaw No. 580-9, 2023. In accordance with the *Local Government Act* this public hearing will be held in a hybrid format, both in person and electronically.

WHAT'S PROPOSED

An increase in the allowable agritourism accommodation units from three to ten in the form of three geodesic domes, two A-frame cabins, and five tent/recreational vehicle (RV) sites. The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations.

AFFECTED LANDS

1785 Tyson Road

Lot 2, District Lot 3555, Plan VAP14939, PID 007-781-130

BYLAWS

Zoning Amendment Bylaw No. 580-9, 2023



THURSDAY, NOVEMBER 14, 2024 AT 6 P.M.

For instructions on how to participate in the meeting go to: sechelt.ca/meetings

The proposed amendments and associated documents may be viewed on the District's website at: sechelt.ca. Alternatively, an appointment can be made with staff regarding the proposal.

Before the Public Hearing: You can submit comments before the public hearing in the following ways:

Email: planning@sechelt.ca

Regular Mail: Box 129, Sechelt, BC V0N 3A0

In Person: 5797 Cowrie Street, 2nd floor, from Monday to Friday between 9:00 a.m. to 4:00 p.m. except holidays

At the Public Hearing: You can participate in person at the Community Meeting Room, First Floor, 5797 Cowrie Street, or virtually via computer, tablet or phone. The meeting link, dial-in number and instructions can be found at: sechelt.ca/meetings

Council will not receive any submissions after the end of the Public Hearing.

January 27, 2024

Sechelt Mayor and Council
5797 Cowrie Street
Sechelt, BC V0N 3A0

Attention: Ian Holl (Development Planning Manager)

Re: 1785 Tyson Rd, Wilson Creek, Akasha Farm proposal for zoning variance

Thank you for the opportunity to comment on the zoning variance request by Akasha Farm. Please do not approve this. We have a really nice farming community here, and this would not be a part of it. I believe it would destroy a perfectly good piece of farmland.

I do not support the development for a number of reasons:

1. Parking, and safety issues have been continuously disregarded

During their children's summer camp, cars plugged the road, parked on both sides, including by the fire hydrant, on a blind corner. There were approximately 50 cars dropping off and picking up. Kids were running out between cars. It was very dangerous, and alarmed residents. They even took the children across the highway, stopping traffic, with no proper crossing guards, no signs, just waving arms, on a provincial highway, with an 80 km/hr speed limit!

As well, their farmstand is on the Cope Rd right of way and it does not have adequate off road parking, which was pointed out to me by an ALC representative. They always have farmstand customers parked on the road on the blind corner.

The feed truck has been unable to get down the blocked road on a number of occasions.

When they were approached or communicated to, they were not willing to discuss, but went on the attack. I guess I'm the negative one percent of their reviews.

2. This proposal does not meet the legal requirements for on-site parking, or have enough land base for agri-tourism dwellings, according to the provincial ALR legislation

The ALR legislation says all parking must be on site, and they don't have enough land for that. There is only 5% of the land base allowed to be covered with dwellings and parking for agri-tourism. The seven more parking spots beside the domes will not be enough to accommodate wedding or farm festival parking. Their parking plan is unclear and not shown on their application.

The amount of road infrastructure that would have to go in to accommodate these domes would be gigantic, covering very good farmland. The ALC has to be informed when other materials are brought on site.

3. Their map in the application is incorrect

The map supplied by Akasha Farm shows the road allowance of Tyson Rd incorrectly. As I've lost an acre to Tyson Rd it shouldn't be to their gain. I would like to see the road allowance applied to their property instead, because one day we hope Tyson Rd will be straightened, and I'll get my acre back. It also shows their driveway entering through my property, which I've never agreed to, nor would allow.

The map also shows the location of their farm stand incorrectly, which is actually partly on the Cope Rd allowance, and too close to Tyson Rd.

Their assertion of "an abundance" of on-site parking is wrong. Are they planning to turn the whole field into a parking lot to accommodate 150 guests? The amount of road infrastructure/gravel needed would be huge. Or, do they plan to use Tyson, Blower and Cope Roads as their personal parking lots?

Their proposed 7 new tent-dwellings, as their map shows, takes up less space than the three existing, (according to their drawing) and parking is not shown or accounted for at all. The tent locations are not actually shown. The space allocated is not sufficient for seven tents and seven cars.

'All season' driveways and parking spots are unclear, and would take up way more space. It would result in covering the majority of the cleared area of their farm.

For the Rogue Arts Festival, we had to have an agrologist inspect the soil condition for parking before and after the event, and sign off, deal with the health dept, fire dept, and we had to have sufficient space for adequate on site parking. They do not have that. They need to follow the rules for this, as everyone else has to.

Even if they had enough land for parking and to support the 10 agritourism dwellings proposed, in the case of weddings and festival events, they could have up to 150 partiers, coming and going from the highway. Traffic control, and shuttle buses would be necessary. We did this for the Rogue festival, and this was only one weekend per year. They would also need showers, and commercial kitchen facilities, and there is no mention of this. To be built later? For the festival, we got letters of support from our neighbors prior to our application to the district. They have not; they don't have the support.

4. Too close to the creek

One of my concerns is the integrity of the creek. They had 25 kids playing in a fish bearing stream, with water license holders down below. They told me that 'my elk were ruining their creek', so I had no say.

5. If they get a variance to the Agriculture 1 zoning, will everyone get one?

In fairness, then this must apply to all ALR land in the District of Sechelt. If I did this, proportionate to acreage, I would have 307 agritourism tents. Should we all turn our farms into geodesic domes and parking lots? Why should they be entitled to a 'site specific regulation' to their property, at the expense of their neighbors?

Conclusion:

In conclusion, their current farming activities are limited at best, due to the number of dwellings they already have. I believe if this goes ahead, it will never be usable farmland again, and will damage the farming community around them.


Thank you for your diligence in creating the agriculture 1 zoning; please uphold it because it will save our farmland.

Thank you for consideration,

Peter Stanley Clarke

1802 Tyson Rd
Clarke Farm
1883 Tyson Rd
4170 Rocky Rd

Bruce Doyle
4200 Rocky Road
Sechelt, B.C.
V7Z0A4



January 25, 2024

District of Sechelt
5797 Cowrie Street
Sechelt, BC V0N 3A0

Attention: Ian Holl (Development Planning Manager)

Please find the attached letter of objection to the rezoning application for 1785 Tyson Road, Wilson Creek from eleven property owners on Tyson, Rocky and Blower Roads.

Attached to the letter is also a map for reference.

Please consider this letter and map as a submission to the public hearing regarding this rezoning application.

Regards,

Bruce Doyle

Bruce Doyle
4200 Rocky Road
Sechelt, B.C.
V7Z0A4

January 25, 2024

District of Sechelt
5797 Cowrie Street
Sechelt, BC V0N 3A0

Attention: Ian Holl (Development Planning Manager)

Re: Rezoning Application for 1785 Tyson Road, Wilson Creek

We are writing to express our strong objection to the proposed rezoning application for the property located at 1785 Tyson Road in Wilson Creek. As residents and neighbours, we are deeply concerned about the potential impact that the proposed increase in agritourism accommodation may have on our community.

Our primary concerns revolve around the following issues:

1. **“Noise Impact”** The addition of seven extra dwellings is likely to result in elevated noise levels. Given that several properties directly abut this location, with private areas used by families specifically for recreation, hobby farming and relaxation, we are apprehensive about the adverse effects on both privacy and tranquility in our neighbourhood. Simply the construction and development of these extra dwellings will add significant noise impact. There is a strong opposition to the provision with the proposed rezoning application that allows for up to 10 large events per year, including weddings and musical gatherings. These large events have the potential to generate significant noise levels. The distance between the dwellings on our small acreages is not immense and sound travels quite easily. This poses a direct threat to the tranquility of our residential area, affecting the quality of life for all residents.
2. **“Lack of balance with perceived use of agriculture as primary use of land.”** Our community values the importance of agriculture and we understand the significance of maintaining a harmonious balance between agritourism activities and the primary agricultural purpose of the land. The proposed increase in agritourism accommodation seems disproportionate and raises questions about whether the intended use aligns with the primary agricultural character of the area.
- 3 **“Fires and air quality”** The utilization of a wood-fired hot tub, particularly during the summer months, raises apprehensions regarding the heightened risk of wildfires and compromised air quality. We believe that such activities may pose a significant threat to the safety and well-being of our community.

4. **“Increased traffic”**

Tyson Road is a country dirt road that is often riddled with potholes and dust. It requires constant maintenance by the district already to keep it safe for residents and farm customers that support our small farms. This rezoning would dramatically increase traffic in our neighbourhood, making the road condition deteriorate faster, posing a danger to people and wildlife.

In light of these concerns, we urge the District of Sechelt to carefully consider the potential ramifications of this rezoning application on the surrounding residents and the environment and the precedent it sets for the already limited agricultural land still in existence on the Sunshine Coast. We strongly believe that the proposed changes could detrimentally alter the character and quality of life in our community.

We hope the District of Sechelt will carefully evaluate whether the proposed rezoning is in line with the intended agricultural use of the land and whether it strikes a fair balance between supporting agriculture and accommodating tourism-related activities.

We appreciate your attention to this matter and trust that the District will thoroughly assess the implications of the rezoning application in order to make an informed decision that aligns with the best interests of all residents.

Respectfully,

Concerned residents of Tyson, Rocky and Blower Roads, Wilson Creek.

| | |
|------------------------------|---|
| Bruce Doyle and Diane Nyberg | 4200 Rocky Road |
| Kelsey and Luke Wagner | 4196 Rocky Road |
| Bob and Juanita Pirie | 4195 Rocky Road |
| Marc Boyle | 1831 Tyson Road |
| Rob and Leigh Schumann | 1831 Tyson Road |
| Peter Stanley Clarke | 1802 Tyson Road 1883 Tyson Road 4170 Rocky Road |
| Maria Hunter | 1760 Blower Road |



R-3

Field Rd

RR-2

Clarke

Clarke

Parkway Dr

Pirie

Wagner

Boyle

Schumann

Clarke

Dotie

Clarke

PA-1

R-3

X

Cope Rd

R-3

CD-4

PA-1

Tyler Rd

Clarke

RR-2

RR-2

Hunter

RR-2

Handbook Lane

C-4

C-3

CD-2

CD-1

C-2

R-3

R-3

R-3

C-4

PA-2

R-5

PA-2

January 27, 2024

District of Sechelt
Mayor and Council
5797 Cowrie Street
Sechelt, BC V0N 3A0

Attention: Ian Holl (Development Planning Manager)

Re: Request for variance in zoning for 1785 Tyson Road, Wilson Creek

Thank you for the opportunity to communicate my concerns about this request for a zoning variance. Please do not approve this.

There are good reasons that we have our Agriculture 1 zoning; to preserve the small amounts of farmland we have, and to protect neighborhoods from out of proportion, resort-like, short term rental developments.

We have the possibility to uphold the intent of the ALR legislation, and our own local zoning, for the good of our community, by telling Akasha Farm that they can operate within the existing Ag 1 zoning.

1. Existing agritourism operations at their location are already disrupting our neighborhood

Noise, unsafe and illegal parking, and hostile behaviour have already been a problem. I think this would just grow with the proposed amount of 'guests', events, parties and large weddings.

2. Agriculture 1 zoning only allows one road access/driveway for events and agritourism

They have created access from Cope Road allowance which is already in violation of this. They would increase traffic on both Blower and Tyson roads, both gravel roads often plagued by potholes and dust and not suited for higher traffic demands.

3. They do not have enough room for on-site parking, or enough acreage to support the amount of agritourism accommodations they are proposing, according to ALR legislation.

From my read and understanding, here are the relevant sections of the legislation:

Part 3, Division 1, 17:

Gathering for an event is allowed if:

(c) parking for those attending the event

(i) *is available on that agricultural land,*

(ii) occurs only in connection with that event, and

(iii) *does not interfere with the productivity of that agricultural land;*

As I see it, there is not enough space for on-site parking for their proposed agritourism activities and structures, and also it could not be done without compromising the soil for growing food.

Part 4, Division 1, 33, subsection 2b

Agritourism activities are permitted if:

(b) *the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;*

From what I can see on their map, it would not be possible to operate ten agritourism tents or cabins and parking, and keep the land use impact less than 5%. Their property is simply not large enough. This is exactly the type of situation the Ag 1 zoning is protecting against.

In conclusion, for the above reasons I request you do not allow a variance.

If they feel they must operate a large resort endeavour perhaps they could sell or trade their property to somewhere that is appropriately zoned.

Thank you for the opportunity to comment,

Maria Hunter

1760 Blower Rd
Sechelt V7Z 0A6

4186 Rocky Road
Sechelt, BC, V7Z OA4
January 27, 2024

District of Sechelt
5797 Cowrie St.
Sechelt BC, V0N 3A0

Attention: Ian Holl, Development and Planning Manager

RE: Rezoning application for the property at 1785 Tyson Road, Wilson Creek area.

In just the last 2 days, we have become aware of the rezoning application for the property located at 1785 Tyson Road. It was my understanding that such applications had to be posted on the subject property, yet we understand that the application has already had second reading without any such posting. Did someone drop the Ball?

My wife and I are vehemently opposed to this rezoning. We made our home here primarily because it is a quiet rural agricultural area. The proposed rezoning is completely contrary to the intended protection given by the current zoning, the zoning in effect **at the time all the current owners purchased their properties**.


The proposed 7 additional dwellings on the property, along with the proposed use for staging large social events will affect the neighbourhood in several negative ways. The noise of the large events will disrupt the tranquility of the area. Tyson Road is a poorly maintained gravel road with potholes deep enough to severely damage vehicles. The necessarily greater traffic volume will only add to this problem, as well as creating more dust.


I have been informed by one person who stayed at the existing B&B on the property that they were told that they could only drive into the property to load and unload their belongings, then must park out at the road. Would this be the case with increased accommodations? There has also been issues with people dropping off and picking up children from the existing day care on the property blocking the road and stopping on the somewhat blind narrow curves of the road.

We have been informed that there is a wood fired hot tub on the property, and that it was in use during last year's hot dry weather in fire season. Much of the surrounding properties, including our own, are heavily treed and there is much dry grass in summer. The fire risk at such times make it too dangerous for wood fires.

We beseech the District of Sechelt to refuse to change the property zoning from its current agriculture zoning. It would be unfair for one owner to come into the area and change things to suit themselves to the detriment of the rest of the residents. The proposed rezoning could only be detrimental to the area.

Sincerely yours


R. D. Pirie
Property owner


J. J. Pirie
Property owner

Robert and Leigh Schumann
1831 Tyson Road, Sechelt, BC V7Z 0A4

District of Sechelt
5797 Cowrie Street
Sechelt, BC V0N 3A0

February 7, 2024

Attention: Ian Holl, Development Planning Manager

Re: Rezoning Application for 1785 Tyson Road, Sechelt

We strongly oppose the request by the owners of 1785 Tyson Road for an increase in the allowable agri-tourism accommodation units from three to ten and the alteration of the zoning regulation to allow units outside the single detached dwelling.

While the request aligns with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application, the application – if approved – will violate the ALC Regulations in a different way.

The application for 1785 Tyson Road does not meet Section 33.2.b of the Agricultural Land Reserve Act and Regulations that “the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel.”

Agri-tourism accommodation

33 (1) In this section, “sleeping unit” means the following:

- (a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;
- (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

- (a) the accommodation is located on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- (c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [tourist accommodation];
- (d) accommodation is provided on a seasonal or short-term basis only.

On pages 159 – 161 of the District of Sechelt Regular Council Agenda from Wed, December 20, 2023, maps included with the application show that approximately 0.88 of an acre (13.7% of the land parcel) is and will be dedicated to agriculture production: farm stand, chicken and duck run, garden beds for growing food, sheds, raspberry canes, and fruit orchard.

While the application does outline the proposed sites of the new agri-tourism domes as well as the additional tents, it does not include areas primarily used for the agri-tourism accommodations that will be alienated from farming activities. These are areas like lawns, landscaping, gravel pads, the spa that is already running, and the island that is

advertised as being used for the spa (see page 4). As per the ALC regulations, the areas that are developed for accommodation structures, landscaping and access are essential to include in the calculation of the ‘total developed area’ dedicated to agri-tourism as they will be alienated from agricultural activity.

The attached map on page 3 offers a more realistic view of how this parcel will be used. By our estimation, approximately 23% of the total parcel at 1785 Tyson Road will be land that is developed area for agri-tourism accommodation structures, landscaping and access (outlined in pink on attached maps). This is approximately 1.50 acres out of the 6.44 acre parcel. This is a clear violation of the Agricultural Land Reserve Act and Regulations where **less than 5% of the total land parcel can be developed for these purposes.**

Even if this estimate is high, a glance at our attached maps makes it clear that the land developed for structures, landscaping, and access for the accommodation(s) will exceed 5% of the total parcel.

Additionally, while agri-tourism activities are allowed under section 33 of the ALR Use Regulation, agri-tourism uses must be secondary to, incidental to and compatible with the agricultural production activities.

For the property in question, the agri-tourism activities and accommodation will clearly not be secondary activity, but the primary. This is evident in two ways. First, it is clear from our revised and more realistic map of the area dedicated to agri-tourism developments, that agri-tourism will take up a larger percentage of the land parcel than agriculture. Secondly, agri-tourism activities will yield far greater financial benefit than agricultural activities.

Therefore, in no way is this proposed change keeping agri-tourism as a secondary activity to agriculture production activities.

We urge the Sechelt Council to continue to uphold the current Bylaw No. 580, 2022 where agri-tourism accommodations are only to occur within the single-detached dwelling and in accordance with the short-term rental use and regulations.

Sincerely,
Robert and Leigh Schumann



Map of land alienated from agricultural activities due to agri-tourism activities.



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LUCINDA@AKASHAFARM.COM

604 989 6434



4 hours of sauna, wood-fired hot tub, cold plunge & cold shower

Relax in a custom geodesic dome with lounge, fireplace, bathroom, kitchenette

Private campfire on an island

Optional tea service

Location: Roberts Creek, BC

From: [Andrew Allen](#)
To: [Michaela Sugars](#)
Subject: FW: Support for Akasha Farm Rezoning
Date: Wednesday, October 30, 2024 2:00:28 PM

-----Original Message-----

From: Andreas Tize [REDACTED]
Sent: Wednesday, October 30, 2024 1:57 PM
To: Council <Council@sechelt.ca>; Andrew Allen <Andrew.Allen@sechelt.ca>; Ian Holl <iholl@sechelt.ca>
Subject: Support for Akasha Farm Rezoning

Caution! This message was sent from outside your organization.

Dear Sechelt Council,

I support the application for the rezoning of Akasha Farm. The cost of living on the Sunshine Coast, combined with the climate and topography, makes farming as the sole provider of income difficult, and since the application is still in line with already stringent ALR regulations this is a good compromise. Tourism is also one of the big drivers in our local economy and our current product offering for accommodation is limited, especially after the appropriate clamping down on STR's. Akasha farm provides a niche experience (rustic spa lodging, if that is a term) and the impact on neighbours is minimal. Many ALR owners on the Coast do minimal or no farming. Let's encourage those that at least have an aspect of it.

Sincerely,
Andreas Tize
Business Owner

October 30, 2024

**Attention: Ian Holl, Development Planning Manager
c.c. to all members of Sechelt Council and Mayor**

Re: Amendment to Rezoning Application for 1785 Tyson Road, Wilson Creek

Dear Mr. Holl,

We are writing to follow up on our letter dated January 25, 2024, in which we expressed strong opposition to the rezoning application for 1785 Tyson Road. After reviewing the recent amendments to the initial plan, we find that our concerns remain unaddressed, and we continue to oppose the proposed rezoning. Below, we outline our primary concerns:

1. Misalignment with Agricultural Purpose:

The proposed development appears to shift the property's primary focus from agriculture to a short-term rental enterprise. The subject property is a small acreage with an existing farm operation. However, the introduction of 10 individual/separate sleeping units, outdoor kitchens, bathrooms, a spa area, fire pit, playground, access roads, and parking for at least 10 additional vehicles significantly exceeds the allowable 5% of non-agricultural use as per the ALC guidelines. This extensive development not only diverges from the agricultural purpose but also suggests a commercial focus incompatible with the intended zoning.

2. Noise Impact:

The development poses a substantial risk to the tranquility of our rural community. At least three neighbouring properties share a fence with 1785 Tyson Road. The proximity of the existing Airbnb domes, seasonal tent, outdoor kitchen, spa area, fire pit, and playground has already disrupted our daily lives. Allowing further

expansion and hosting events would be highly invasive and detrimental to our peace and privacy.

3. Significant fire risk:

We are concerned about the potential significant risk of fires and the impact on air quality, particularly given the wood-burning hot tub, frequency of events and the kitchen for the proposed 10 sleeping units. This risk is significantly heightened during the dry summer months when occupancy will logically be at its highest.

4. Water Use and Environmental Impact:

We request that the District consider the increased water usage and potential environmental effects associated with this expanded development. We also suggest that the District investigate if the property has appropriate and up-to-date provincial water rights/licence.

5. Traffic Increase:

The additional traffic generated by this development would place undue strain on Blower Road and Tyson Road, which already requires frequent maintenance to stay in a safe condition.

Our neighbourhood is one of the last remaining active farming communities in the area. Here, residents value privacy, mutual support, and a quiet rural lifestyle. The property in question is centrally located within this community, and the proposed changes lean heavily towards creating a commercial hospitality venture rather than enhancing agricultural operations. Such a shift would significantly negatively impact the character and quality of life for many residents and the longterm future of agricultural activities on the coast.

As stated in our previous letter, we urge the District of Sechelt to carefully consider the potential consequences of this rezoning application on the surrounding residents, the environment, and the precedent it sets for the limited agricultural land remaining on the Sunshine Coast. We strongly believe that the proposed changes could fundamentally alter the nature of our community.

Should the District decide to hold a public meeting regarding this matter, we respectfully request ample notice to ensure full participation.

Thank you for your attention to our concerns.

**Respectfully,
Bruce Doyle
Diane Nyberg**

[Redacted]

[Redacted]



AKASHA FARM Rezoning Proposal



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Rezoning Proposal: Akasha Farm, 1785 Tyson Road

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2. Who we are

My name is Tyler Gray, I'm a fourth generation Sunshine Coast local.

Myself, my wife and our two young kids moved back home 5 years ago with a desire to raise our kids with a connection to the land & a deep respect for where our food comes from.

My roots run deep in both local farming and food

My grandparents and great-grandparents were farmers on the Sunshine Coast. Day Road is named after my grandparents Chester and Edy Day, who owned and developed most of Upper Roberts Creek. My mother grew up on this homestead farm on the corner of Day Road.

Farnham Road in Gibsons is named after my great grandparents Ada & Bill Farnham, who owned a Dairy Farm there.

Growing up on the coast, I learned to forage wild foods from my mom at very young age. In my early twenties, I became a professional forager and helped build a multi-million dollar wild foods company, Mikuni Wild Harvest, purveying wild mushrooms, truffles and vegetables to the top North American restaurants & chefs.

I also created a boutique line of fine foods: Noble Handcrafted vinegars and syrups. <https://noblehandcrafted.com/>



2. Our Vision for Akasha Farm: a food retreat destination for the Sunshine Coast



Since 2019, we have achieved a lot. Educational farm camps for 100s of local children, lots of new infrastructure built, expansion of garlic & farming production, expansion of raspberry and egg production. \$100s of thousands of dollars invested. Farming is a steep learning curve, and we now have lots of valuable multi-lateral skills and knowledge of how to run a small-scale farm.

In 2016, we visited a unique place and client of mine, Blackberry Farm in Tennessee. It was on that trip that we decided to create something similar one day.

Now that our infrastructural foundation is set, our vision is to continue increasing the farming so we can continue offering food to our community. I have extensive experience building food brands & so we also want to create a boutique brand of farm-grown foods that we will preserve and turn into value-added products to sell to our guests & select vendors.

We are in the process of investing a significant amount of money renovating our barn so that we have a facility & infrastructure suitable for this expansion.

We also have big plans to develop Akasha Farm as a destination for food, community building & education in the fields of regenerative agriculture & food preservation techniques through workshops, events & long-table farm dinners.



3. Tyler's skillset + food industry connections...

I have been foraging for wild foods almost my entire life. I was a professional forager for years before creating the specialty foods company Mikuni Wild Harvest. I have been a successful serial entrepreneur and self-starter, and always in an area of *personal passion*. At 17, I opened a clothing & skateboard store in Sechelt & helped to design & in conjunction with the Rotary club, secure funding to build the Sechelt Skate Park.

I have been recognized by various awards, such as Top 10 Creative Catalysts in Canada by the Globe and Mail in 2013, Taste Maker Award with Food and Wine Magazine. I was a Guest Judge on Iron Chef America & i've been featured on Andrew Zimmern's Bizarre Foods TV show.

I have 20+ year relationships with some of the best chefs in North America, and have plans to host world class chefs at Akasha Farm for long table dinners, using our and other local farms' ingredients.

I have a particular interest in fermenting & am connected with Jeremy Umansky author of Koji Alchemy, which is a bible of sorts in the realm of mold -based fermentation techniques.



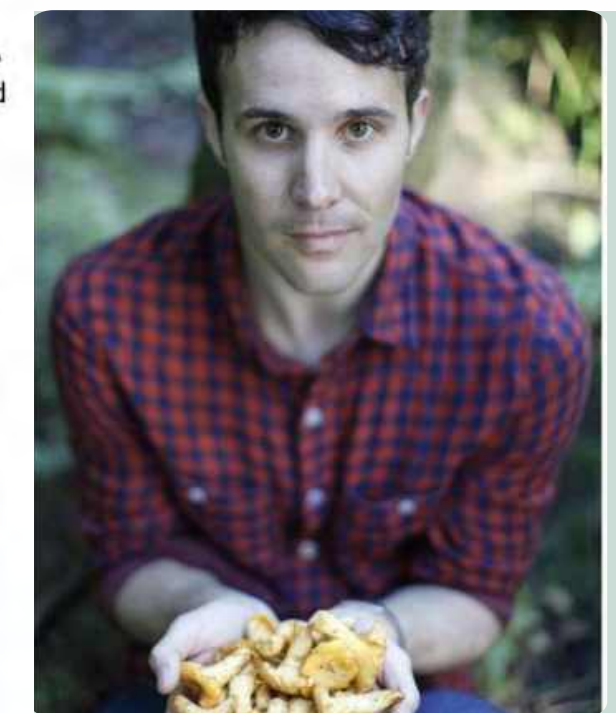
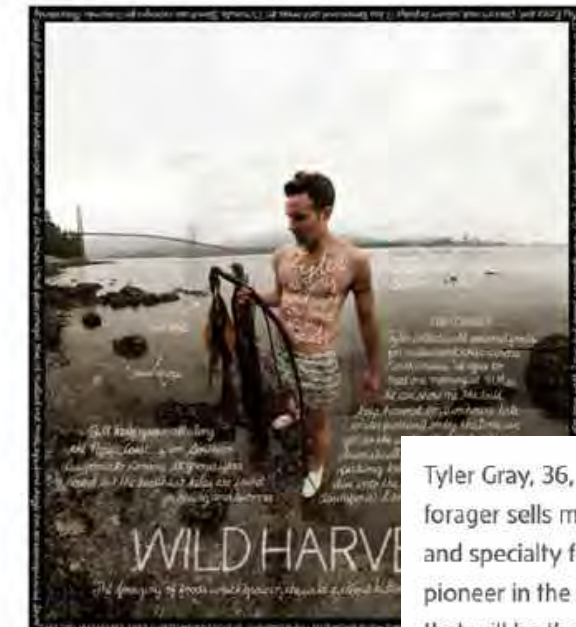
THE CATALYSTS

And the winners are ... Meet our 10 Catalyst

Independent Lens | PBS
May 15, 2012 ·

MONTECRISTO MAGAZIN

Tyler Gray, a lifelong forager, turned his passion into a business providing chefs around with rare foraged edibles. Mikuni Wild Harvest, Vancouver, BC
Credit: Douglas Gayeton



Tyler Gray, 36, Vancouver, food, Mikuni Wild Harvest.

The professional forager sells mushrooms, fiddleheads and other rare foraged edibles to top chefs and specialty food stores across North America.

Why he's a Catalyst ... He's a pioneer in the wild food industry who has jump-started a new culinary movement that will be the subject of a National Geographic TV series.

He says ... "I think it's safe to say that we're definitely one of the pioneers in the boutique food industry. We've done a lot to connect the consumer to wild foraged foods."

Judge David Lee says ... "Tyler had great vision when he started his company back in the day. He has created a path for forgers and farmer leading to table."

FARAH NOSH

Tyler Gray and Mikuni Wild Harvest
Foraging ahead.

SCOUT

GREENLIGHT: Out Foraging For Wild Foods With Tyler Gray Of "Mikuni Wild Harvest"

By Scout Magazine



4. Our Agrotourism Accommodations

Our farm is located in the middle of a large ALR zone. The ALC legislates and makes policy & permitted uses for the ALR provincially.



Some uses can be restricted by the local government, the District of Sechelt (DoS).

In Oct 2022, the DoS updated our zoning to AG1, allowing ALC permitted uses 'agrotourism' & 'agrotourism accommodations' but effectively limiting it **to a B&B offering only rooms inside your principal residence ie. tourist accommodation.**



However they support our project, and advised us to rezone and ask for the maximum allowance of 10 units.

We started offering agro-tourism activities on our farm (u-pick raspberries, farm tours, & educational farm camps) in 2020, and then in 2021 we started building our accommodations which were in fact inspected by the DoS in Nov 2021. We began operating in June 2022, before AG1 came into effect in Oct 2022.

To date, we have been operating 4 units seasonally, successfully & responsibly (2 geodesic domes, one lotus belle tent and our cottage) for 3 years, *with zero noise/ disruption/ traffic complaints* submitted to the DoS or us from any of our neighbors.



5. Our track record



Our House Rules: We do not allow partying or excessive drinking on the farm. We impose the 11pm quiet time bylaw; we do not allow smoking; events or outside guests onto the property. We are on site to monitor, but have never had noise complaints. The loudest noise surrounding us is our neighbor's saw mill.



Our guest profile. Young families and couples seeking peaceful, relaxing farm experience in a beautiful environment. We personally meet & tour every farm guest. We teach them to feed the chickens & collect eggs (often the kids), sell them our eggs and garlic, offer them U Pick raspberries in July & they interact with our farm dog, Odin. They have access to a sauna and hot tub, which attracts them in the Winter also. This is a benefit to the SC Tourism Economy.



Our host profile. We are onsite super hosts, maintaining a 4.84-9 / 5 star average over several years, with 514 reviews to date. Our Barn Dome is a "Guest Favorite", one of only 2 million such-rated air bnbs worldwide.

Additional rules

1. We don't want any excessive drinking or loud partying on our property. We reserve the right to

A screenshot of the Airbnb 'House rules' settings page. It lists several rules with toggle switches:

- Pets allowed:** You can refuse pets, but must reasonably accommodate service animals. [Learn more](#). (Toggle: Off)
- Events allowed:** (Toggle: Off)
- Smoking, vaping, e-cigarettes allowed:** (Toggle: Off)
- Quiet hours:** From 11:00 PM to 8:00 AM. (Toggle: On)
- Commercial photography and filming allowed:** (Toggle: Off)

A screenshot of the Airbnb host profile for Tyler And Lucinda. It shows:

- Profile picture of a couple.
- 514 Reviews
- 4.84 ★ Rating
- 12 Years hosting
- Superhost badge
- My work: (Website hidden by Airbnb)
- Lives in Roberts Creek, Canada
- Bio: We are a young family. We have a clean lifestyle and a respect and appreciation for life.
- Section: Tyler And Lucinda's reviews
- Review snippet: "...Really liked my stay at Tyler's dome. Peaceful and private. Loved Odin(the dog) and the chickens. It was a beautiful experience. Also Francisco was helpful and friendly..."
- Reviewer: Fabier

6. Our Reviews



Jonathan, Nanaimo, Canada

October 2024

What a beautiful stay and a beautiful property. The Fairy tale continues... ✨🧚❤️



Baggio, Vancouver, Canada

September 2024

One of the most unique stays in Sechelt! Had a great relaxing time with the beautiful spa setup.



Luisa, Key Biscayne, FL

July 2023

Amazing place. Tyler and Lucinda were very helpful and communicative. I recommend staying here. Raspberries and eggs are a plus



Lindsay, Sackville, Canada

July 2023

Beautiful spot for a quiet getaway. Beautiful farm with chickens and fresh raspberries for sale. Cozy cottage space. Friendly and accommodating host. We will be back!



Miranda, Vancouver, Canada

October 2024

We had a great stay in the dome! We loved the hot tub and sauna. We also loved the chickens and bought some of their eggs for breakfast (grab some sourdough from the farmers market). We enjoyed sunshine and also some rain which was nice in the dome too. Very cosy!



Lisa, Boston, MA

July 2023

The dome was even more beautiful and unique in person than in the photos! The sauna and hot tub were super relaxing. We also really enjoyed picking delicious raspberries on the farm, and playing with their dog. Tyler was a great host -- I needed a place to store lots of frozen breast milk, and he graciously offered additional freezer space on the property.



Anna

October 2023

I had a lovely time staying in the dome with my 2 young kids. We had a blast sleeping in the loft with the window ceilings. My kids especially loved feeding the chickens everyday and jumping on the trampoline. I enjoyed the wood burning fire place and how magical the land there



Wyatt

July 2023

Very beautiful spot. Loved the amenities, especially enjoyed the creek. Tyler gave us a thorough tour when we first got there, that was much appreciated. It was clean and well put together. Thank you Tyler and Lucinda!



Winnie, Vancouver, Canada

July 2024

We had a wonderful stay at the beautiful tent! It was well equipped with everything we need, the outdoor kitchen and washrooms were really clean, and farm is very close to beaches. My son had so much fun playing at the trampoline and feeding the chicken, Tyler even let him collect the eggs in the morning, what an experience for him! Will definitely recommend to all my friends with kids.



Charlotte, North Vancouver, Canada

July 2024

Our stay in the cottage was fantastic. Perfect peaceful get-away. As for the accommodation itself, it was very comfortable, clean, and spacious. Comfy hammock on the porch was perfect for reading. The property is secluded and extremely beautiful (little pond, creek, surrounded by trees etc.) Our highlight was the sauna; it's very easy to use, clean and relaxing. There is a great wellness circuit (sauna, outdoor shower, cold plunge, and wood heated tub). We would also love to highlight the beautiful creek located on the property. It is perfect for a quick dip, it's a lovely sun-lit pool, not too cold as well. Host was very responsive and we really enjoyed the fresh eggs from their chicken coop brought over in the morning!



Amanda, Langley Township, Canada

July 2024

Spent some super fun days with my niece. She loved the trampoline and feeding the chickens. A lovely spot.



Kirsten, Vancouver, Canada

September 2024

An absolutely exquisite and tranquil stay. We had such a peaceful and relaxing time and particularly enjoyed the river next to the cottage. We bought fresh farm eggs which made a great breakfast. Akasha farm was a gem and it felt like a fairy wonderland! I highly recommend a stay here!



Kajal

August 2023

They are great hosts, the place was super clean. They were very helpful with everything. It was a great experience. We loved the berry picking.



Christina, Santa Barbara, CA

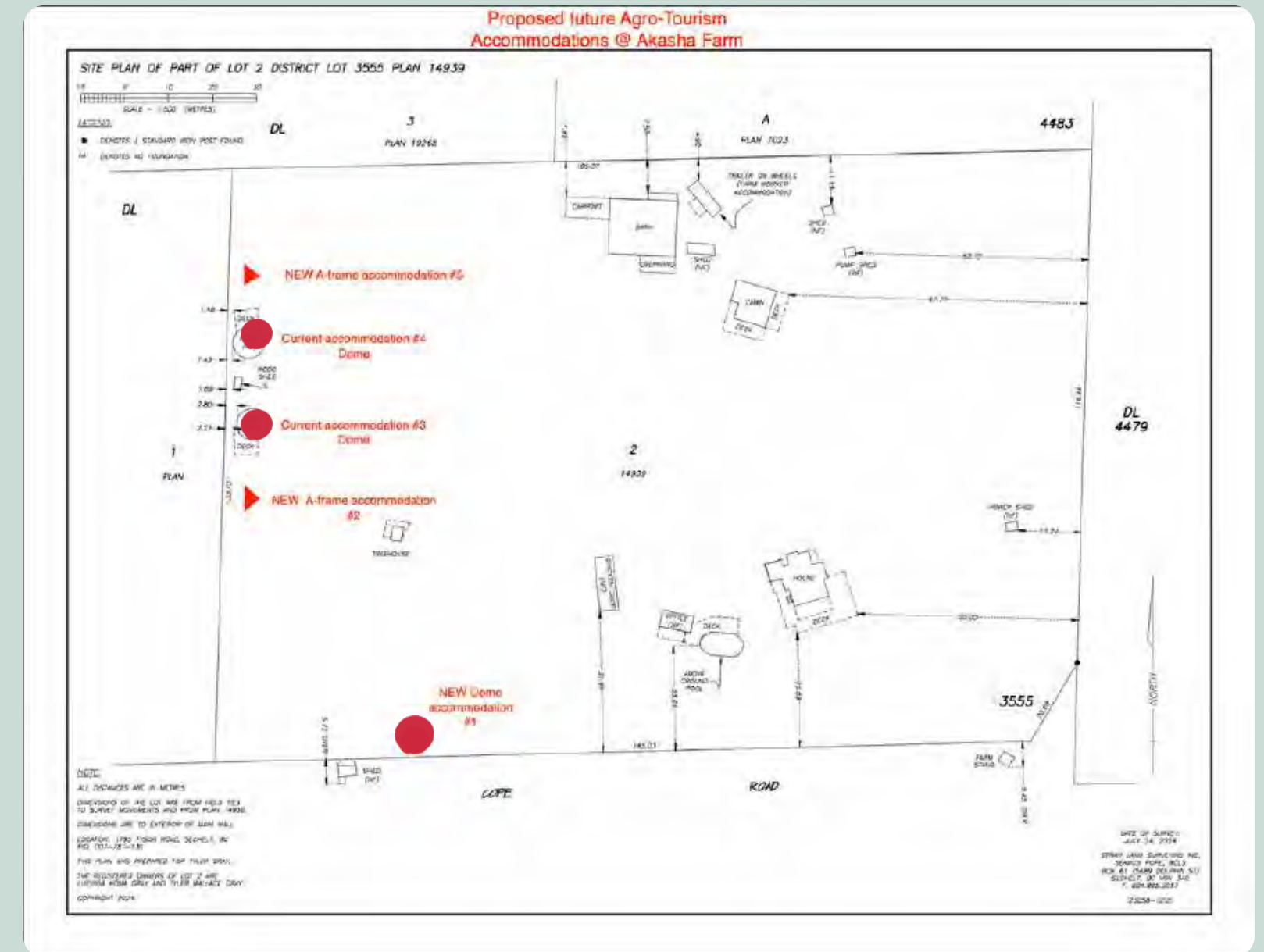
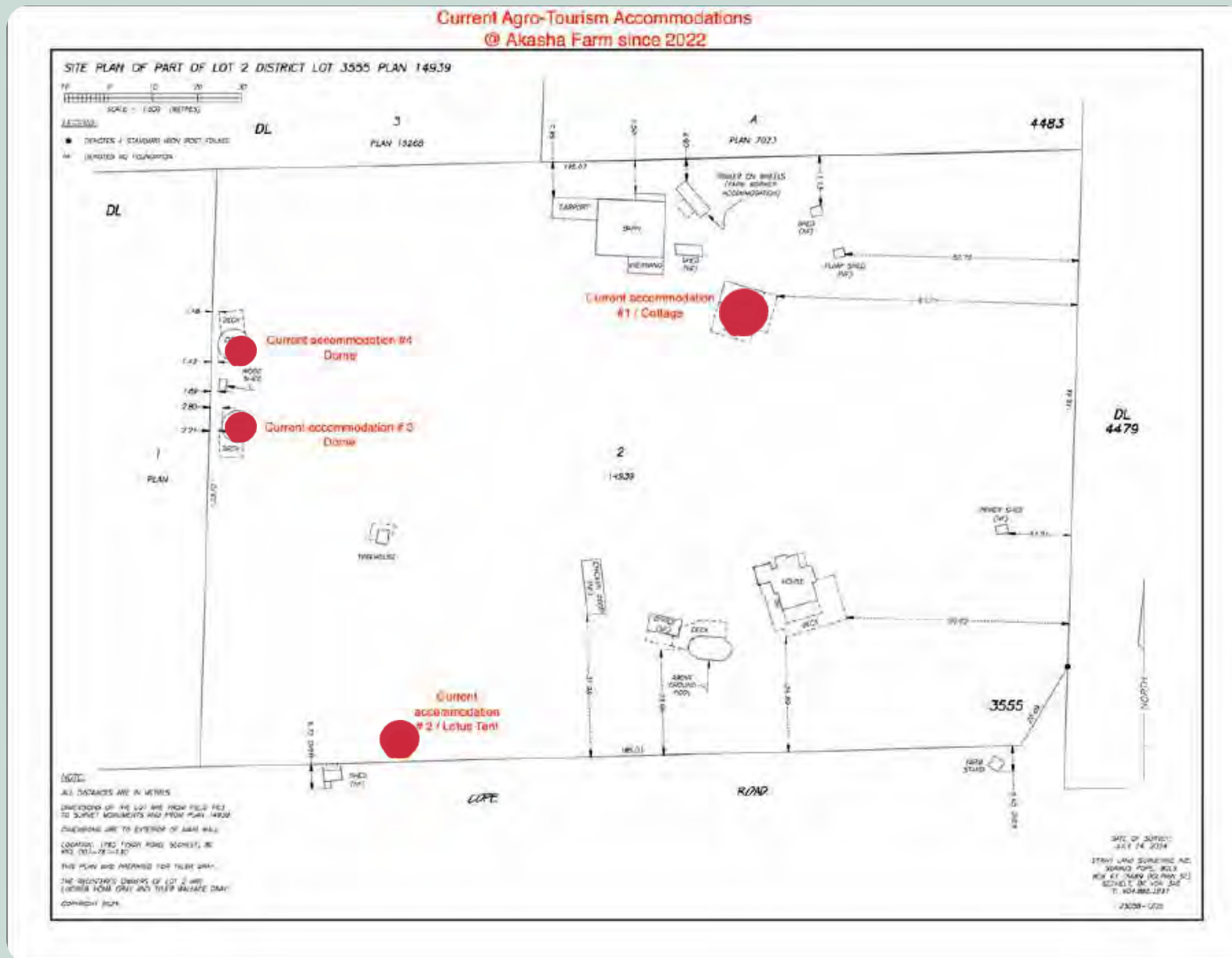
August 2024

Heavenly property. So peaceful and beautiful. Loved the sauna/hot tub/cold plunge. And the adorable dog.

7. Our Proposal- 1 extra unit

Current accommodations configuration

Re-configured/ future accommodations plan



- We have 2 domes, one lotus belle tent & a cottage
- Total 4 accommodations
- 90% occupancy in Summer & 35% occupancy the other seasons

- We are proposing 3 domes, 2 A-Frames (with no kitchen)
- Our cottage is being replaced with an A frame with no kitchen
- Our Lotus Tent is being replaced with a dome
- Total 5 accommodations, OPERATING 3 SEASONS

8. The Legislation

Upon purchasing our property in 2019, the zoning was RR2, which allows for a “campground”. That permitted use, along with the ALC allowance of 10 sleeping units for farmers with active farm status, who are already engaging in agrotourism, unlocked our desire to invest \$200,000 in building these facilities with confidence.

Then, AFTER we had completed and began operating, the District replaced RR2 with AG1, which permitted agrotourism accommodations as defined by the ALC, but restricted them to within your personal residence.



AG1 Oct 2022

RR-2 - RURAL 2 ZONE

PERMITTED USES

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **RR-2**:

- a) agriculture;
- b) garden nursery;
- c) single-family dwellings;
- d) keeping of livestock;
- e) animal kennel;
- f) riding stable;
- g) golf course and driving range;
- h) campground;

1.11 Agriculture One Zone (AG1)

Zone Intent:

1.11.1 To provide for Agriculture and to protect the Agricultural integrity of land within the Agricultural Land Reserve (ALR). The use of land, buildings and structures is subject to the Agricultural Land Commission Act and the Agricultural Land Reserve General Regulation and Agricultural Land Reserve Use Regulation.

Permitted Uses:

1.11.2 The permitted Principal and Accessory Uses are as follows:

| Principal Uses | Accessory Uses |
|-----------------------------|---|
| Agriculture | Agritourism |
| Alcohol Production Facility | Agritourism Accommodation, as defined and amended by the Agricultural Land Commission Act |
| Aquaculture | Detached Accessory Dwelling Unit |
| Cannabis Production | Farm Retail Sales |
| Silviculture | Gathering for an Event |
| Single-Detached Dwelling | Home Business |
| | Secondary Suite |

- Agritourism Accommodation**
- 1.11.41 The *Agritourism Accommodation* use shall be conducted in accordance with the *Agricultural Land Commission Act* and Regulation, and the provisions of this section.
- 1.11.42 *Agritourism Accommodation* must meet the following conditions:
- a) The use is conducted on land that is classified as a farm under the *BC Assessment Act*.
 - b) There is an active agritourism use occurring on the property.
 - c) ~~The use may only occur within the Single-Detached Dwelling in accordance with the Short-Term Rental use and regulations.~~
 - d) Accommodation is provided on a seasonal or short-term basis only.



Information Bulletin 06: Tourist and Agri-Tourism Accommodation in the ALR
July 16, 2024

Section 33 of the ALR Use Regulation permits agri-tourism accommodation with up to 10 “sleeping units” which may be comprised of a bedroom or other area used for sleeping located in a residence, cabin or other structure; a vehicle, trailer, tent or other structure located on a campsite, field or other area. A secondary suite within the principal residence permitted under section 31 of the ALR Use Regulation may be used to provide “sleeping units” for agri-tourism accommodation.

9. DoS OCP for ALR

The DoS states the balance in Residential ALR vs Active Farms is currently in favor of *Residential*. In its OCP, it states a desire to reverse this trend: “growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as ... agrotourism opportunities that are ancillary to farming and support the viability of the farm use.”

Since we are actively growing and developing the agricultural economy & engaging in those ancillary uses, we sincerely hope the Council will support us in our efforts and investment in agrotourism opportunities, which support not only the community as a whole (tourism supports retail and restaurants as well), but also the economic viability of continuing to farm our land, as per their remit and plan.

8. Agricultural, Rural Residential, and Resource Lands

The lands indicated as **Agriculture** and **Resource** on Schedule C consist of agricultural and forest lands, as well as areas with mineral/aggregate resources within the District of Sechelt. Resource and agricultural lands provide significant long term economic, environmental and recreational value for the community. These lands also contain many of the streams and watersheds discussed in chapter 3 (Natural Environment) and the important habitats associated with large areas of forest. These lands also offer opportunity for rural living on large parcels. Although primary industries account for some 5.5% of Sechelt's direct employment (see Fig. 6 in Community Background), these industries support jobs in other sectors such as transportation, processing and manufacturing and other business sectors. Developing "value added" jobs and business related to the District's resources is an essential economic goal of the OCP.

Agricultural and resource lands are intended to remain as "working lands" under OCP growth management policies, and not to be utilized for urban purposes. Sufficient land exists outside the Resource and Agricultural designations to satisfy the projected demands for residential, commercial and industrial uses.

Agricultural Land

The District contains some 660 hectares of land designated as Agricultural Land Reserve (ALR), primarily located in the West Sechelt, West Porpoise Bay and Wilson Creek areas as shown on Schedule F and designated as **Agriculture** on Schedule C. While much of the agricultural land in Sechelt is not currently in active farm use, OCP policies support retaining this land for future agricultural use. BC Assessment records indicate that 24 properties were assessed as farm use in 2009, and another 78 properties were assessed as Residential ALR, indicating the current trend toward "lifestyle" use of ALR land rather than active farming. Active farm uses are located in Wilson Creek (mixed farm use at Tyson Road), West Sechelt (turf farm and mixed farm use, future Botanical Garden), West Porpoise Bay (mixed farm use) and Selma Park (Dahlia Farm). No specific farm statistics are available for Sechelt (Statistics Canada combines Sechelt with

Supporting Agriculture and Food Security

8.4 Growth, diversification and development of the local agricultural economy is supported, including farming and associated activities such as farm-gate marketing, farmer's markets, value-added agricultural processing, and agri-tourism opportunities that are ancillary to farming and support the viability of the farm use.

8.5 Infrastructure policies such as reduced water rates or use of biosolids that will benefit agricultural production are supported.

8.6 Intrusions of urban infrastructure into agricultural areas will be minimized.

8. Agricultural and Resource Lands 67

District of Sechelt Bylaw 492, 2010
Official Community Plan

8. Agricultural and Resource Lands 65

moderate current capability of the soils, these lands do have long

10. Our location and zone is perfect for our business and vision & in perfect alignment with the DoS's OCP

We are located in the middle of a large ALR Zone, with only a handful of residences around us, all located 132-250 meters away from our secluded accommodations (see next slide).

We are not taking long-term residential accommodations out of the rental market to house tourists in. We are helping the Coast's businesses by attracting tourists across multiple/shoulder seasons.

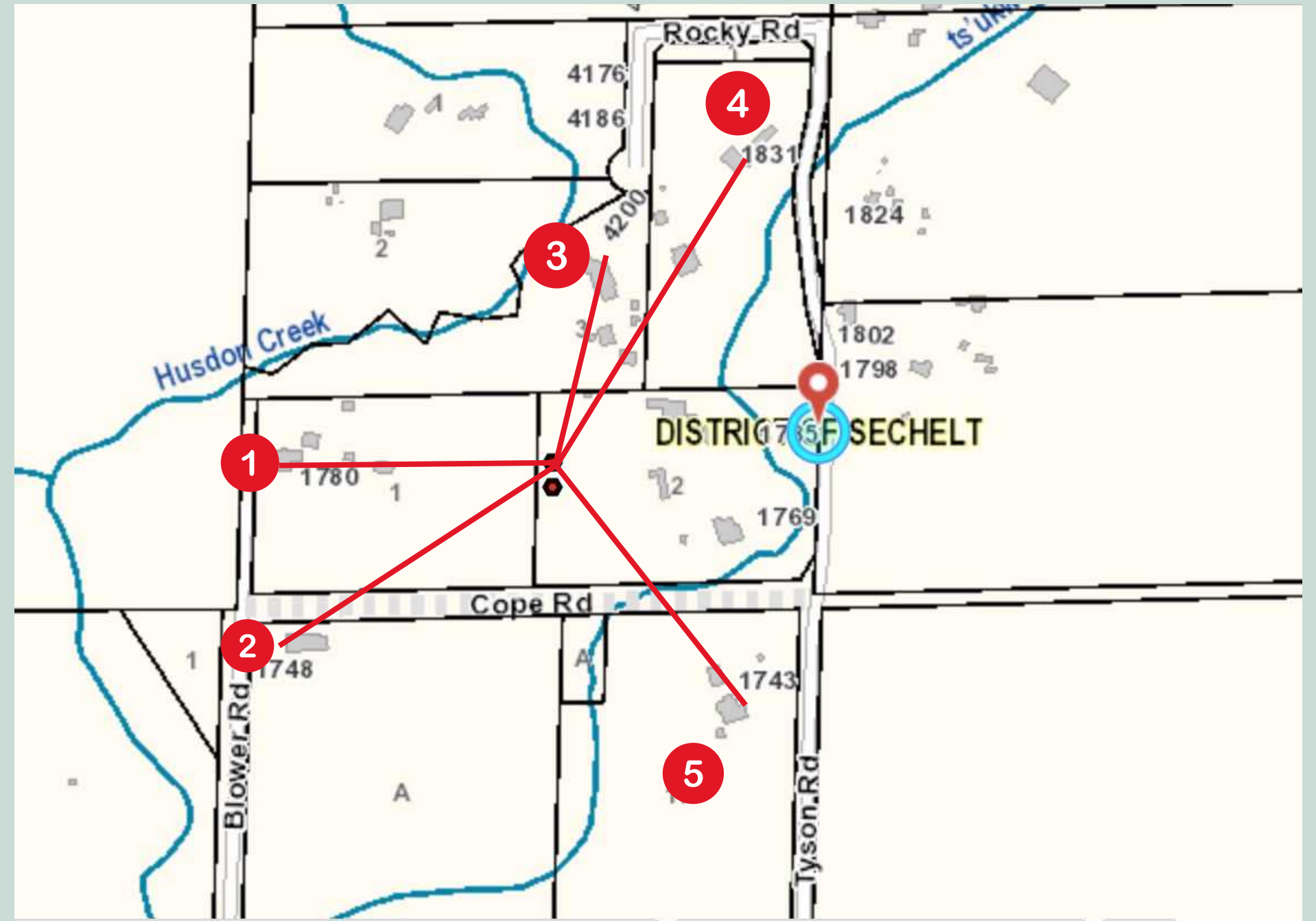
We provide agrotourism accommodations in temporary, beautiful and unique structures. We promote local eateries, breweries, cideries and retail stores to all our guests (in our house manual).





Our agrotourism accommodations' proximity to neighbors' houses

- 1 1780 Blower Road: 180 meters
- 2 1748 Blower Road: 250 meters
- 3 4200 Tyson Road: 132 meters
- 4 1831 Tyson Road: 250 meters
- 5 1743 Tyson Road: 228 meters
(Wilson Creek and forest in between)



Our property is heavily treed on all 4 sides, and enclosed by forested Wilson Creek on 2 sides. It has total privacy. A perfect secluded oasis far from any road, as verified by our guest reviews.

11. Why are we asking for 10 units ?

- The ALC allows for 10 units
- The rezoning process is long and expensive (\$2000 fee) + site survey (another \$3000), and lots of time and meetings etc., a public hearing. We only want to do it once.
- The DoS has worked WITH US & advised us to ask for the maximum allowed amount & specify the configuration
- We are asking for 5 seasonal units, just one more than our current configuration of 4
- The other 5 tent or RV sites will only be used on an ad-hoc basis, as surplus accommodations for small gatherings
- The tent/ RV sites will not be advertised on any accommodation websites
- We do not want to overcrowd the farm or create disruption in the neighborhood, nor do we want to turn our farm into a hotel or resort.





12. Farming/ Neighborhood economic model



The reality of the income model for farming

Infrastructure

We bought our 6.44 acre farm in 2019. It has required a lot of ongoing capital investment. So far in infrastructure: new chicken coop, barn renovation, new pump house, tree & creek maintenance, new driveway after creek and pump-house flooding, purchase of excavator, purchase of dump truck, new tools etc.

\$100,000+

Labor

It requires a lot of hours of labor: feeding & maintaining chickens, collecting, cleaning and boxing eggs, tending to soil, seeding, planting, weeding, harvesting, cleaning, preparing crop for market.

Managing and conducting sales, record keeping, admin.

Our other commitments

A huge time investment while raising kids & not feasible while maintaining a full-time job.

We have a \$1M mortgage and high running costs.

What are the alternative economic models in the neighborhood?

- Direct farm income is seasonal and limited. We currently make \$20,000/ year in farm sales.
- We need supplemental income that fits within the permitted ALR uses

Current economic model on Tyson/ Blower Road ALR is as follows:

- Half of the neighborhood is not farming and using the properties as **Residential ALR**
- The other half are older/retired and are maintaining small hobby farms, with the exception of Clarke Farm
- **Variety of Accessory Dwellings Units - *many likely un-permitted* - used for additional rental income** (converted barns/garages/shacks/tiny homes) (majority of properties)
- **We do not fit any of these models.** We are a young family where the head of household relinquished full-time work to commit time & labor to building the farm (what the OCP wants*). We have expanded our farming & do not have non-permitted rentals.
- Instead, we have exercised our valid ALR rights to supplement our farming income by investing our savings (\$200k) in building *conforming* agrotourism accommodations (our Domes)

Our Alternative Revenue Models

Five accommodation units for guests looking for a chill, relaxing retreat.

An additional 5 temporary & non permanent tent / rv accommodations to be used on ah hoc basis for occasional farm events.

This is the least disruptive farm revenue model for our neighbors.

OR

IF we cannot continue with the agrotourism accommodations, we will be inclined to pursue alternative revenue models to support the farm:



10 weekends of the Summer hosting weddings of up to 150 people.



A Kombucha Brewery with a food and beverage lounge, with people coming and going all the time.



Re-establish our farm education camps for local children (this is louder & more disruptive than our accommodations)





13. Neighbor Concerns



The request is regarding a property at 1785 Tyson Road to increase the allowable agritourism accommodations from three units to 10 – the maximum allowed by the Agricultural Land Reserve (ALR) – and to alter the current zoning to allow for units outside the single detached dwelling.

This Coast Reporter article in January scared our neighbors, before we had a chance to talk to our neighbors of our rezoning process. The wording gave them the impression we were proposing to have 10 permanent agrotourism units on our property, and prompted a flurry of emails to the District.

This is not the case.

We have since explained our actual plan - as outlined earlier in this presentation, and this has allayed concerns for some of our neighbors.

14. Differences in Vision for our ALR Neighborhood?

Our Vision aligns with ALR & OCP

We understand there are neighborhood fears over things changing, and that our vision to grow, diversify and expand our farming business and model may not be in alignment with other neighbors' desires to live on quiet, peaceful, large residential-oriented properties. Whether they be residential ALR or active farms.

But when you analyse the economic models in our neighborhood as listed on page 16, you will see that *not allowing farms to expand and diversify in this way will only lead to MORE Residential ALR*, with owners potentially continuing to add un-permitted dwellings for rental income.

Our vision **does** however align with ALC permitted uses & aligns with the DoS Community Plan, and this is why the DoS Planning Department is supporting and recommending it to the Council. So this is essentially a *policy* issue.

Allaying Concerns

We are not loud neighbors. We don't drink, live a clean lifestyle, and have never hosted any loud parties. We like the peaceful neighborhood as well. We have shown this in our presentation with our guest and host profiles, as well as our house rules which do not allow for loud partying on our property. Also to note - our track record of zero complaints.

We have built a second driveway leading to the accommodations from Blower Road, and can use that to reduce traffic on Tyson if it is deemed necessary.



We hope that you will vote for our rezoning, so together we can help bring your Community Plan into action. A ‘yes’ vote would support bringing our skills & experience into this community, to grow, diversify and make farming economically viable at Akasha Farm in the District of Sechelt. We would be happy to give you and your families a tour of our farm anytime.

Tyler & Lucinda Gray
AKASHA FARM



Thank You



From: morgan.brickerscider.com
To: [Planning](#)
Subject: Rezoning application 1785 Tyson Road
Date: Tuesday, November 05, 2024 3:57:56 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi there,

I am writing in support of the rezoning application being made by Akasha Farms on Tyson Road.

As a small business owner on the coast, I firmly believe that these types of attractions and businesses are what we need to help sustain and grow our tourism in this beautiful part of BC. What they have accomplished so far and what they want to do will be a huge benefit to the lower coast.

Thank you

Morgan Farrer | Co-founder
P | 778 788 0916
Brickerscider.com

From: [Jane Covernton](#)
To: [Planning](#)
Subject: Akasha Farm
Date: Wednesday, November 06, 2024 8:19:36 AM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Planning Department,

I am writing in support of Tyler Gray's application to allow agri-tourism shelters on Akasha Farm in Wilson Creek.

I have been aware of and a customer of this farm for many years, since before it was owned by the Grays. I have purchased raspberries from this farm for many years. I have had an opportunity to notice how lush and lovely this farmland in Wilson Creek is. There are very few places on the Sunshine Coast with good soil and flat land; we need to preserve the places where farms can thrive.

I have also been aware of the small imprint of tourism at this farm. My nephew and his young family have stayed there. I believe that this farm is able to keep its nature as a farm as it provides a small amount of rustic housing for tourists, especially those who have an interest in farms and are able to learn about what is involved.

I hope you are guided by common sense in this decision.

Sincerely,

Jane Covernton, Roberts Creek

From: [Elisabeth Finch](#)
To: [Planning](#)
Subject: Akasha Farm - support for rezoning requests
Date: Tuesday, November 05, 2024 8:49:17 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Sir / Madam,

I am a local customer of Akasha Farm and I fully support Tyler's request for rezoning. I have purchased raspberries from Akasha Farm and spent an afternoon using their spa facilities which included use of one of their geodesic domes.

What they request is simply what is needed to make their contribution to our community and their livelihood, economically possible with barely any (if any) negative impact on neighbours. Tyler is an experienced business person with values that our community needs more of.

Please approve this rezoning request for the good of our community and local businesses.

Yours sincerely

Elisabeth Finch

From: [B.D](#)
To: [Council; Planning](#)
Subject: Akasha Farms
Date: Wednesday, November 06, 2024 5:53:22 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

To Sechelt Council,

I'm a customer of Akasha Farm & appreciate their contribution to our community. Farming is hard work and even harder to earn a living from. Tyson rd is the perfect place for Agrotourism to happen and as such I'm in favor of their rezoning application.

Regards,

Brian Davies

From: [MLazzarotto Lazzarotto](#)
To: [Planning](#)
Subject: I support Akasha Farms rezoning application
Date: Thursday, November 07, 2024 12:29:39 AM

Caution! This message was sent from outside your organization.

Addressed Planning at Sechelt

I myself am a resident who rents on Tyson Rd.

I myself buy eggs all the time.

I myself have bought garlic.

I myself will buy raspberries.

I appreciate the locality and quality of these products coming from Akasha Farm. We are a supply chain and ecotourism accommodations facilitate the feasibility of this supply chain. The one that exists between Akasha Farms and their customers.

Rezoning to allow for agro tourism supports this agrigile setting and is supported by rights given in the Agriculture Land Reserve

I recommended my relatives to the b&b operated at Akasha Farm. These relatives of mind were coming to the Sunshine Coast to spend time with me. They had me at the bNb to spend the time with them. While I was there I saw first hand how laid back the operation being run was. There was maintained a respectable and restrained vibe. I don't think they would have a heavy drinking, partying crowd there.

Resident of Tyson Road

Misha Lazzarotto

From: [adam.pegg](#)
To: [Council; Planning](#)
Subject: Akasha farm
Date: Thursday, November 07, 2024 8:19:51 AM

Caution! This message was sent from outside your organization.

> Dear DOS Council, as a local restaurateur i am always looking to incorporate local farms into our menu at La Bettolina (at Secret Cove Marina). We have used a variety of products grown at Akasha Farm for several years (Raspberries, Garlic, Mushrooms). We support their efforts in rezoning because we understand how difficult organic & sustainable farming is & so any opportunity to create additional revenue streams for farmers that is in alignment with the ALR seems like a win win. Furthermore there are not enough accommodations for our little tourist community & the fact that these accommodations don't take housing stock out of the local long term housing pool also seems to be a win for the community in general. Please take this message as a letter of support for Akasha Farm to rezone their farm to be bale to operate Agro-Tourism.

>

> Yours Sincerely, Adam Pegg, owner, La bettolina restaurant.

From: [Tracy Forster](#)
To: [Michaela Sugars](#)
Subject: FW: Akasha Farm
Date: Thursday, November 07, 2024 12:21:44 PM

-----Original Message-----

From: Kurtis Quiring [REDACTED]
Sent: Thursday, November 07, 2024 12:20 PM
To: Council <Council@sechelt.ca>
Subject: Akasha Farm

Hello,

I am sending this email in support of the Akasha Farm rezoning.

I believe that what they are doing is celebrating the heritage of the coast in a genuine way, showcasing the farming community to tourists and offering a unique way to experience coastal agriculture.

Small scale agriculture is essential for a sustainable future. Akasha Farm is shining a light on the importance of this.

Thank you for your time,
Kurtis Quiring and Family, Sandy Hook Residents

[REDACTED]

From: [Tess Bradshaw](#)
To: [Planning; Council](#)
Subject: Akasha Farms
Date: Friday, November 08, 2024 11:16:58 AM

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To the Sechelt Planning Department and the Council,

I am a small business owner downtown Sechelt, a born and raised local, and Mom of two young kids. This past summer I noticed a significant decrease in our local tourists shopping amongst our local businesses. Sales were down for myself about 20% over previous years. The summer months normally provide a significant increase in sales which we rely upon to navigate through the quieter times we see here throughout the remainder of the year.

I can't stress enough how we need to support tourist attractions here on the Sunshine Coast. Of course, I don't want to change our environment nor hinder full time residents. But supporting new ideas and opportunities is imperative to our small businesses survival.

I recently read an article in the Coast Reporter regarding the expansion of agrotourism accommodation options in the District of Sechelt by Akasha Farms. My children have attended their farm camps, I have previewed their accommodations and spa, and I've picked their raspberries. What a great idea for expansion at this beautiful farm and an opportunity to enhance our local tourism. I therefore ask that you support this rezoning proposal.

In voting for this rezoning, you are showing your support for agricultural business, this young local family, a sustainable economic model for our food sovereignty, as well as a viable way to keep attracting tourists. Tourists in which we need for many of our local businesses to survive.

Thank you for taking the time to read this.

Sincerely,

--

Tess Bradshaw
Moorestock Mini
Store: (604)885-1444

From: [Janice Hendry](#)
To: [Planning; Council](#)
Subject: Re zoning Proposal for Akasha Farm
Date: Tuesday, November 12, 2024 7:24:08 AM

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Hello,

I am writing in support of the proposed rezoning of Akasha farm.

I have known Tyler for five years. I have picked raspberries at the farm, bought garlic, and eggs, and Tyler has donated manure for our seniors' garden at Kiwanis Housing in Gibsons. The farm is a lovely, well cared for environment in a beautiful location. Tyler and family are welcoming, knowledgeable and deeply committed to farming practices which do not harm the environment.

As an early childhood educator, it made me so happy to see that they were teaching farming and nature studies to your younger generation.

Please support their request to allow them to continue to offer such a beautiful environment to visitors to the coast.

Janice Hendry Cote Gibsons, B.C.

From: [Tom Lamb](#)
To: [Council; Planning](#)
Cc: akasha.farm.retreat@gmail.com
Subject: Akasha Farm/Tyler Gray
Date: Sunday, November 10, 2024 9:50:58 AM

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I support Tyler Gray and his proposal for Akasha farms .

Tyler seems to have done his research on this proposal to cause minimal impact on his neighbour's while creating a positive impact for the community.

In my opinion, the community should support young entrepreneurs that bring innovation and different ideas to Sechelt

Regards
Tom Lamb

From: [Tracy Gray](#)
To: [Planning](#)
Subject: Re; Alaska farms agritourism
Date: Saturday, November 09, 2024 12:27:32 PM

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I write in support of the proposal by Tyler & Lucinda Gray, and their agritourism venture.

As a long time coast resident, educator, equestrian coach and child/youth & family counsellor, It is my lived experience that individuals and families who spend time connecting in nature, are more resilient, able to handle the stress and the challenges of life, with more positive outcomes, than those who spend less time experiencing the benefits of nature.

At a time when mental health is a crisis globally, ventures that promote regenerative farming practices, ethical treatment and care of animals, and an awareness of where our food comes from is key to it's sustainability.

Given the bulk of guests coming to Akasha farms are indeed families from off coast - we have an opportunity here to be leaders by way of agricultural tourism, experiences and education.

I trust that the voice of the people and not the will of a few loud mouth nay sayers, will triumph here.

Sincerely,
Tracy Gray & Darren MacLellan

Owners & Operators of
Graystar Wellness Farm



Cottage and Spa
graystarfarms.com

Letter to be included in the Public Hearing Binder November 14th/24

To all concerned residents and community members of the Sunshine Coast, District of Sechelt Mayor and Councillors.

Re: Rezoning Application for 1785 Tyson Road – Extension of Agri-tourism Accommodation Units from 3 to 10
Public Hearing: November 14, 2024

Dear Residents,

After watching the polished presentation by Akasha Farm owners, Tyler and Lucinda Gray, (see attached link) on their application to expand agri-tourism accommodations on their property, it's easy to be drawn in by the allure of a thriving business opportunity. Their proposal is well-prepared and certainly makes agri-tourism look exciting and promising for our community. However, we believe there is an essential part of this discussion that has been overlooked: the potential impact on the broader farming community, neighbouring residents, and the long-term sustainability of agricultural land on the Sunshine Coast.

If this proposal is approved, it could set a significant precedent for other farms in the region. Will this shift focus away from food production, local food security, and the preservation of farmland for future generations? What could happen if more farms are incentivized to prioritize short-term accommodations over food cultivation, turning precious farmland into collections of vacation rentals? This trend risks transforming our unique agricultural landscape into a series of commercialized “glorified Airbnbs,” rather than spaces primarily dedicated to food production and sustainability.

To be clear, we recognize the value of agri-tourism. It provides an important supplementary income source for farmers, which can be particularly valuable in regions like ours where farming alone often doesn't cover costs. However, we urge our local government to consider reasonable limits on the density and scale of accommodations on small farms like those on the Sunshine Coast. Expanding from three units to ten

represents a shift from a supportive addition to farming into a commercial venture that may overshadow the farm's primary purpose.

Our ask is simple: let's find a balanced approach that allows for sustainable agri-tourism without compromising farmland or creating undue stress on neighbouring properties. We believe that with thoughtful guidelines in place, we can support our farmers, encourage tourism, and still maintain the values that make the Sunshine Coast a unique and supportive community.

Please join us in sharing these concerns at the upcoming public hearing on November 14th. This is an opportunity for all of us to speak up and ensure our agricultural land remains focused on serving our community's future needs.

Public meeting binder with letters of concern link:

<https://www.sechelt.ca/en/business-and-development/resources/Current-Developments/3360-2023-04/Public-Hearing-Binder---1785-Tyson-Road.pdf>

Sincerely,

Concerned Tyson Road, Rocky Road and Blower Road residents

November 8, 2024

District of Sechelt
PO BOX 129
Sechelt, British Columbia
VON 3A0

LETTER OF SUPPORT

Dear Mayor and Council,

I am writing on behalf of Sunshine Coast Tourism to express our strong support for the rezoning application submitted by Tyler and Lucinda Gray, owners of Akasha Farm at 1785 Tyson Rd, for their proposed accommodation expansion. Akasha Farm has been a model of responsible and community-oriented business practices, and their current initiative reflects a thoughtful, sustainable approach that supports the local tourism economy while aligning with community values.

As you are aware, the recent provincial regulations have led to the elimination of many short-term vacation rental units in Sechelt, significantly impacting the availability of accommodations for visitors. The effect of these regulations cannot be overstated—data from AirDNA shows that there have been 33% fewer room nights booked this year compared to the same period last year. This represents a substantial loss in tourism activity, which directly translates to reduced revenue for local businesses, including retail shops, restaurants, tour operators, and more. Given that tourism is a major economic driver for Sechelt, it is imperative to support projects like Akasha Farm's to revitalize and sustain local business activity. This proposal presents a rare opportunity: an initiative that does not impact housing availability, is eco-conscious, and small in scale—an ideal way to increase accommodation options and reclaim visitor spending within our community.

The proposed expansion has been thoughtfully designed to harmonize with the natural landscape and the farm's existing operations. Akasha Farm's commitment to using locally sourced materials and energy-efficient systems underscores their dedication to sustainable development. This approach not only enhances the farm's offerings but also reinforces Sechelt's reputation as a forward-thinking, eco-conscious destination.

An important aspect of the expansion is its integration of educational experiences, allowing guests to engage in sustainable agriculture and learn about local food production. This immersive experience aligns with tourism trends that favour unique, boutique accommodations with an emphasis on sustainability and community engagement.

Supporting such projects ensures that Sechelt remains competitive as a destination that appeals to today's discerning travellers.

The owners of Akasha Farm have been proactive in their operations, maintaining an impeccable record with no history of noise complaints. Their on-site presence provides an added layer of assurance for effective guest management, and any potential concerns for noise are already addressed through Sechelt's 'good neighbour' bylaws related to noise, parking, garbage, etc.

The proposed project represents a controlled, modest increase in available accommodations that aligns with responsible tourism practices. At a time when Sechelt's tourism accommodation landscape has contracted, this initiative provides a balanced approach to support the economic vitality of the region without compromising community standards.

We strongly encourage Mayor and Council to recognize the value that responsible and innovative tourism operators like Akasha Farm bring to our community and to approve this rezoning application. Supporting this project will contribute to Sechelt's long-term economic resilience and affirm its commitment to sustainable tourism development.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Annie Wise". The signature is fluid and cursive, with the first name "Annie" being more prominent than the last name "Wise".

Annie Wise
Executive Director
Sunshine Coast Tourism
604-330-3203
annie@sunshinecoastcanada.com

Cc
Akasha Farm

From: [Mike Blake](#)
To: [Council; Planning](#)
Subject: Re: 1785 Tyson Road Rezoning Proposal
Date: Tuesday, November 12, 2024 9:00:35 AM

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Dear Council

I am writing in support of 1785 Tyson Road's rezoning proposal. I am a neighbor two doors up from this property at 1685 Tyson Road, so any guests travelling down Tyson Rd to access their agrotourism units would pass my property.

I have not noticed any increase in traffic on the road, nor any negative impacts from their current operation and don't expect to have any from their new proposal.

The Sunshine Coast economy relies on tourism as a main source of income. These agrotourism units do not take homes from the rental supply, they would provide extra income to Akasha farm allowing Tyler and Lucinda to focus more on growing food, helping to provide a local source of organic produce, further inturn helping to grow the local economy. Essentially it's a win-win-win situation and I believe that it is a legitimate use of ALR land.

Yours sincerely,

Mike Blake

From: [David Owen](#)
To: [Planning](#)
Subject: Akasha farms application
Date: Tuesday, November 12, 2024 10:32:43 AM

Caution! This message was sent from outside your organization.

I understand that Akasha Farm is in the process of applying for a rezoning application. As a local business owner I would like to take the opportunity to weigh in on the subject. I am fully in favour of any small business on the coast that is trying to enrich the community from a tourism and economic point of view. The spinoff for a business such as mine is not to be underestimated. In a very seasonal community, a small business needs every advantage it can get to maintain a year round sustainable business. I believe many businesses on the coast find it very difficult to be viable on a year round basis. On top of seasonality we face issues of staffing, housing, inflation and unnecessary government intervention. It would appear the Akasha Farm has done their due diligence and presents a compelling case. They have, I believe, addressed the concerns of council in a well thought out and well presented plan. This is not a 'fly by night' operation. They are looking for a long term plan to support the community and in turn economic growth on the coast. Running a small business is an uphill battle at most times. Please allow smart and entrepreneurial leaders to grow the community and reduce the restrictions that are placed on their businesses.

David Owen
Owner
The Gumboot Restaurant
Roberts Creek.

,
Sent from my iPhone

November 11, 2024

To: Sechelt Mayor and Council
Ian Holl, Development Planning Manager

Thank you for the opportunity to comment as part of the public hearing with regard to Akasha Farm application for rezoning at 1785 Tyson Rd. I remain in opposition to this rezoning, as per my previous letter.

I ask council to consider:

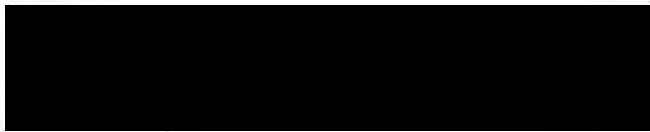
1. I take offence to Akasha Farm's incorrect assumption that all the other farmers in the neighbourhood are 'retired hobby farmers' ; I see it differently. I have been building our farm (Wilson Creek Blackberry Farm) between Blower and Tyson Roads, for 25 years. I know many of my other neighbours take growing food for our community seriously as well.

3. In their proposal, Akasha Farm goes on to threaten council and our neighbourhood, in terms of what they will do if their rezoning request is not allowed.

They list options of a kombucha brewery, weddings, and children's care. Since these are endeavours they can do, I see no need to change the existing zoning. They have already presented this as their alternate economic plan.

I would like to suggest that Akasha Farm go step by step to develop their farm business within the existing laws, bylaws, and zoning. The neighbourhood is not responsible for them overextending themselves financially, and the neighbourhood should not have to pay for it.

Thank-you for taking my concerns into consideration,



Maria Hunter
1760 Blower Rd
Sechelt,

November 12, 2024

To: Sechelt Mayor and Council
Ian Holl, Development Planning Manager

I would like to confirm that I am still against the proposed zoning change at 1785 Tyson Rd. I would like to add the following points in addition to the letter I sent in January.

1. Our application for a modest home for a family member on a 20 acre piece this spring/summer, was denied because of footprint. This is on a 20 acre parcel! This would have been direct farm help, yet we were told that the 'footprint' was too high. Our proposal was way under 5% of the land being covered.

Akasha Farm's proposed rezoning would allow much more than 5% of farmland to be taken out of production. Why would one property be given this favour, of having more than 5% of their property allowed for non farm use? It would put the rest of the farming neighbourhood at a disadvantage. Please do not approve this.

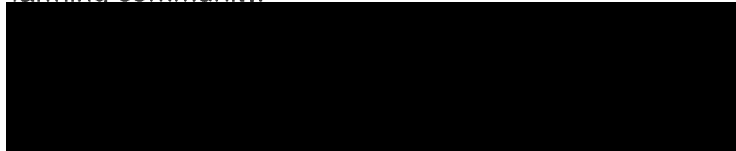
2. re: Tyson Rd road allowance: This is an important land use issue that hasn't been taken into account in this proposal. I'd like to point out that, on the map, Tyson Rd goes straight. And in reality, it doesn't. It goes into my property, approximately one acre. I don't believe Akasha Farm's property is as big as they say it is.

To have both sides of the road allowance taken directly out of my field, I believe is unfair. One day, it would be nice if Tyson Rd was straightened, and I got my acre back, as we've been paying taxes on this land from the early 70s. (Please see map provided)

3. Re: Rogue Arts Festival, for the record, we are no longer hosting the festival on our farm.

4. Finally, the reviews Akasha Farm put in their package are all from Air BNB, and yet Akasha Farm says they are not/will not be doing an Air BNB, that doesn't make sense.

Thank you for considering these points, upholding your Ag One zoning, and protecting our farming community.



Peter Stanley Clarke
Clarke Farm

1802 Tyson Rd
1883 Tyson Rd



October 29, 2024

File No: 3360-2023-04

PUBLIC HEARING NOTICE

Dear Property Owner/Tenant:

Please take notice that the District of Sechelt will hold a Public Hearing to consider Rezoning Application 3360-2023-04 (1785 Tyson Road). In accordance with the Local Government Act this public hearing will be held in a hybrid format, both in person and electronically.

WHAT'S PROPOSED

An increase in the allowable agritourism accommodation units from three to ten.

Plus altering the zoning regulation to allow units outside the single detached dwelling. It proposes three geodesic domes, two A-frame cabins, and five tent/recreational vehicle (RV) sites. Operation is only allowed in three out of four seasons.

The proposal is aligned with the provincial Agricultural Land Reserve (ALR) regulations that allow up to ten units in a variety of configurations without requiring a non-farm use application.

AFFECTED LANDS

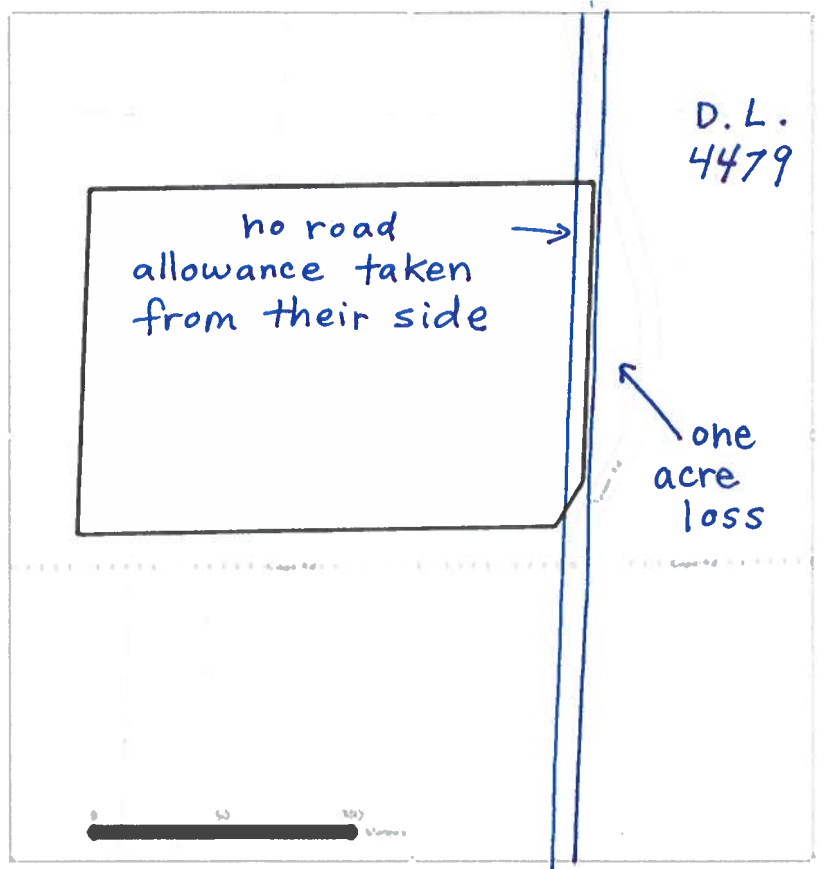
1785 Tyson Road

Lot 2, District Lot 3555, Plan VAP14939

PID 007-781-130

BYLAWS

Zoning Amendment Bylaw No. 580-9, 2023



Thursday, November 14, 2024 AT 6 P.M.

For instructions on how to participate in the meeting go to: sechelt.ca/meetings

The proposed amendments and associated documents may be viewed on the District's website at: sechelt.ca. Alternatively, an appointment can be made with staff regarding the proposal.

From: [REDACTED]
To: [Planning](#)
Subject: Rezoning 1785 Tyson Rd Wilson Creek
Date: Tuesday, November 12, 2024 4:22:54 PM

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RE: Rezoning Application for 1785 Tyson Road, Wilson Creek

Not all ALR parcels are created equal.

For a decade, Tyson Road and Rocky Road were our cherished home. Upon our arrival in September, we wasted no time in planting our garlic. As we ventured into the overgrown field we intended to transform into a garden, my gardening companion thrust her fork into the soil. To our amazement, it effortlessly sank 12 inches, revealing dark, fertile soil devoid of rocks. We were astounded - such quality soil on the Sunshine Coast seemed surreal!

The Wilson Creek alluvial plain boasts the largest and finest agricultural acreage on the Lower Coast, formed over millennia. The significance of alluvial soils cannot be overstated, as they are vital for sustaining agriculture and food production. These soils, deposited by rivers and streams, are abundant in minerals and organic matter, rendering them highly productive for cultivating crops. Their excellent water retention and drainage properties are crucial for plant growth. Overall, the fertility and productivity of alluvial soils make them indispensable for sustaining agriculture and ensuring a stable food supply. Furthermore, they play a pivotal role in preserving ecosystem health and supporting biodiversity.

This is why nearly every resident in the area (Tyson, Rocky, and Blower) has been involved in genuine farming, some for generations. It's the reason this land was included in the Agricultural Land Reserve (ALR) and why it must be safeguarded. While there are properties already zoned for campsites and other

tourist industry uses, this fertile land is irreplaceable. Although receptive to the possibility of rezoning when the benefits to the local community and environment outweigh the costs, it is crucial to approach such decisions with careful consideration due to the lasting precedents they set.

This application should be denied.

Sincerely,

Rebecca Turner
1084 Orange Rd
Roberts Creek

November 11, 2024

To whom it may concern;

I am writing this letter in order to wholeheartedly support the Akasha Farm Retreat's rezoning application. I have multiple reasons for doing so;

1. Their vision does much holistically to create a connection with our planet, our food and our community. They are genuine and wholesome in their approach, and this is to be applauded.
2. They are clearly attempting to ensure that they don't affect their neighbours in a negative fashion, and have been thoughtful and considerate.
3. Critically, they invested in this project prior to the zoning bylaw changes. Our municipal government created zoning bylaws for a good reason, but if they are punitive in nature, especially when the investment started before the zoning change then each case must be fairly considered for variance or we lose trust in our governance.
4. Every small business owner that I know on the Sunshine Coast (and I know many) is 25-30% down on last year, resulting in them creating zero profit, or losing money. For many of these businesses the lack of tourism is THE key factor. This lack is a result of the changes in short term rentals, the huge press we got in Vancouver which made it seem like there no longer actually were any short term rentals at all, the economy, and / or some combination of the above. I know of three substantial tourism based businesses in Sechelt who are close to going out of business, and these would all be of substantial impact to our community's vibrancy and appeal. This should be a core issue for our council.

The bottom line is that all small businesses run by energetic entrepreneurs have faced incredible challenges in the past 5 years. There has not been a "normal" operating environment for them in this entire period. If our local government doesn't pave the way for these businesses to have support in thriving, then they simply won't survive, and that is bad for all of us.

If I can answer any questions or comment further please do not hesitate to reach out to me directly.

Scarlet Osborne
Co-Owner, El Segundo



Good Vibe Dining

UNIT 39 | 5755 COWRIE STREET
SECHelt | CANADA | BC | V0N 3A0

INFO@EAT.ELSEGUNDO.COM
EAT.ELSEGUNDO.COM

From: [Tracy Forster](#)
To: [Planning](#)
Subject: FW: Bylaw for 1785 Tyson Road
Date: Wednesday, November 13, 2024 8:55:02 AM
Attachments: [image001.png](#)

Kind regards,



Tracy Forster
Deputy Corporate Officer

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

I acknowledge with gratitude that I work on the unceded homelands of the shíshálh Nation

Be Calm. Be Kind. Be Coastal.

From: noreply@sechelt.ca <noreply@sechelt.ca> **On Behalf Of** Leigh Schumann
Sent: Tuesday, November 12, 2024 8:37 PM
To: Council <Council@sechelt.ca>
Subject: Bylaw for 1785 Tyson Road

To Sechelt Council, I have concerns with the statement on the public meeting sign and flyers distributed to neighbours saying that this application at 1785 Tyson Road meets ALR requirements. It does not. It meets only one requirement of many. The one requirement it does meet is that you're allowed up to 10 agri-tourism overnight accommodation units. But there are more requirements that are not met with this proposal. I have it in writing from the ALC that they have advised District staff that District approval on this project should not be issued unless the proposal complies with all of Sections 12 AND 33 of the ALR Use Regulation or the landowner must first seek ALC approval (which they have not done, according to the ALC as of last week). When you review section 33 of the government's ALR Use Regulations, you'll see clearly that the proposal does not meet the regulations. (Read ALR use regulations here: https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/30_2019) 33.2.b. The footprint of accommodations/parking/roadways/landscaping associated with the proposed agri-tourism operation will be vastly more than the 5% maximum outlined by the ALC. 33.2.d. Additionally, it is not a seasonal operation - these Airbnbs are active year round (simply checking the Airbnb listings that are live now reflects that). 12.1.c. Additionally, the ALC says that no new structures can be built for agritourism activities -- of which accommodation is a part. This is clearly what the proposal asks for: for A-frame

cabins, more geodesic domes, and gravel pads for tenting/rvs. My request is that the District heed the ALC's advice. Please postpone the public hearing until the landowner seeks the ALC's approval for this, since the proposal clearly exceeds the ALC's regulations for agri-tourism accommodations. If they receive approval from the ALC, then it makes sense to move to a public hearing. With gratitude, Leigh Schumann 604-910-4903 ----- Origin: <https://www.sechelt.ca/en/our-government/council.aspx> ----- This email was sent to you by Leigh Schumann [REDACTED] through <https://www.sechelt.ca>.

Moorestock Outfitters
PO Box 1966
Sechelt, BC
VON 3A0

November 12th, 2024

District of Sechelt
PO Box 129
Sechelt, BC
VON 3A0

LETTER OF SUPPORT

Dear Mayor and Council,

I am writing on behalf of Moorestock Outfitters, a local retail business that thrives on the tourism brought to our community. We are excited to express our support for the proposed expansion of Akasha Farm from three units to ten units.

As a small business who directly benefits from the influx of visitors who come to experience the unique offerings on the Sunshine Coast such as those provided by Akasha Farm, we have witnessed firsthand the positive impact their agritourism has on our local economy. The expansion will not only provide more opportunities for tourists to engage with sustainable farming, but also increase foot traffic and sales for small businesses like ours.

We feel the growth of Akasha Farms aligns well with our community's vision of promoting sustainable and responsible tourism. By expanding their capacity, we believe Akasha Farm will attract even more visitors, providing a significant boost to local businesses and enhancing the overall economic health of our area.

We are confident that this expansion will further solidify our region as a premier destination for agritourism, and we wholeheartedly support Akasha Farm in their endeavor.

Thank you for considering this initiative, which promises to bring substantial benefits to the entire community.

Sincerely,

Jessica Hemingway
Director
Moorestock Outfitters

From: [Evonne Strohwald](#)
To: [Planning; Council](#)
Subject: Akasha Farm Rezoning Request
Date: Wednesday, November 13, 2024 11:18:41 AM

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Hello Council and Planning department of Sechelt,

I am writing to you in support of the rezoning request of the Akasha Farm proposal.

The Sunshine Coast as a whole is lacking in interesting and competitive tourist destinations compared to the Okanagan and Vancouver Island.

While the Akasha Farm is direct competition with my glamping business in Roberts Creek, we need as a community to support these types of business that bring sustainable agritourism to the Coast.

Akasha Farm supports local businesses, provides environmental stewardship, sustainable land use, and biodiversity preservation.

It is in the best interests for our community as a whole to have the rezoning approved for the Akasha Farm.

Thank you for your time and consideration.

Evonne Strohwald
Moon Gate Farms
Roberts Creek, BC
[REDACTED]

From: [Lucinda Gray](#)
To: [Ian Holl](#)
Cc: [Planning: Tyler Gray](#)
Subject: An open response to some neighbor claims and written letters
Date: Wednesday, November 13, 2024 2:50:21 PM

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Dear Ian and Council

We want to ensure our neighbors get a direct response and reassurance from us and the District on the following points raised by them in their repeated letters regarding our proposal.

Please include these points, if you haven't already, in your report and submit this email to the public binder.

With thanks
Tyler and Lucinda

An open response to neighbor claims and written letters

Noise / disruption

To date, we have caused no noise disruption. The loudest noise disruption in our neighborhood is our direct adjacent neighbor's saw mill and historically the Rogue Fest, which typically ran for 3 days 11am-11pm every summer we have been here, until this year.

We can confirm that to our knowledge, no neighbor has ever come into contact with any of our guests. Our operation is very enclosed and private.

Bylaw Compliance

Ag1 was not in place when we started building and running our operations, which were inspected by the DoS prior to the start of operating. Agrotourism is our current successful business model, which we execute respectfully and holistically and in spite of the counter letters being directed at our proposal, not one concrete example has been given to the contrary.

There is a letter in the public binder written by ALC Regional Planner Martin Collins confirming approval by the ALC. Our proposal has been scrutinized and accepted by the DoS Planning Department (AG1 permits agrotourism accommodations), Building Control inspected, all the utility companies and is in line with the OCP on multiple fronts as outlined by Ian.

We have a lot of community and business support for it as well. Please refer to binder letters, and more are still to come.

Site coverage

Multiple mentions of site coverage have been made, claiming we go over the 5% site coverage allowance. Please refer to email from the ALC confirming conformity with site coverage requirements.

Impact on farmland

Quite the opposite is true. The area where the proposed units are located is at the back end of the farm and has never been farmed. In fact, we recovered this area from blackberry brambles and junk/ burn piles when we inherited the farm. It was totally overrun. Doing so has required a lot of investment in landscaping, beautifying and building retaining walls, planting trees and flower bushes.

We did in fact expand farming site coverage when we recovered the entire center portion of the farm land under the old chicken coop and turned it into a rotating potato and garlic field.

The soil was very good.

We in fact plan to extend the farming coverage even more, down into the abandoned orchard. And add sheep into our lower livestock field where the chickens are.

This all requires funding.

Re-zoning to leave the ALR?

We are not re-zoning to leave the ALR. The only reason we are allowed to conduct agritourism and agritourism accommodations is because we were conducting agritourism from the first year we owned the farm. In the form of children's farm education camps, raspberry u pick and tours.

Fear we will set a precedent of commercializing farms for non agricultural use

Again this doesn't compute, as the only way to unlock agritourism accommodations is to first have farm status, then secondarily do agritourism, then thirdly access agritourism accommodations. It only works in this order, with one unlocking the other. We did it in this order over several years. The ALC is the professional body preserving farmland and they have created these regulations with care and consideration and approved our project. We believe they are qualified to make this judgement.

'Gathering for an event' is not a matter up for discussion in this rezoning, which only pertains to agrotourism accommodations.

Parking and driveway access

Guests can use the committed Cope Road driveway. All parking is on the farm and has been included in site coverage.

Our farm stand has 4 off road parking spots. We have one space directly in front and another three directly behind.

Only one extra permanent unit

Again, we are changing our configurations from 4 to 5 units as two of our previous units are coming out of circulation due to allocation for farm worker accommodation and replacement of the tent. As stated in our presentation, the 5 tent sites will not be advertised on any accommodation sites, they are only intended to be used on an ad hoc basis.

We have asked for the extra unit but do not intend to build it straight away. It will be funding-dependent whether we build it at all.

Yours respectfully,

Tyler and Lucinda Gray

Akasha Farm

From: [Shannon Biel](#)
To: [Planning](#)
Cc: [Lucinda Gray](#); [Council](#)
Subject: Letter of Support for Tyler Gray / Akasha Farm
Date: Thursday, November 14, 2024 12:57:09 AM

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Recently, Lucinda and Tyler Gray referred their guests to my business, Driftwood Apothecary & Spa in Sechelt. The visitors were absolutely delighted at the experience they had at Akasha Farm and the subsequent massages they received on the final day of their holiday. I appreciate that the Grays are attracting tourists to the Sunshine Coast and giving a boost to our local economy year round when their guests do business with other small business owners like myself. I think that it's fantastic that they are providing a unique farm experience with eco friendly innovative domes as a more sustainable alternative to traditional accommodation options. I support their upcoming plans and hope that decisions are made in their favour.

Sincerely,
Shannon Biel

From: [Rosi Hunter](#)
To: [Planning](#)
Subject: 1785 Tyson Road Rezoning - comments for November 14th hearing
Date: Wednesday, November 13, 2024 10:20:08 PM

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Good evening,

I am writing in to express that I do not support the rezoning of 1785 Tyson Road to allow 10 agritourism accommodation units.

Due to the size of the property, the proposed units would obviously become the primary use of the land, which does not adhere to ALR parameters, on paper or in spirit. Adding this many units would almost double the seasonal population of Tyson Road, which has the potential to impact farming activity on neighbouring parcels. It is imperative that we protect the integrity of our local farmland for food sovereignty on the Sunshine Coast and to set a precedent for future rezoning applications.

In general, I support housing densification, bolstering the local tourism industry, and creating supplementary income for farmers. But this particular proposal is not the way I would like to see tourism or agriculture evolve due to the above noted issues.

Respectfully,

Rosi Hunter
1760 Blower Rd
Sechelt BC

From: [Jen Hatanaka](#)
To: [Planning](#)
Subject: 178 Tyson Rd - Public Hearing
Date: Wednesday, November 13, 2024 9:41:03 PM

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Re: Rezoning Application for 1785 Tyson Rd

Agri-tourism accommodation public hearing Nov 14, 2024.

To my neighbors, community, District of Sechelt Mayor and Councilors,

We bought acreage and the 100+ year old farmhouse on Blower Rd just over 2 years ago, we joke that we are idea farmers however the truth is we are working to build a legacy for our family here rooted in contributing positively to our community through food security, environmental sustainability and community belonging. We are just getting started working towards farm status and are already learning how challenging this path can be to balance both the integrity and intention of a small farm with economic vitality. As property prices have raised the decision to purchase acreage with the desire to farm it and add to your community is not lucrative by any means, the desire to do this comes from values and passion and hard work.

As you consider the application and proposal submitted by the Akasha Farm owners our hope is that you consider the balance of maintaining integrity for the agricultural land purpose while also supporting economic opportunity that is complimentary in nature.

In reviewing the proposal and having conversations with Lucinda regarding their proposal there are a couple of items we would like to have clarity on through the hearing:

- Intended use for Cope Rd. This roadway has been cleared however is not a suitable roadway, what is the intended use for the Cope Rd access to the 1785 Tyson property?
- Permanent structure setbacks from property lines, will there be attention to ensure existing dome structures comply with expected setbacks?
- Fire safety. Intention to comply with fire prohibition inclusive of wood burning spa facilities?
- Event parking. The proposal asks for additional 10 tents for summer month events however there is no indication of where event guest would park on the property.

In closing – this is a special neighbourhood to our entire sunshine coast community with agricultural value and property owners rolling up their sleeves to do the work, there is a balance to maintain to protect that intention while also enabling appropriate economic opportunity – we look forward to hearing from the Gray’s as well as others in the community.

Sincerely,

Jen and Sean Hatanaka

From: [Katie Clogg](#)
To: [Council](#)
Cc: [Planning](#)
Subject: Letter of Support for Akasha Farm
Date: Wednesday, November 13, 2024 6:56:43 PM

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Dear Mayor and Council,

I am writing in support of Akasha Farm at tomorrow's Public Hearing.

Tyler and Lucinda Gray's passion and vision for a community-centered, sustainable agrotourism business is precisely what Sechelt, and especially Wilson Creek, needs. As a 37-year-old resident of Davis Bay, I can speak for myself and friends who see a strong need in Sechelt for events, experiences, and culinary opportunities that foster a true sense of community. Tyler and Lucinda's farm is exactly the type of business we want here.

Tyler, a lifelong Sunshine Coast resident, and his family invested in this land in 2019 to pursue their dream. Their agrotourism accommodation is a peaceful and relaxing retreat, thoughtfully managed with monitored guidelines. Akasha Farm provides much-needed, affordable tourism accommodations in Wilson Creek, benefiting local businesses and the broader community.

Zoning Bylaw 580 was enacted swiftly, over the summer months just before the election, and resulted in an unintended consequence on this local family. I am writing in support of a measure to grandfather Akasha Farm's ALR rights to offer agrotourism accommodations on their land.

Warmly,

Katie

--

Katie Clogg

Writing to you from Sechelt (ch'atlich)

Director, Davis Bay - Wilson Creek - Selma Park Community Association



Nov. 12, 2024

To the Sechelt Planning Department and Mayor and Council,

We would like to make an updated submission regarding the application for zoning change for 1785 Tyson Road, to replace our original submission of January 16, 2024 in response to new amendments to the original plan and new information. Please replace our original correspondence with this email.

We live at 1743 Tyson, the property immediately to the south of 1785 Tyson. We operate an organic and regenerative, food bank dedicated farm that has provided for the Sechelt Food Bank the last 7 years, and are its biggest supplier of produce, all donated. We will have brought in approximately 6.5 tons of mixed produce by Xmas this year alone and expect to provide even more next year and for many to come. We employ 2 to 3 people throughout the growing season and are committed to local employment, a living wage and local food security, while improving the ecological sustainability of food production on the Sunshine Coast.

We have objections to the proposed zoning variance for 1785 Tyson

Use and conservation of ALR lands

We understand the purpose of agri-tourism is to provide real farmers with the opportunity to earn extra money in an industry that is tough to survive in, given the cost of inputs, the ongoing water shortages, invasive species, and climate change in general. We also recognize that food insecurity is growing globally, as well as regionally and locally. Food bank visits were up 30% last year alone across the country and it was no different here. Prices for foods are expected to continue to climb and for scarcity to increase as climate change creates ever more challenges in food production. We can look at this last year in BC for examples in the almost total loss of the Okanagan stone fruit and grape crops from an extreme frost, and the large sell-offs of BC cattle last year and this as drought conditions stunted pastures and hayfields. One could argue that given the growing challenges, that we need more farmland conserved, not less as the Akasha proposal results in, because we are getting less from our BC farmland now.

The Global Commission on the Economics of Water just published a report stating more than half the world's food production will be at risk of failure within the next 25 years as a rapidly developing water crisis grips the planet. The Wilson Creek watershed is already heavily damaged from excessive upstream logging and development throughout, and combined with escalating climate change now experiences extremes in both high flows (flooding) and low flows (drought) that threatens to undermine our farming valleys future and resilience. I've had verbal confirmation of this damage and dynamic by one of the leading hydrologists in the Province, UBC professor in the Dept. of Forestry, Dr. Younes Alila, who has driven and walked this watershed with me. I'll be providing vested interests a professional report on such in the future. Should the District be allowing for more development of ALR farmland in a watershed that is already struggling but still has some ecological integrity and water security from Wilson Creek even though it is declining? Is this zoning proposal not further development creep? If we are serious about basic food and water security for the challenging future that is coming fast, we should be prohibiting further development in critical watersheds where prime farmland still exists. This watershed needs rehabilitation, not more development and density.

Moreover, the amount of ALR lands have declined in BC since their inception in the early 70s, even as our population has increased due to nibbling away for development and urbanization. Given we only produce 5% of the food we need on the Sunshine Coast, and the increasingly precarious nature of our globalized food system, we need to preserve what we have here, especially the Coasts very limited supply of low elevation fertile farmland areas like this, which the Gray property is directly in the middle of. We are trending in the wrong direction.

The proposal is at odds with the intent of AG-1 Zoning Bylaw 580

In the application, it's stated that AG-1 zoning emphasizes "primacy of agriculture" with the "intent to reduce the pressure for non-farm/residential uses of farmland." It also states that "OCP policies, support agri-tourism and agri-tourism accommodation as ancillary to agricultural use." A zoning amendment would turn all of that on its head. If this development is allowed, the primary purpose of the property will be tourism, and it won't be secondary/ancillary to farming. The already limited "farming" that occurs at Akasha, will primarily be a prop for the tourists as the Akasha operation has always been low productivity under the Gray's ownership.

It seems that in addition to the existing 2 homes, as well as an illegal tiny home, having 5 semi-permanent dwellings in the form of 3 geodesic domes, 2 A-frame cabins and 5 tent/RV sites with the various spa infrastructures, roading and parking on this

property, far exceeds the spirit and parameters of agri-tourism. It would certainly violate the ALR regulation stating “the total developed area for structures, landscaping and access for the accommodations be less than 5% of any parcel.” Planner Ian Holl in his Dec. 20, 2023 Request for Decision to the DoS, is incorrect in stating that it does meet this basic ALR requirement. It may be that the amount of development the 4 current AirBnB's and supporting infrastructure on the property, already surpasses that 5% ALR limit and many of us don't understand how that was ever allowed or by who. There is no accurate accounting in the Gray application for the amount of farmland that is currently and would ultimately be utilized, but we believe this proposal would not come close to meeting that 5% maximum and may have already exceeded that ALR development parameter.

If there are large events, extensive parking would be needed onsite as well. This is not a large acreage, it is a relatively small 6.4 acres with a significant number of structures on it already and Wilson creek and riparian area on 2 sides that can't be developed.

This proposal would turn good farmland into a small resort, with a campground/RV park - a permanent loss. It undermines the intent of the Ag-1 zoning and violates the ALR regulations in it's size and scope

Additional issues with the Gray zoning proposal

The Grays very polished but spin heavy rezoning proposal, asserts that the properties around them are either residential ALR or hobby farms with the exception of the Clarke farm, as to infer this isn't a real farming community being impacted. We take issue with that given the significant amounts our farm produces, living wage jobs provided, the basic critical community needs we address, our intention to expand further and try to keep it going even when we are dead and gone. The outdated google maps submitted do not show the current scale of our operations which have grown larger every one of the last 7 years. Additionally, the neighbouring Blackberry Farm is running a viable seed production and retail business and are trying to expand it, a real benefit to local food security. The Gray property is more in keeping with a small hobby farm. They state they do not “want to turn our (their) farm into a hotel or resort,” yet a small resort is what it would primarily be.

In the Gray's rezoning proposal it is asserted that other properties have a “variety of accessory dwelling units, many likely un-permitted, used for additional rental income,” and that it is the majority of properties. If true, then the solution should not be further densification in the area. We understand the Gray property itself has an illegal, un-

permitted tiny home and began work on a yoga studio, without permits that the district halted work on, so it's a hypocritical approach.

The Gray's proposal states they have a "track record of zero complaints," which is wholly untrue. Every immediate neighbor old and new has approached the Grays personally about a variety of issues since they moved in - fire danger of a wood burning outdoor hot tub utilized during burning restricted periods, danger trees, client parking and child pickup on road, and longstanding issues with an unrestrained and untrained dog. All were met with hostility, lack of redress or accommodation. A smaller number of neighbors went on to file repeated formal complaints with bylaw enforcement and the local conservation officer for the Grays years of unwillingness to contain their dog. They argued it needed to be allowed to run freely onto surrounding farms any hour (always barking) in order to chase off coyotes and bobcats that were killing their chickens, without properly safeguarding those chickens by keeping them in the fenced poultry pastures they already had. Every neighbor was impacted and it was an ongoing community stressor. In the many dozens of times we witnessed their dog on our farm, we only ever saw it chase deer on three occasions, a bear, and a snake, all of which were reported. We were told by the Grays that if we wouldn't allow their dog free reign, that they would have to shoot the predators instead. This is a no shooting area so that became yet another struggle. That 3 year-long dog problem was only fully rectified a few months ago and conveniently in time for this hearing. I question how neighbors that have fostered a contentious relationship with all those around them, will deal with issues that arise from further development of their property that **not a single neighbour supports as of Nov. 2024.**

Their rezoning application states they practice regenerative agriculture, a central tenant of which is farming in harmony with nature and what I subscribe to. It also incorporates protection of water resources and biodiversity, and fostering ecological balance. Their stated intention to resolve wildlife conflicts with killing problem wildlife is the antithesis of such. Moreover, Tyler Gray harvested at least ten trees (his count) illegally within the Wilson Creek riparian zone, not allowed under the fisheries act as downed trees slow flows, create pools and fish habitat and provide nutrients to aquatic life. The trees were leaning into or had fallen into the creek after the 2021 atmospheric river, which he then harvested because he didn't like the way it looked. They have not proven themselves good stewards of the land or the creek. See photos below.

Noise from special events and quality of life

We bought our property 24 years ago in a quiet agricultural area, in part because we understood ALR land was protected and would never be developed. We didn't

anticipate that we would be across the road from an annual but now defunct music festival (Rogue Fest), and maybe now next to a venue for weddings and other large events. We would be unhappy with more loud entertainment and big events going on throughout the summer and shoulder seasons. The Gray's application mentions that the neighbors are far removed from their property – our home is 115m from the Gray's home. Other neighbors are slightly further away, but have direct line of sight and sound across their fields into the Gray's field, easily within range of loud events.

Their application also erroneously states their property is heavily treed on 4 sides implying it's a sound buffer. It is not, at least not on the Gray's property who have cleared more land of trees for development and didn't have a lot when they bought it. The noise from their dog and previous summer camp has already been noticeable, we don't relish yet more noisy events.

Excess traffic on Tyson

In the spring, before the DoS gets around to dust suppression on the road, and intermittently throughout the growing season as the limited dust suppression dissipates, we and our farmhands are exposed to unhealthy levels of dust blowing off of Tyson when vehicles go by. It is so bad some days that we are forced to wear a dusk mask when we are outside working though we maintain native hedgerows. With the approval of this application, there will be increased traffic on this short, dead end dirt road, which will only exacerbate the dust issue as well as the chronic potholes. See photo below.

In conclusion, we request the zoning variance be denied for the above reasons.

Thank you for your consideration

John Davies
Laurie Bloom
That Bloomin Farm
1743 Tyson Rd, Wilson Creek



Dust from vehicle on Tyson before it drifts over into our fields.



Trees illegally removed from Wilson Cr. and riparian zone on Gray's farm 2021



Some of the remaining stumps from illegal harvesting in Wilson Cr and riparian zone on Gray property 2021

From: Kim Scarrow [REDACTED]
Sent: Wednesday, November 13, 2024 4:51 PM
To: Planning <Planning@Sechelt.ca>; Council <Council@sechelt.ca>
Subject: Expressing support for Tyler and Lucinda Gray's zoning relaxation efforts for their property

To whom it may concern,

I am writing to express support and confidence in Tyler and Lucinda Gray's proposed use of their property. I operate a local cidery (Banditry Cider) and we are heavily reliant on visitors being able to access accommodations over the summer months. Projects like this would greatly alleviate the stress of accommodation uncertainty for tourists, and also would allow the coast to further develop as a destination for unique outdoor experiences. We are very much in favour of agrotourism operations, especially with the calibre the lucinda and Tyler will bring to the table. As a personal friend, I can vouch for their character, and their desire to maintain a calm and serene environment. On a practical level, I believe that ALR land on the Sunshine Coast is vastly underutilized, and if there is an adjacent income generating operation that will support the further actual use of the farm AS a farm, that can only be a good thing.

Thanks for hearing me out. Kim.



Kim Scarrow / Director -
Operationskim@banditrycider.com / (778) 855-5064
Banditry Cider
538 Pratt Road, Gibsons BC
www.banditrycider.com

From: [Heather Greenway](#)
To: [Planning](#)
Cc: [Council](#)
Subject: Akasha Farms
Date: Thursday, November 14, 2024 10:19:29 AM

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Greetings,

This is a letter of support for Akasha farms, the work they do, and their Geo dome project.

I highly value their efforts to balance education, and reasonable resource use. Their endeavours give back to the community through local food and education. I believe our world has become disconnected from the land, and offering people a way to learn basic skills, and see it in action is incredibly valuable. It would allow those who have similar interests to first experience the what it takes to run such an operation, and make informed choices.

I believe that with Akasha, following proper protocol and channels, speaks highly to their integrity as people and as business operators and land stewards. Akasha is an encapsulation of life on the coast, and the life that so many of us yearn to return to. I believe that any visitors would be respectful, quiet, and grateful, far from disruptive. As an individual who lives with a disability of heightened sound sensitivity (Hyperacusis) and who absolutely requires on peace and quiet in my living environment, I would not hesitate to be their neighbour.

They are a skilled and passionate family with track record to support their success. I see their endeavour as one that is engaged and rooted in creating greater sustainable good for our special Coastal community.

Thank you for your time and consideration,

Heather Greenway

From: [Jennifer](#)
To: [Planning](#); [Council](#)
Subject: In support of Akasha Farms rezoning application
Date: Thursday, November 14, 2024 10:29:27 AM

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Hello,

My name is Jennifer Kesic. I have been a resident of Sunshine Coast for 21 years. I am an owner of 5 acres in Roberts Creek and a small business owner in health and wellness. In addition, I work for the SCRD in recreation and also work for Home Health Care as a care aide. I am a single mom to a 12 year old girl.

Why did I start my letter like that? Because I know what it is like to have an acreage while being a parent, a mortgage, rising taxes, big bills for the cost of living and limited time and resources to manage everything.

Life is getting continually difficult for the middle aged and younger generations to manage. We need hope, we need to see the light in the future for ourselves and for our children to hold on to the good ways of tending land and teaching our children about true wellness of being if they are to thrive in their lives.

Akasha Farms stands for that vision and have helped so many families and visitors to the Sunshine Coast connect into the goodness that this beautiful place can offer. Inspirations abound. The neighbours who have voice concern are mostly older and have their retirements likely settled and don't want change, which I can understand. They have worked hard all their lives to get where they are. But things were different for them, different challenges. Now, I don't even have to explain in detail what young families face to make it and thrive.

I personally know the Grey's and their children. They are loving people who are dedicated to helping community thrive. They have certainly helped me by mediating a feud I had with my neighbours that was heartbreaking and very stressful for years. Tyler and Lucinda created a bridge for healing to happen, and now, after 5 years of horrible relations, the air is clear and I am even very close friends with my neighbour. I directly thank Tyler for the men's work he does in the community to have inspired my neighbour to be vulnerable and apologise for everything that transpired between his elderly parents and myself. again, an example of the older generation not having the tools not desire for this kind of true community work.

Please, hear the voices of the small.. to balance and hopefully outweigh the voices of the loud and upset for reasons that can be bridged if they were truly willing.

Bless you for the hard and focused work you do every day to keep Sechelt going.

Sincerely,
Jennifer Kesic

1155 Firburn Rd
Roberts Creek BC
V0N 2W5



www.fullcirclewellness.ca

From: [Margaret Marchioli](#)
To: [Planning](#)
Subject: Akasha Farms Support
Date: Thursday, November 14, 2024 10:46:58 AM

Caution! This message was sent from outside your organization.

I am writing this note in favour of Akasha Farms Agrotourism request.

Agrotourism is huge in Europe where governments support farmers, land conservation and biodiversity. It also helps to preserve customs and culture.

I believe it important that we support this venture and allow our farmers to make an income while preserving our land.

Margaret Marchioli



November 14, 2024

To whom it may concern,

I am writing this letter to express my support for Akasha Farm Retreat rezoning application. There are several reasons that it should be approved.

It is a farm that produces food. Small scale farming is a vital part of our community and helps maintain our food security. It also maintains food diversity by growing Heirloom varieties rather than mass produced product.

Akasha Farm is offering an opportunity for families from the city to see and experience where food comes from. This is especially important as children in the city are becoming more and more removed from nature and how food is produced.

Most of all the difficulty of making a living on small farms has forced farmers to pivot and find other sources of income to survive. Akasha Farm Retreat seems like a great way to maintain farming and make a living. Approving this application should not require much discussion.

Should you have any further questions please do not hesitate to contact me.

Sincerely,

A solid black rectangular box redacting the signature of the sender.

Lars Jorgensen

From: [Seanna Hayes](#)
To: [Planning](#)
Subject: Akasha Farm Rezoning
Date: Thursday, November 14, 2024 10:58:19 AM

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Hi there,

I fully support what Akasha Farm is doing for our community in Wilson Creek, Sechelt, BC.

Our needs and lifestyles are ever evolving as a community and society, and its vital that our systems and laws evolve with us too. Life is about evolution, and if you arent changing and growing, you arent evolving and living. Staying stuck in the past of how things used to be is a great way to stunt the growth of our children's needs and future for the next generations.

Akasha Farms is a bright Leader in their field of specialty and can lead the way for our community to grow prosperously into the future.

Please support them in their proposal.

Thank-you,

-Seanna Hayes

To: Mayor and Council, District of Sechelt

From: Randal Helten, President, Wilson Creek Blackberry Farms Ltd. (1730 Blower Road)

Date: 14-Nov-2024

Re: 1785 Tyson, Bylaw No. 580-09, 2023 (Public Hearing 14-Nov-2024)

Dear Mayor and Council,

I am writing on behalf of Wilson Creek Blackberry Farms Ltd., immediately southwest of the subject site. Our property spans between Blower and Tyson Roads on the east and west sides of our property. Our northern perimeter runs along 700 feet second "driveway" on "Cope Road" that was built earlier this year by the applicant on ("Cope Road" is really a dead-end District right of way for utility poles, ending at a cliff that is collapsing into ts'ukw'um, a.k.a Wilson Creek). We've been here for 36 years.

As evidenced by many letters the applicants have solicited from friends and clients in support, **it would be hard to argue against agri-tourism, and that is not my intention.** With clear and specific conditions, the concept of agri-tourism is supported by the District of Sechelt and Agricultural Land Commission, as agri-tourism obviously has many economic and social benefits for a community as long as it does not undermine the primacy of agricultural production.

I am writing, though, to encourage Mayor and Council to ensure that a proper process and consideration is adhered to in reaching a decision.

In the context of legislation, bylaws, and regulations, did you receive a complete, accurate and truthful application, with adequate information to make an informed decision? Have District staff performed due diligence in the information presented to Mayor Council? If yes, great. If not, there could be problems in approving this application.

On the surface the only official request from the applicant is to increase to ten agritourism accommodation units from the three permitted in the AG1 zone, but I believe several factors noted below should be considered in a decision. Many pages of the application documents are taken up with screenshots of happy Airbnb customers and letters from businesses, but from my reading, the application lacks crucial information for a policy decision, as listed below. In fact, some aspects seem to be clear violations of policy. If I were an elected official, I would like to see enough information provided proactively by the applicant to make a sound decision.

For context, this is not a one-off decision. Many others with ALR land in the District may be interested in applications like this one in the future. How Council processes this application is very important as a precedent in the District. Whatever you do here will be closely observed and lead to expectations for fair and equal treatment of AG1-zoned properties. If we are to promote agri-tourism, I believe everyone would desire it to be done wisely.

I am assuming you need to be basing your decision on Zoning Bylaw No. 580, 2022 (the latest version being 580-17, 2024), does not even seem to be clearly stated in the public hearing documents. The Zoning Bylaw is still rather new, so the first variance sought needs a good level of scrutiny. The application should clearly show how it complies with regulations.

Each case of variance from the zoning should be location-specific -- depending on the actual site, surroundings, constraints, and local community context. I would expect Council to be looking for adequate information. Below are some aspects that merit more attention:

1. Compliance with zoning, regulations, legislation
2. Traffic safety, vehicle access, parking
3. Ecosystem context
4. Water supply and wastewater
5. Solid waste management
6. Fire detection and risk mitigation
7. Good neighbours plan

In fact, the application provided little nothing on the above topics. Each is covered in more detail below. Based on what the applicant has provided, I think an objective person could only conclude that this application is incomplete and has not earned a variance from AG-1.

1. Compliance with zoning, regulations, legislation

Does the applicant currently comply with zoning, regulations and legislation? It's not clear from the Public Hearing documents.

Does the applicant have approvals and permits for existing structures and business activities? There is no clear indication of this in the application documents.

Regarding the District of Sechelt AG-1 zoning, please refer to this excerpt:

Farm Residential Footprint Requirements

1.10.9 The farm Residential footprint requirements shall apply to all lots within an Agriculture zone and any other zone within the Agricultural Land Reserve.

*1.10.10 On all lots within the AG1 Zone, the **Single-Detached Dwelling, Detached Accessory Dwelling Unit, Home Business, Gathering for an Event, and all accessory Residential facilities must be located within the farm Residential footprint area.***

*1.10.11 Non-Agricultural or non-farm use is **prohibited outside the farm Residential footprint.***

*1.10.12 **Only one driveway is permitted for the parcel and the farm Residential footprint.***

Problems with the application:

- Below is a copy of map received by Council in the Second Reading, as provided by the applicant in the Public Hearing Binder. Note that the **“farm Residential footprint” area has not been indicated on the map, and is not even mentioned in any part of the Public Hearing documents.** A number of unmarked structures appear in the aerial image. What are they? They have not been labelled. How can Mayor and Council determine whether or not the application is consistent with AG-1 zoning criteria? (An additional map submitted as new information, after Second Reading, is illegible and still fails to indicate the foot print, label all structures, and how the current and proposed layout complies with AG-1.)



Akasha Farm Map KEY / 1785 Tyson Road

1. This line shows the driveway access to our Glamping tents for Agri Tourism.
2. This is our Farm Stand where we sell the food we grow on our farm
3. This is our Chicken & Duck Coop & run
4. Garden beds for growing food
5. Garden beds for growing food
6. Barn, potting shed, tool shed
7. Raspberry canes, asparagus field, rhubarb & garden beds
8. Fruit Orchard
9. 3 Agri Tourism Domes / year round
10. 7 Agri Tourism Tents / Summer months only to accommodate weddings & other farm events

- As mentioned in other correspondence to the Public Hearing (e.g., Davies and Bloom letter, 12-Nov-2024), there is no clear calculation or indication of how the application complies with the 5% coverage limit for agri-tourism.
- The map legend states: **“This line shows the access to our Glamping tents for Agri Tourism.”** Based on the submission documents, that would clearly and exclusively be from Tyson Road. However, in the Public Hearing package, the applicant in “Rezoning Application Checklist” states that **“We have two driveway accesses** onto our farm with an abundance of on-site parking.” Presumably the applicant is referring to access (1) via Tyson Road and (2) via Blower Road to Cope Road (Right of Way). A last-minute additional letter to the District from applicant (13-Nov-2024) states that **“Guests can use the committed Cope Road driveway.”**
- Zoning bylaw section 1.10.12 states that **only one driveway is permitted.**
 Problem: Besides parking not being indicated on the map and claims of adequate parking not being explained, **two driveway accesses would not be consistent with AG-1 zoning.**
 - In fact, the **application fails to mention that in early 2024, the applicant used heavy machinery to cut a 6 meter wide driveway 700 feet long on the right of way (Cope Road) from Blower Road through the tree-covered right of way to the southwest corner of the subject site, and has installed road base.** In addition, additional vegetation was cleared equivalent to several vehicle spaces on the Right of Way. The application documents do not include any mention of this work or the intention behind it. However, if the intention is to use this 700-foot driveway, the District of Sechelt should carefully examine the traffic safety implications (next section).
 - Another problem is that the applicant’s activities already appear from this image (zoom in to bottom left of aerial images) to have **cleared extra space and built a structure that encroaches onto the public Right of Way** (close-up below). Council should seek some clarification and explanation here. Was permission obtained to build on the Right of Way? Are any structures too close to or straddling the property line (violating required setbacks)? If so, should that not be clarified and rectified as part of Council’s consideration?



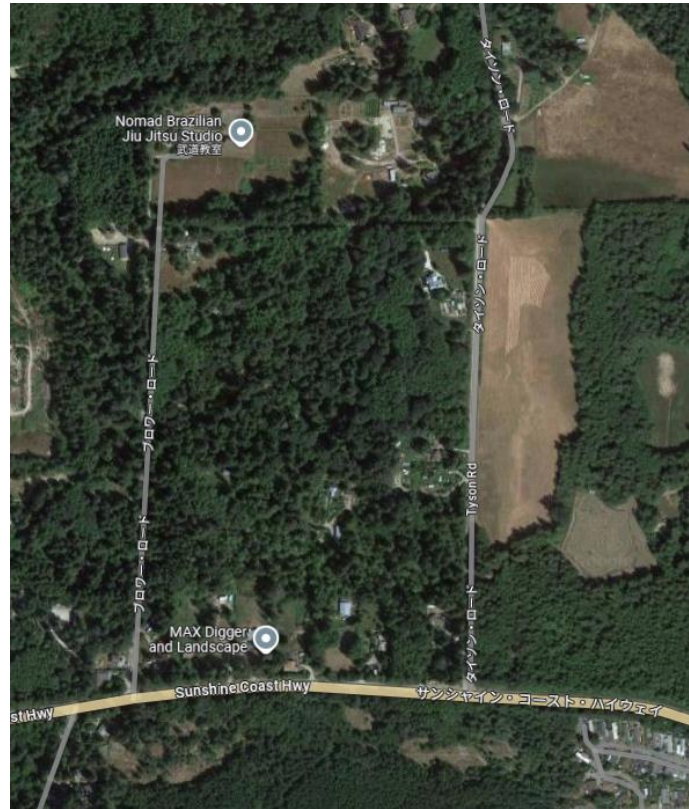
2. Traffic safety, vehicle access, parking

The applicant is requesting an increase to 10 accommodation units. Has the application indicated any consideration of traffic volumes, vehicle access and parking? Or related traffic safety issues? No.

The application requires the District to contact the Ministry of Transportation and Infrastructure. No related correspondence was included in the Public Hearing package. The October 16, 2024 Second Reading package fails to mention any response or approval from the Ministry. What is the situation?

Did the applicant provide enough information for the District and Ministry to consider traffic implications of the application? No.

The corner of Blower Road and Highway 101 is a blind corner, with limited visual access to oncoming traffic. It is also exactly in the speed transition zone on the highway. Vehicles travelling eastbound (toward Sechelt) are just slowing down from 80 to 60 km as they pass Blower Road. Vehicles travelling westbound (toward Roberts Creek) are climbing up the slope from Field Road, accelerating and following a left curve, not anticipating a vehicle that could be stopped on the single-lane highway to turn left onto Blower. The corner of Tyson Road can also be a challenge for a left turn across oncoming traffic in front, with tailing cars behind.



Has the applicant quantified the possible volume of traffic going to and from the subject site? No.

But traffic volume and safety should be part of the consideration by Council.

For example, just roughly, 10 accommodation units could mean ten groups per day. If that means ten vehicles, and if each party comes and goes just twice in a day, that's four vehicle passings per day per group, so **40 vehicle trips a day entering and exiting Highway 101, and thousands of occurrences a year**. On top of that, consider unquantified but additional traffic for day-trip spa services (up to 6 people per group, two or three sessions a day, with the evening session ending 9 p.m.).

On top of guest traffic what about **additional traffic of various types of vehicles for supplies, provisions, construction, maintenance, and staff**.

As for parking, the application package does not provide sufficient detail or mapping to indicate detailed consideration of parking requirements and arrangements.

In addition, as another letter to Council states, *"in the case of weddings and festival events, they could have up to 150 partiers, coming and going from the highway. Traffic control, and shuttle buses would be necessary."*

The applicant has indicated no consideration of such **traffic volume and safety factors**, not only for guests, but also for the general traffic on Highway 101.

For your information, here are **two maps of accidents along that stretch of highway**
<https://public.tableau.com/app/profile/icbc/viz/LowerMainlandCrashes/LMDashboard>

Summary - **Five years (2019 to 2023) of accidents, total of "casualty" (injury or fatality) plus "property damage."**

Wilson Creek culvert – 3 incidents

McCullough Road – 4 incidents

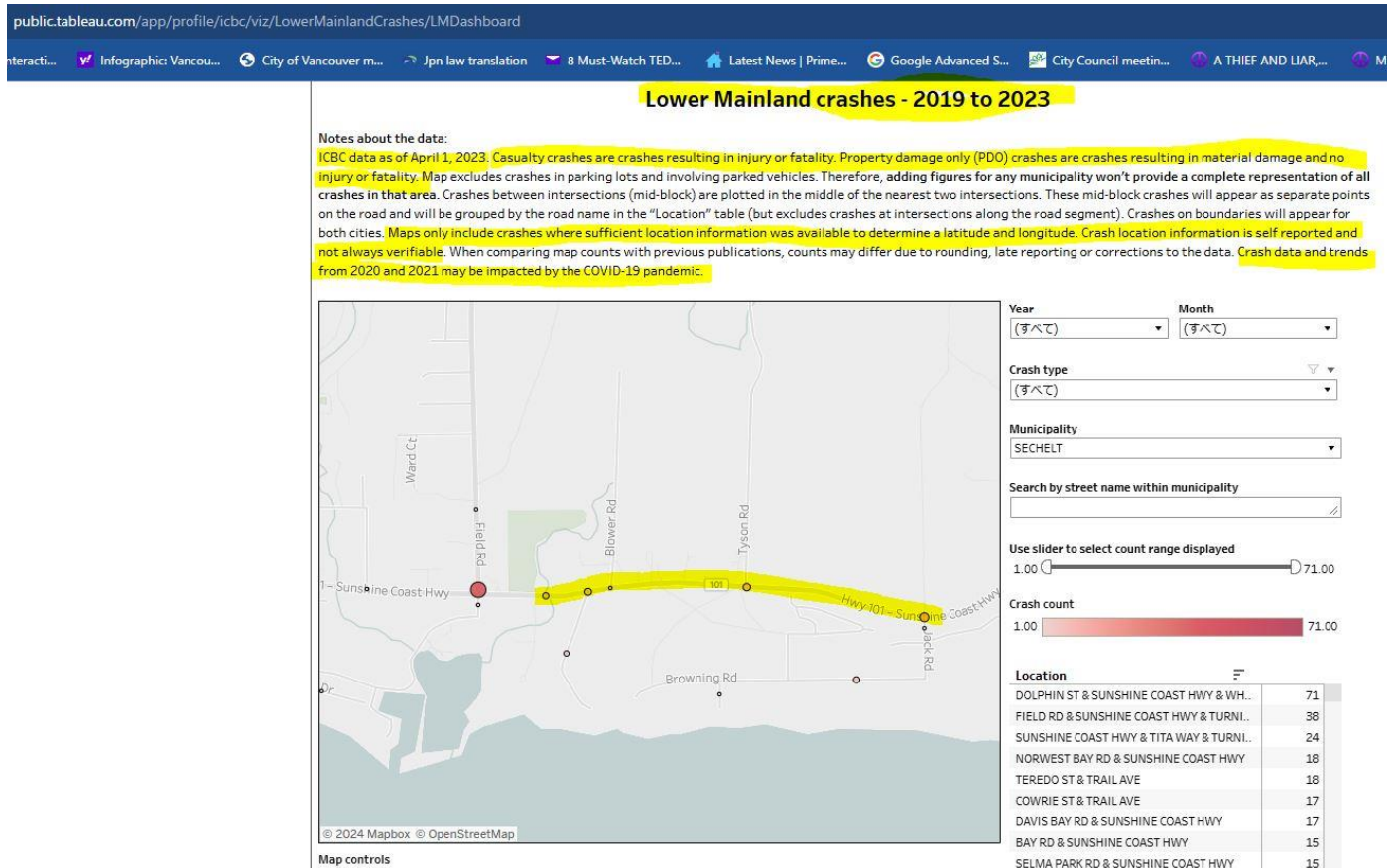
Blower Road – 1 incidents

Tyson Road – 5 incidents

Jack Road – 9 incidents

So not counting Field Road, that's 22 crashes in five years along the yellow highlighted stretch.

(Field Road - 38)



And next, summary - **Five years (2019 to 2023) of accidents, total of "casualty" (injury or fatality) accidents only**

Wilson Creek culvert – 0 incidents

McCullough – 2 incidents

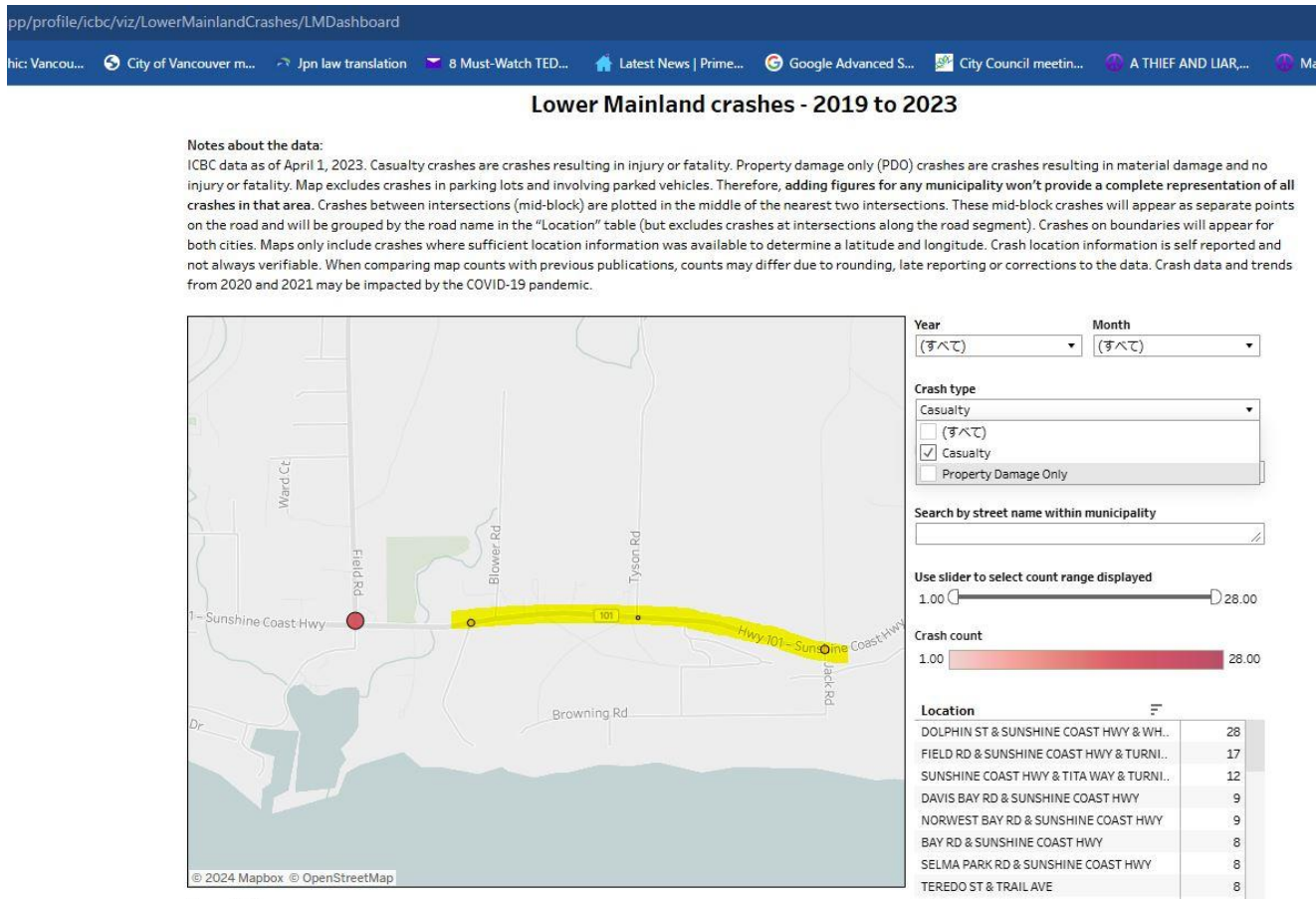
Blower – 0 incidents

Tyson – 1 incidents

Jack – 3 incidents

So not counting Field Road, that's 6 crashes involving injury or fatality in five years along the yellow highlighted stretch.

(Field Road - 17)



In conclusion, traffic volumes, safety, vehicle access, and parking should be considered by Council, and I believe that an opinion or comment from the Ministry of Transportation and Infrastructure should have been obtained, based on estimated volumes, and provided to Council with this application.

3. Ecosystem context

Besides listing Development Permit Area No. 2 (watercourse habitat and hazard) and Development Permit Area No. 5 (steep slopes) as affecting the subject property, not an extra word is stated regarding these hazards or the ecosystem context. One would expect a complete application to show an adequate awareness of these matters.

The application fails to mention that the subject property includes portions of sensitive areas along ts'ukw'um (Wilson Creek).

For context, below is an aerial map (Google).



For reference, here is the map provided by the applicant.



Akasha Farm Map KEY / 1785 Tyson Road

1. This line shows the driveway access to our Glamping tents for Agri Tourism.
2. This is our Farm Stand where we sell the food we grow on our farm
3. This is our Chicken & Duck Coop & run
4. Garden beds for growing food
5. Garden beds for growing food
6. Barn, potting shed, tool shed
7. Raspberry canes, asparagus field, rhubarb & garden beds
8. Fruit Orchard
9. 3 Agri Tourism Domes / year round
10. 7 Agri Tourism Tents / Summer months only to accommodate weddings & other farm events

Now, below is a map of the subject site from the District of Sechelt, with two layers added. I think Council would be wise to have requested a properly labelled overlay map of the application showing existing and proposed structures and activities on top of this map.

Yellow shading is the **Watercourse Hazard Zone**, while hashed lines are the **Watercourse Habitat Zone**.



Unfortunately, the applicant has not articulated any awareness of these sensitive zones, and in fact, the applicant already appears to have activities encroaching or verging on the Watercourse Hazard Zone, and verging on the Watercourse Habitat Zone. No mention is made of these zones in the application. What seems to be the primary dwelling actually appears to be encroaching on both of the sensitive zones.

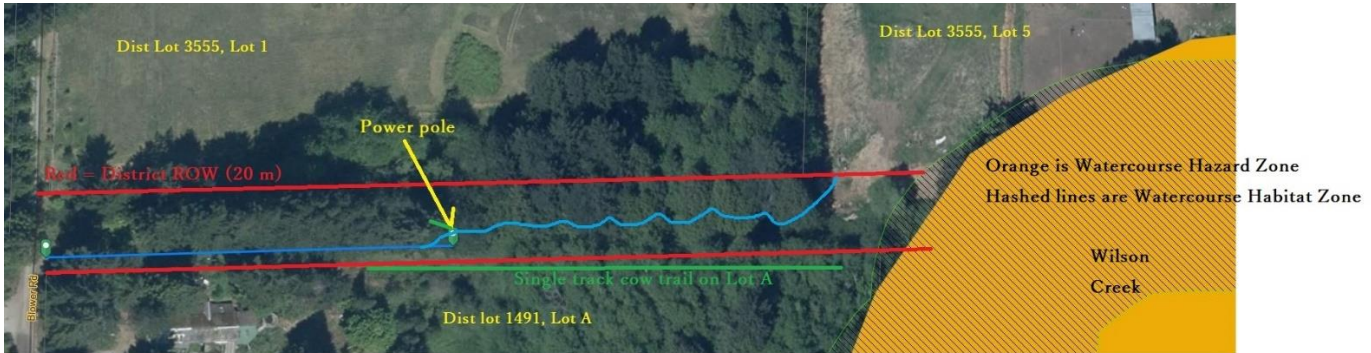
To merit any variance from the AG-1 zoning, one would expect an applicant to have good knowledge of such zones on the subject property, and earn extra points for actually having habit protection plans.

ts'ukw'um (Wilson Creek) is a sensitive, salmon-bearing stream. One would expect some mention of plans to ensure no damage occurs to this stream. The application makes no mention of this matter.

The watercourse along Wilson Creek and Right of Way toward Blower Road are also valuable wildlife corridors, for bear, elk, and many other animals. No mention is made of this. Does the applicant have a Bear Safe strategy to avoid attractants (food and compost, etc.) and to avoid human impacts on wildlife?

While we consider the Watercourse Hazard Zone, this map shows that the **driveway constructed by the applicant in early 2024 on the Right of Way comes very close to the Watercourse Hazard Zone, which we have observed over the past 36 years to be collapsing westward at about 1 to 2 feet per year.** In fact, the new driveway appears to come within about 30 feet of the cliff edge.

If the applicant does in fact intend to route some or all vehicle traffic over to Blower and Cope instead of Tyson, what are the implications of having dozens of vehicles passing so close to the hazard zone every day. Especially if up to five RVs are part of that traffic.



- Red lines indicate 20 m wide District ROW
- Blue line indicates possible driveway close to southern edge within District ROW
- But the driveway would have to divert north before the power pole
- Eastward from power pole, must go through forest area, including trees of 24/36/48 inches at breast height

- Dist Lot 3555, Lot 2
- Appears to be encroaching on District ROW already
 - Activities already within Watercourse Habitat Zone
 - Activities touching on Watercourse Hazard Zone
 - Hazard zone line appears to be collapsing westward at about 1 to 2 feet per year average

4. Water supply and wastewater

The application does not make any mention of the water source to supply up to ten agri-tourism accommodation units, a spa with two groups per day, cold plunging, not to mention weddings. What is the intended water source? The application does not make it clear.

If there are 10 accommodation units at 4 persons each, at 100 liters per person per day, that's 40,000 liters per day. Is it intended to come from municipal water source? Or from groundwater? Unclear.

The Sunshine Coast has suffered severe droughts in recent years, and they are likely to continue. Water restrictions have been imposed.

A letter from the District included in the package does confirm that water service is available. But a reasonable application should include some quantification and water management strategy.

Also missing from the application is any mention of how sewage and wastewater will be handled. One would expect a complete application to quantify the likely volumes of sewage and wastewater, and indicate how they will be handled.

Whatever is done, it must also not cause harm to the salmon-bearing creek. No mention is made.

5. Solid waste management

With 10 accommodation units plus events, there could be 50 to 150 people on the property at any time, which could produce a large volume of waste. It has not been quantified, and no strategies or plans have been indicated.

6. Fire detection and risk mitigation

With so many visitors, one would expect the fire risk to increase. There is no municipal fire hydrant in the area. What are the strategies for fire detection and risk mitigation, especially for a business promoting campsites. There have been strict fire bans in the summer for years. A reasonable application for variance to AG-1 should include some indication of awareness and strategies for fire safety. The applicant states that no smoking is permitted on the property. However individuals (workers?) from the property have been observed smoking on the public right of way.

7. Good neighbours plan

Another aspect of seeking Council approval for a variance of AG-1 zoning to allow up to ten agri-tourism accommodation units would be expected to include some mention of community relations. Most neighbours in the vicinity have written about negative experiences with the applicants already. The applicants have been difficult to communicate with, so an increase in traffic and activity on the site does not bode well for community relations.

Our experience with the applicants has been limited, but even that brief encounter could be described as unprovoked hostility and a sense of entitlement.

If others in the District seek variances to increase to 10 accommodation units for agri-tourism, it would be a good policy to develop good communications and relations with the neighbouring community. In fact, the District of Sechelt, if it wants to encourage business development through agri-tourism, may want to give preference to solid applications that demonstrate that the applicant has fairly considered impacts on the neighbouring community and fostered good relations, even with written policy or plans as part of an application.

If agri-tourism is to succeed on the Sunshine Coast, should ideally be in response to applications on a suitable site, in a suitable context, and with the support of the surrounding community.

Unfortunately, this case does not appear to meet those criteria.



To: District of Sechelt Council and Staff

**Re: Agri-tourism and Agri-tourism Accommodations, as they pertain to
Public Hearing Nov. 14, 2024 for a Zoning Amendment Request of land in AG1 & ALR
1785 Tyson Road, Sechelt, BC, Tyler and Lucinda Gray**

We have received several requests to provide a statement about this property's application for a bylaw amendment to permit 10 "agri-tourism" units. We work intimately in the world of food and agriculture, sit on provincial Communities Of Practice focused on food systems work, and have done extensive research, advocacy, connecting and education in the food and agriculture sectors locally and beyond, and the fact that this property is on protected farmland, makes this application of interest to us.

It is not within our purview to make judgment or subjective recommendations for any specific application, however, we noted some potential misunderstandings and incorrect information in the package from the District for this Public Hearing and in general about Agri-tourism, and felt it could be helpful to share our formal [Position Statement on Agri-tourism, Accommodations, and Airbnb](#).

We began authoring this statement in 2018 in response to the social trend toward the conversion of farmland to various lucrative forms of tourism. This movement has spread the misuse of the term "agri-tourism" and the pop-up of thousands of "instagram farms", with their primary business actually being weddings, tourism, festivals, retreats, and airbnbs on the marketable backdrop of miniature goats, chickens, and fields. It's a delicate balance, because agri-tourism as a supplement and secondary to agriculture is supported by the ALR and our organization, however, it must be just that - a supplement - not a conversion or replacement of the agricultural footprint on protected land, and not the primary activity or revenue for that land.

We hope that council will review the following information closely when considering this application. This application is only one of many that will be before us, in the absence of reasonable, sustainable bylaws on this issue. You have a very important decision on your desk that has far-reaching impacts. It can be found on the following five pages, and is also publicly available on our website here: www.onestraw.ca/agritourism

Thank you all for your good work on this issue, and for our communities.

On behalf of senior leadership and the governing body,

A handwritten signature in black ink, appearing to read "LW".

Laura Wilson, Chair
One Straw Society
Board of Directors



AGRI-TOURISM, ACCOMMODATIONS, & AIRBNB ON FARMLAND

Agri-tourism, Accommodations, & Airbnb on Farmland

By One Straw | Posted January 12, 2023 | In Position Statements



Introduction:

Agri-tourism and secondarily, accommodations for tourists and agri-tourism can play a positive role in supporting farm viability, fostering public engagement with agriculture, and can enrich a community culturally and financially.

However, farmland within the ALR is regulated and protected, keeping land price and property taxes low, which also makes farmland appealing and vulnerable to exploitation by those looking to build and operate much more lucrative endeavours. This risk has been exacerbated by the ease of social media promotion, record high land prices, and short-term rental crackdowns, revealing a loophole in labelling STR's on farmland "agri-tourism" to appear to meet ALR larger allowances for accommodations.

Retreat centres, luxury airbnbs, and event venues can net a year's farming income in just a few weeks or months, making the work involved in proposals, marketing, and "workarounds" to the regulations well worth the investment.

Building tourist accommodations on protected farmland and ALR land is not an option for addressing STR restrictions elsewhere. We examine the impacts of and best practices for tourist activities and accommodations on protected ALR land, recognizing farmland as a finite resource essential to the well-being and future of our communities, food systems, environmental health, and local economies.

Our position statement can be found at the end of this page.

1. Definitions

"ALR" refers to the Agricultural Land Reserve – farmland that is protected from development and subdivision for the purposes of food production and food security, and represents 5% of BC's land area.

"ALC" refers to the Agricultural Land Commission, an independent administrative tribunal in BC, responsible for overseeing the Agricultural Land Reserve (ALR).

"ALR Regulations" refer to the [Agricultural Land Reserve Use Regulations](#) created by the ALC to guide the use and protection of the ALR.

"STR" refers to short-term rentals of homes, condos, tents, RVs, and other structures, such as bed and breakfasts, airbnb, VRBO

3. Understanding the Difference

It's important to note the distinction between ALR-regulated "Tourist Accommodations", "Agri-tourism", "Agri-tourism Accommodations", and what most people call "Short-Term Rentals" or airbnbs. They are not interchangeable when considering regulations.

Events, Gatherings, and Accommodations on ALR land are regulated provincially. See ALR Regulations.

"Tourist Accommodations"

are permitted, only in the primary residence, using up to 4 bedrooms. If permitted in local zoning and bylaws, tourist accommodations may operate year-round.

* may be further regulated in local bylaws

Events/Gatherings

are considered "Non-Farm Use", Up to 10 events/gatherings are permitted per year, for up to 150 guests, for no more than 24 hours each (weddings, music shows, etc.)

* may not be regulated or restricted in local bylaws

Agri-tourism IS:

defined in the ALR Regulations, and are on-farm, agricultural activities open to the public whether a fee is charged or not. Examples include pumpkin patches; agricultural heritage exhibits; cart, sleigh and tractor rides; cattle drives; petting zoos; harvest festivals; and corn mazes.

* a right of ALR land holders and may not be restricted by local governments.

Agri-tourism is NOT:

- Airbnbs or any other short-term rental on ALR land
- retreats: yoga (not even goat yoga), wellness, corporate/business, fitness/health, spiritual, or meditation
- recreational or relaxation: "glamping", sauna, spa, massage
- any non-agricultural event (i.e. weddings, music, film, cultural events)
- farm product sales (retail outlet, farm stand, or otherwise)



This is not to say these activities or events may not occur on ALR land – simply that they are not "agri-tourism" by definition, and therefore, not relevant to nor eligible for agri-tourism accommodations.

Room for interpretation and/or misuse of the regulation: the definition of "tours" and "educational activities" are highly subjective. Local governments and food systems advocates should be mindful of both the value of tours and on-farm education, and the risk of abuse of these terms to exploit the regulations for other purposes.



Agri-tourism Accommodations ARE:

defined in the ALR Regulations, and are accommodations provided in support of or secondary to agri-tourism. That is, sleeping units that are necessary for and accommodate guests who are participating in on-farm agri-tourism events/activities. This may be tents, trailers, or bunk rooms for guests of a weekend wool-spinning workshop, for example.

* not a right of ALR land holders, and may be restricted by local governments.



Agri-tourism Accomms are NOT:

- An airbnb or short-term rental on ALR land, that may be booked by guests that are not affiliated with an agri-tourism event or activity. Accommodation on farmland is NOT agri-tourism in and of itself.
- Accommodations with marketable "farmy" perks (i.e. fresh eggs, proximity to animal pens, a bowl to pick berries, grain to feed ducks, dogs and cats to pet)
- Accommodations provided as part of any non-agricultural activities (concerts, weddings, spas, etc.)



Agri-tourism accommodations may NOT exist or operate without active agri-tourism. This is regulated by the BC Land Commission, and may not be overridden by local governments.

Room for interpretation and/or misuse of the regulation: Where accommodations have been permitted for planned agri-tourism activities, once built, land owners may be tempted to operate the accommodations year-round or not connected to agri-tourism activities. Temporary units such as tents, trailers, or vehicles can be easily removed seasonally, or when agri-tourism event/activity is not occurring, providing minimal long-term impact on farmland.

Guiding Documents & Resources

[ALR Regulations \(Ag Land Reserve\)](#)

[ALR Info-Bulletin: Agri-tourism](#)

[Stats: BC Agriculture in Brief](#)

[Sunshine Coast Agricultural Area Plan](#)

[Sunshine Coast Food Systems Snapshot](#)

[SCRD Official Community Plans](#)

[Sechelt Official Community Plan](#)

[Gibsons Official Community Plan](#)

[SCRD Zoning Bylaw 722](#)

[Sechelt Zoning Bylaw 580](#)

[Gibsons Zoning Bylaw 1065](#)

4. Considerations

1. **Primary Activity must be Agriculture:** Agriculture must remain the primary activity on ALR land. Agri-tourism may occur, but must be secondary to, incidental to and compatible with agricultural production. Agri-tourism accommodations may also exist, but only ancillary to agri-tourism. Income from agri-tourism and accommodations that exceeds the income from agriculture would indicate that the primary activity on ALR Land is not agriculture.
–
2. **Supplemental Incomes:** Most farmers require supplemental incomes outside of farming; 85% of Sunshine Coast farmers reported relying on some form of “off-farm income”. Income from on-farm accommodations can provide critical secondary income to support the viability of farming altogether.
–
3. **Average farm size in BC: 355 acres vs. the Sunshine Coast: 5-10 acres**
ALR Regulations are written for the “average” farm which, on the Sunshine Coast, is significantly smaller than the rest of the province. Due in part to regional differences like size, ALR regulations allow **accommodations to be more strictly regulated by local bylaws**. For perspective, provincial regulations that permit up to ten sleeping units could equate to 350 – 700 units on the same 355 acre footprint of just one “average BC farm”. This is a good example of the importance of local land regulations, and what “setting precedent” can mean in smaller regions where exceptions are given.
–
4. **Risks to Coast Farmland & Food Security:** The Province of BC grows almost 50% of what we eat, vs. less than 2% on the Sunshine Coast due in part to limited availability of arable land, leaving more than 98% of the food we eat to be shipped here by barge and ferry. Local production is of excellent quality and is highly sought after. Fertile land of unique agricultural value exists around Henry/Reed/Russel in Area E/Gibsons; Tyson Road in Wilson Creek; and Mason road/upper West Sechelt. The limited supply of farmland, and high production on small lots makes protection of farmland locally of particular importance.
–
5. **Food Charter:** The District of Sechelt and Town of Gibsons adopted the [Sunshine Coast Food Charter](#) in 2020, which vows to support a healthy, local food system. Land use bylaws, policy, and discussion about amendments should consider this Charter.
–
6. **Suppressed Land Value:** ALR land has suppressed/lower land values due to regulations restricting development and subdivision intended to protect arable land and incentivize food production. Local land use policies must be protective and restrictive enough so as not to entice investors or developers intending to purchase farmland at lower values, seek zoning amendments, and then use farmland to build facilities and accommodations that increase land values in a way that renders farmland inaccessible or unaffordable for agriculture in the future – potentially permanently.
–
7. **Farm Status:** Most Sunshine Coast farms only need a gross farm income of \$2,500 to obtain/maintain [farm status with BC Assessment](#) (farms between 2-10 acres). This amount has not been adjusted with inflation, nor changed since the 1990’s. Today, farm status can be met with just 12 chickens laying one carton of eggs a day for most of the year, or a veggie market garden selling \$150/week from June to September. Farm status provides significantly lower property tax rates, PST exemptions, access to government funding, and exemptions during water restrictions.
–
8. **5% Rule:** The total developed area for structures, landscaping and access for the accommodation must be less than 5% of the parcel. This includes driveways, decks, landscaping, outdoor amenities for guests such as outdoor kitchens, gazebos, etc. Refer to the [ALC’s Information Bulletin 06](#) for more information, including restrictions on fill (i.e. gravel).
–
9. **Human Waste:** Agri-tourism and agri-tourism accommodations, particularly in larger numbers, bring human waste, and local governments should ensure bylaws, plans, and regulations to protect significant impact on soil, groundwater, nearby surface water/creeks, and inevitably, human health.

Position Statement

Jan 12, 2023

updated Nov 10, 2024

Based on the above definitions, guiding documents, and considerations:

We support the allowance of one Tourist Accommodation per parcel on Agricultural land, outside of the primary residence, that may be rented year-round, as long as it does not convert a home or second dwelling on the parcel into tourist accommodations. We recognize that this position is not in compliance with and would require a change to current ALR Regulations, and may also not be in compliance with and may require a change to local zoning bylaws and/or STR regulations.

We support local zoning bylaws that allow up to two (2) Agri-tourism accommodations/units on parcels over 1 hectare, if all other ALR Regulations are met. We recognize this may also not be in compliance with and may require a change to current local zoning bylaws and/or STR regulations.

We oppose changing the zoning and/or bylaws in a way that would allow any more than two (2) Agri-tourism units, and one (1) Tourist accommodation unit, and **we oppose** any exceptions or requests for zoning amendments parcel-by-parcel. Rezoning parcels one by one provides far more complications long term than updating a zoning bylaw that applies to all parcels. There are no exceptional farms that warrant subjective exceptions to good bylaws.

Supported unanimously by the Board of Directors of One Straw Society
November 13, 2024

From: [Seamus Pope](#)
To: [Planning; Council](#)
Subject: 1769 Tyson Road - Proposed Rezoning
Date: Thursday, November 14, 2024 3:36:19 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello,

I would like to offer my support for the rezoning of this parcel. I believe that the intent of the OCP and agrotourism is in line with what Tyler & Lucinda are proposing and I fully support this rezoning. I would love to see more tourists in our communities, growing our economy and supporting our small businesses. I believe that what Tyler & Lucinda are doing on their land is sustainable and economically vibrant, bringing community together, selling local produce and providing needed accommodations for tourists and farm hands, offering camps for local children and much more.

Please consider my support for this parcel rezoning application.

Thank you,

SEAMUS POPE, BCLS | WWW.STRAITLANDSURVEYING.COM | 6048853237

This communication and all attachments are intended only for the addressee and are privileged and confidential. If you receive this communication in error, please delete it and notify the sender immediately. Thank you.



From: [Katherine Denham](#)
To: [Planning; zoning@sechelt.ca](mailto:zoning@sechelt.ca)
Subject: Support for Tyler Grey and Family
Date: Thursday, November 14, 2024 4:20:19 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello there,

I have recently been informed of my neighbours and friends (Tyler Grey and family) of the bylaw change in Wilson creek. I want to share my thoughts of support for this beautiful long time community member - (all my life 47+ yrs), the best guidance and advice for the shift back to the zoning once allowed for this farm to continue with the dream and focus of providing a quality environment for our residents, community and of cost visitors to enjoy.

Please help in making this shift possible and support our friend and neighbours!

I am more than happy to chat with anyone on council if needed by phone call or email.

Thank you,

~Katherine Denham
Owner & Founder of Kalijo Pilates Studio, est 2007.

LTT & Master Classical Pilates Instructor, The Pilates Center
NPCP
Master Bellies Inc Core Confidence Instructor
Yamuna Ball Rolling Instructor
Hypopressive Lv 2 Instructor
www.kalijopilates.com

"Change happens through movement and movement heals."
~Joseph Pilates

Certificate of Completion, Compassionate Inquiry, Dr Gabor Mate
www.katherinedenham.com

"People thrive when met with compassion." ~Gabor Mate

I have the honor and privilege to work on, ancestral homelands and UNCEDED territory of the Coast Salish peoples—Shishalh (Sechelt), Skwxwú7mesh (Squamish), Stó:lō and Səl̓ílwətaʔ/Selilwitulh (Tsleil-Waututh) and xʷməθkʷəy̓əm (Musqueam) Nations

To: Sechelt Mayor and councillors, Development Officers and Building and Health Inspectors

RE: Agritourism on Tyson Road

November 14, 2024

I am concerned if this is approved.

Traffic/Parking: To the best of my knowledge there are perhaps a total of seven lots on Tyson and maybe four on Rocky. There are eight addresses of neighbours who have put their names on attached letters opposing this project although the Grays state that their neighbours love it. One rental tenant saying he's for it. I don't know for certain how many homes there are on Blower Road below the newly graded and graveled Cope Road, perhaps four or five, but ALL the traffic to and from the Grays' premises will be redirected to this road. ***This is not a solution to the traffic and parking at all***, merely a shell game that changes the route. The Grays paid for this partial paving of Cope Road at their expense with no ditches or runoff consideration. They didn't want the traffic 'driving by their home'. I suggest that grading and graveling the "road" is less expensive than rebuilding the bridge on their property over Wilson Creek (with a maybe 20+' drop on the sides?). This would surely have been a consideration to their business insurance with ten renters per day driving in and out, maybe multiple times per day if the guests are to fuel the tourist business on the Coast.

Who will now pay for maintenance of this partial roadway which goes exclusively to the Grays' operation? This road serves no property but theirs. Although the easement shows the road through to Tyson, the bridge would be too costly and it was never the Grays' intention to have MORE traffic.

This summer their workers were instructed not to smoke on the Grays' property and so took breaks and enjoyed their cigarettes off Grays' on Cope Road. This is a forest, those butts are a fire concern. As well, they entered and exited the site via Blower/Cope Roads. For the first time the residents on Blower were retrieving food waste packaging and cans on Blower.

Day Spa: The Grays are already advertising a day spa for four to six persons, partial day, use of the wood fired sauna, hot tub and cold plunge, and partial day use of one of the domes. \$250 - \$300. I suppose this booking could only be made when the dome is not previously rented as I know of no bathroom facilities or showers to service these customers. Is this already function approved by health inspectors? Or does it currently fall into their business licence? Does this comply with the accommodation use of the property?

Glamping vs. Agrotourism: The current structures have bathrooms and kitchenettes. Surely the next seven will also. That's going to have a lot of waste in both sewage and garbage. Will the 'tents' be semi-permanent yurts and like the existing, also with bathroom and cooking facilities? Will the RVs will be semi-permanently installed or will they be arriving via Blower Road/Cope Road? I suggest the bridge

over Wilson Creek on the Grays property is not substantial enough to deal with all the traffic from up to ten cars a day let alone RVs. I'm sure the RVs will be there by the Grays' doing and will be fixtures on site.

Agrotourism/Exaggerationism: About \$20K revenue from the farm growing last year; eggs, garlic and raspberries - is that Net or Gross? There are hired workers to maintain the farm efforts. Clearly the revenue from "ancillary" Agrotourism, (feeding chickens and picking raspberries or buying eggs) will by far outshine the farm revenue.

Other Events: Weddings and Long table gourmet farm dinners, with produce from their and others' farms: This will bring even more people and cars to the site. There is not enough on-site parking as it is now. Long table dinners with US chefs flown in will have to feed 20 or more at a fancy price to make them profitable. The barn is currently under renovation for a "Commercial Kitchen" to host other events like canning, cooking lessons and workshops. More people - day use and not necessarily bringing in more tourists, but locals. Where are the public facilities for bathrooms and showers, handicapped access? Is there even a development permit or building permit for this ongoing construction?

In one of the Grays' submissions they state that there will no 'unregistered' guests welcome on the property other than those booked in. That is not true now as one of their letters says how the writer enjoyed spending the day and evening on the farm with her relatives when they stayed there.

In short, the scope of these plans for a BUSINESS is far too vast for an approximately 2.6 acre parcel and for the described ancillary use of ALR land. This primary business use is now and will become more disruptive on either road and on the property. The Grays are pushing beyond the intended use. They will operate the day spa, special events like children's farm visits, yoga retreats, weddings, long table dinners. The 'farming' area will never expand beyond it's \$20K revenue but the tourism business and other creative uses of the facility overall will only be limited by the owners' aggressive marketing and only ***IF PERMISSION IS GRANTED BY THE DISTRICT OF SEHELDT.***

I will be eager to see how the Council approves or does not approve all this, which clearly has a lot of complying to come. There are so many building permits approved in Sechelt under this administration. But no barn building yet approved for the kitchen. And where are the bathroom facilities for the parties and day use when the domes are occupied?

If this is approved, I will wager that the serial entrepreneurship that Jason proudly refers to in one of his letters, will see this little money maker sold in a couple years to some other turnkey buyer looking for a profitable business, not a farm on ALR land.

I beseech the councillors to consider the precedent they are setting here. To consider the intention of the land use description for agritourism. And to consider the neighbours on Blower and Tyson. This type of precedent could have repercussions and/or ramifications to the entire region.

Jean Stewart,

Selma Park

PS, I thought this meeting tonight on Zoom would be interactive with 'viewers' being able to participate, but apparently not, hence my written concerns.

From: [Brennen Belich](#)
To: [Planning](#)
Subject: Feedback
Date: Thursday, November 14, 2024 7:33:03 PM

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My question is how do we expect new farmers to successfully farm with the cost of everything these days and land price?

Isn't the point of agritourism exceptions in the ARL to help offset these expenses and make it worth while? Who will want to go into farming just to go broke? As long as the land isn't being altered to prohibit future farming activity I don't think farmers should be judged or looked down on for trying to make a decent life while farming the allowed upon threshold of farming revenue.

My concern will be when no one can afford to farm on this ALR land and we have a housing shortage it will start being rezoned and developed when a hard right conservative government comes in. I think if people are legitimately farming and looking for additional income to make ends meet, they shouldn't be punished, they should be nurtured and encouraged, because who's gonna do it when this older generation who is so worried about traffic and other issues.

I think we should encourage creative use of this land that helps preserve it and keep families incentivized to stay in this industry and keep farming.

From: [Jean Stewart](#)
To: [Planning](#)
Subject: FURTHER TO PUBLIC HEARING
Date: Thursday, November 14, 2024 5:22:48 PM

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**WITH REGARD EXCLUSIVELY TO THE EMAIL FROM MIKE BANDY,
AGRICULTURAL LAND COMMISION,**
I have the following questions highlighted below:

From: ALC Referrals ALC:EX To: Ian Holl

Cc: Bailey, Reed AF:EX

Subject: RE: REFERRAL: Rezoning application for 1785 Tyson Road - Agritourism Accommodation

Date: Thursday, March 07, 2024 10:38:00 AM

Attachments: image002.jpg image003.jpg image004.png image001.png Caution!

In order to offer agri-tourism accommodation in the ALR, the accommodation must be related to an agri-tourism activity prescribed under s. 12 of the Regulation. Given the seasonal nature of most farms, it's likely that most agri-tourism accommodation will be provided during periods when the farm and agri-tourism activities are active, and may be dormant at other times. In order to offer year-round temporary accommodation in the geodesic dome structures, the proponent must demonstrate that the accommodation is related to a prescribed agritourism activity that is offered on a year-round basis, **or submit a non-farm use application.**

Sections 5 and 30 of the Regulation permit structures, driveways, and utilities that are necessary for the agritourism/accommodation operation. The referral material contains numerous references to spa infrastructure (hot tub, cold plunge, sauna, etc.) which would not be considered necessary agritourism infrastructure. **Operation of a spa in the ALR would require submission of a non-farm use application.**

As the parcel is approximately 2.6 ha in size, the developed area for all agri-tourism accommodation structures, landscaping, and access may not exceed approximately 1,300 m² (5% of the parcel). It's difficult to confirm this with the site sketch provided. Finally, if placement of any fill (aggregate, etc.) is required to facilitate the agri-tourism or accommodation on the property the proponent would need to submit a Notice of Intent to the ALC, or, if submitting a non-farm use application as above, include any proposed fill as part of the application.

Barn is now being included in plans as well as the additional seven sites

Would Road Fill on Cope Road be considered?

ALR Use Regulation Sections 12 and 33: Agri-tourism 12

(1) The use of agricultural land for conducting an agri-tourism activity described in subsection (2) of this section is designated as a farm use and may not be prohibited as described in section 4 if all of the following conditions are met:

- (a) the activity is conducted on agricultural land that is classified as a farm under the Assessment Act;
- (b) members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;

(c) no permanent facilities are constructed or erected in connection with the activity. (2)The following are agri-tourism activities for the purposes of subsection (1): (a)an agricultural heritage exhibit displayed on the agricultural land; (b)a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;

(c) cart, sleigh and tractor rides on the agricultural land;

(d) subject to section 9 [horse facilities], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;

(e) dog trials held on the agricultural land;

(f) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;

(g) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.

I DON'T SEE ANY PROVISION FOR DAY SPAS.

Agri-tourism accommodation 33

(1) In this section, "sleeping unit" means the following:

(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;

CAN A SLEEPING UNIT ALSO INCLUDE A BATHROOM AND A KITCHEN UNIT?

(b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

(2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

(a) the accommodation is located on agricultural land that is classified as a farm under the Assessment Act;

(b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;

THE BARN IS NOW BEING REMODELLED TO HOUSE A COMMERCIAL KITCHEN TO CATER TO OWNERS' PLANS

(c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [tourist accommodation];

SLEEPING UNITS, NOT 'BEDS'. EACH UNIT COULD SLEEP FOUR OR ?

(d) accommodation is provided on a seasonal or short-term basis only

Please feel free to direct the proponent to me if they have any questions. Regards, Mike Bandy | Regional Planner Agricultural Land Commission 201 – 4940 Canada Way, Burnaby, BC, V5G 4K6 T: 236.468.3276 ALC.Referrals@gov.bc.ca | www.alc.gov.bc.ca

Thank you,

Jean Stewart,

Selma Park

Tylers meeting

Good afternoon, my name is Laurie Gray, and I am Tyler Grays mother.

I am here today on behalf of Tyler and Lucinda Gray, to speak to the ^{history} origin of Tylers family on the Sunshine Coast and how our farming heritage pertains to the meeting at hand.

I was born and raised on the Sunshine Coast. My mother was raised in a logging camp till in 1941 at the age of 6 her family, ^{one of 4 girls} Bill and Ada Farnham moved to Gibsons to attend school. ^{for home school}

Their family bought a 30 acre dairy farm on what is now known as Farhnam Gardens. At the time they raised 6 dairy cows which were milked by hand. My mother would help her dad riding in a wagon around the community delivering milk. The farm also raised chickens, and eggs were sold locally as well as shipped to Vancouver for sale. They had a large garden which supplied their family, and was sold to the community.

Farming life ^{is} was rewarding, but very labour intensive, where everyone pitched in to make things work.

My fathers mother, Cloe Day was a local teacher at Elphinstone since 1948. She also homesteaded property in upper Gibsons, where the requirements were to improve and maintain the land.

- To develop the farming food activity
this requires creativity in developing + moving
ahead with their plans

From Gibsons Gower Point Rd,

My father and mother moved the family to Roberts Creek ^{in 1963} where they purchased 150 acre farm at the end of Lockyer Road. They bought this property for ^{around price of 6500} 5,000.00, which was a large sum at the time. Thankfully my grandparents helped them with the purchase, enabling them to fulfill their dreams for their family.

We raised all our own food, and sold both meat, dairy, and vegetables to locals. Farming was not sustainable and my father worked various jobs to allow us this life style, and my mother took care of us all, and the farm. Everyone worked.... This was farm life.

Today, farming is much different. The ⁶⁵ 5000 which the farm was purchased with, in todays standards is a mortgage payment ^{closer to}.

With todays market, one MUST be creative to make this lifestyle work.

Tyler began his adult life knowing very little about tools, or handyman skills.

I am so proud of what he has accomplished! He has recycled, and utilised refurbished materials on the property to create one of a kind outbuildings, which visitors revel in its simplicity, and creativity. He has included guests in the gathering process on the farm and promoted local exploration.

He is being creative and environmentally sensitive in his plans to develop this property into something amazing to be enjoyed

by family and the many visitors to the Sunshine Coast, enjoying
A truly unique experience.

Tyler has acquired very unique culinary skills, which he is excited
to include in his plans to further develop his farm. Tyler has
creative, organic and environmentally friendly ideas for growth
and sustainable practices in developing this dream for the

farm. Tyler is being creative in his plans to try to make this endeavor
work.

In closing, I hope you will wish him well, applaud the work he
has done to date, and support this young family in their dreams
of continuing our farming family heritage. This is to the

betterment of the Sunshine Coast and the uniqueness ~~our~~ that our
community offers, to locals and visitors.

Thank you

1785 Tyson Road (Applicant/Yellow) showing Neighbours (Opposed/Red)



Index Map

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.

596.2 0 298.10 596.2 Meters



11/14/2024
1: 11,736

Warren Allen
c/o DBUSPA
received 6:58 pm

I'm Tyler Gray, a 4th generation local whose family has deep roots in local farming. 5 years ago my family and I returned because we had a dream to raise our kids in nature, with respect for the land & where food comes from. We bought our small farm & over the last 5 years have been expanding it. To maintain Farm Status we have to sell \$10k of goods per year, our farming income is at least double that.

We bought our farm in 2019, & I was still working full time. However when Covid hit and restaurants started closing, my business suffered & I turned my time, efforts and any savings in developing our farm within the permitted uses of the ALR.

The vision for Akasha Farm is centred around healthy, flavourful, organic foods & community building. Akasha is the fifth element. It means 'the magic in the air', and you get that magical feeling when you enter our farm. You will hear others speak to it frequently in our reviews. We want to share this magic.

I have twenty years experience in the world of gourmet food and sustainable agriculture. For years I was a professional forager & then I helped build a company Mikuni Wild Harvest, which purveyed the finest ingredients in the world to the most celebrated chefs. I've been a guest judge on Iron Chef America, I've taken Andrew Zimmern foraging & I've cooked beside Anthony Bourdain & Thomas Keller. I've won awards and been featured in countless newspapers & magazines because of the innovative & progressive company I helped build. I'm sharing about who I am & what I've accomplished so that you understand my experience and how it relates to our vision.

I've also built world class food brands & I'm excited to create a brand of farm grown foods that we will turn into value added gourmet products. We are

Lucinda Gray
Received 7:32 pm

investing a lot of money renovating our barn so that we have a facility suitable for this expansion.... we also envision Akasha Farm as a destination for community building & education in the fields of regenerative agriculture & food preservation through workshops, events & long table dinners. I have a list of well known chefs across the U.S that are ready to come to the Coast to cook on our farm. These events will be one of a kind & will add to the already incredible tapestry of talent & diversity with respect to what the coast offers.

Our goal through this rezoning is not to operate 10 full time accommodations. For the last 2.5 years we have been operating 4 units & during this time, due to us being responsible and respectful operators we have had no complaints from any of our neighbors.

Our domes are located between 130 & 250 meters from our neighbors houses. We have invested in a second driveway to our property so that our guests can access our farm from Blower Rd.

Some of our neighbors fear our business will bring disruption and increased traffic. We believe what we are proposing is the least disruptive thing we could pursue within our ALR rights. We could build a brewery, cidery, or host weddings for 150 people 10 weekends of the summer & be within our ALR rights.

Going forward we will loose the tent & the cottage will be used for farm worker accommodations. Our proposal is asking for 5 structures for 3 seasons, so we are really only adding one more unit. The other 5 temporary sites would not live on our farm full time & would only be utilized for the occasional event, or farm retreat.

From year one, we offered Agro-tourism, we did You pick raspberries..... gave farm tours & ran kids farm camps where they collected eggs & fed our chickens. We were able to build our agro-tourism accommodations because we had unlocked that ALC designated opportunity through the agro-tourism we were already doing on our farm. So the agro-tourism came before the agrotourism accommodations. We are not running standard STRs, which take homes in residential areas out of the housing stock. We are housing agrotourists in temporary structure for a unique farm experience. Very different concept.

Farming is hard. It's labor intensive, requires expensive infrastructure & a lot of time...Being the expert legal body in this area, the ALC understands the economic model, and has allowed for such provisions as Agrotourism because they know small scale farming is not financially viable, especially with the cost of land on the coast. This is why you see so many ALR properties becoming residential ALR, which is the opposite of what the DoS's OCP wants.

We may be pioneering agrotourism accommodations on the coast but we are not alone. Moongate Farms and Gibsons Heritage Farms offer tent sites, and Go Wilder at Coast Gravity offers Geodesic Dome accommodation.

Farmers are a cornerstone of a healthy community. Visit the Coast's thriving farmers markets in the summer & it's obvious to see the value farmers bring to this community.

We hope in your final deliberations you will see our visions align with your own Official Community Plan.... which states: I quote "growth, diversification and development of the local agricultural economy is supported, including farming and *associated activities* such as ... agrotourism opportunities that are ancillary to farming and support the viability of the farm use.

This rezoning has nothing to do with events IT'S only about agrotourism accommodations & the beautiful thing is that council can make your decision based on actual facts instead of hypothetical scenarios. The facts are we have been running our operation with 4 accommodations responsibly & respectfully for the last 3 years & as we embark on this expansion this council, the district & indeed our neighbours can trust that we will do so with the same level of integrity & consideration we have shown to date.

I thank you all for your time and attention on this matter.

To: Mayor and Council, District of Sechelt
From: Randal Helten, President, Wilson Creek Blackberry Farms Ltd. (1730 Blower Road)
ADDITIONAL SUBMISSION
Date: 14-Nov-2024
Re: 1785 Tyson, Bylaw No. 580-09, 2023 (Public Hearing 14-Nov-2024)

Dear Mayor and Council,

Re: Akasha Farm proposal

We are in complete support of responsible agritourism, but not as proposed. There are too many inconsistencies within the proposal that need clarification:

1. Proposes an increase from three to ten to allow units outside the single detached dwelling: And yet according to Mr. Gray's slide show point#7, they are currently running 4 units already, all outside their own dwelling.
2. "The proposal is aligned with ALR regulations that allow up to 10 units...without requiring a non-farm use applications."
And yes, up to 10 units is aligned with ALC, but what about other ALC regulations? Has this proposal received a go ahead from ALC?

A letter from ALC, Mike Bandy, dated March 7th (see p.80), questioned this proposal:

- The use of domes year round, as agricultural activities are not year round.
- The applicant is already running a spa plus infill, which are defined as a non-farm use and in need of a separate permit. Do they have that? Also promoting the use for health. Do they have health inspections for this?
- ALC mentioned difficulties in confirming usage area as less than the allowable 5%. (Note that the proposed map had changed since, indeed it looks questionable that the requested footprint is within allowable less than 5%).

3. "Since Dec 2023...additional info on both existing uses and future plans":
What are the future plans? Shouldn't that be specified clearly so there are no surprises later for the impacted surrounding community?
Applicant mentioned the use of 5 RV/tents for ad-hoc purposes only, but once acquired, what would stop them from utilizing that fully in the near future? Same as wedding, events and brewery, why not do it all? All these activities would make agriculture/farming secondary activities to support all these other agritourism activities (not aligned with ALC).

4. Now they propose three geodesic domes , two A frame cabins and five RV/tent sites:
Note that the two A frame cabin locations are not in proposed map. In fact, proposed map is also different from the map shown in slide show #7 which shows one of the domes along Cope Rd.

where the chicken coop is supposed to be. It looks like we in fact do not have an accurate map at all that shows all locations and sizes as they should be.

5. Slide #7 also mentioned that the original proposal is to ask from 4 to 5 locations: Which is probably more in line with intended purposes (might garner more support from the neighbours) rather than 10, which would increase land use and seems to alter agri use to campsite (non-farm use).

6. "As before, they would all be seasonal accommodations tied to the agritourism use on the farm. They can only operate 3 out of 4 seasons":
And yet on the proposal map, it indicates three domes for year round use. Which is it then?

7. Commitment to climate change mitigation and preservation of the environment:
How do you do that by increasing traffic and vehicle use? And wood burning hot tub?
Including the use of Cope road, a wildlife corridor, by environmentally sensitive Wilson Creek for heavy traffic. Unsuitable for heavy use and would damage the tree roots and damage the integrity of the soil.

Note that the use of Cope Road, a public Right of Way, is not at all part of this proposal, which only mentioned specifically the use of Tyson Rd.

From: [Information Request](#)
To: [Michaela Sugars](#)
Subject: FW: Comments re Gray Development Application
Date: Friday, November 15, 2024 9:53:38 AM
Attachments: [1785 Tyson Landscape Letter.pdf](#)
[image001.png](#)

Good morning Michaela,

Forwarding on the below email in regards to Tyson Road Development Application.

Please let me know if this should be forwarded to anyone else.

Thank you,

Allison Baines (She/Her)
Receptionist

Direct 604-885-1986

PO Box 129 | 2nd Floor, 5797 Cowrie St. | Sechelt, BC | V0N 3A0

I acknowledge with gratitude that I work on the unceded homelands of the shíshálh Nation

From: warren allan [REDACTED]
Sent: Thursday, November 14, 2024 4:27 PM
To: Information Request <Info@sechelt.ca>
Subject: Comments re Gray Development Application

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Good evening, my name is Warren Allan and I reside in the Selma Park community of the District of Sechelt.

I appear this evening as a delegation on behalf of the Davis Bay Wilson Creek Selma Park Community Association. As our community association president, Megan Mathias, is away this week, she granted me permission to speak on behalf of the association. If any other directors of our association have forwarded correspondence regarding the issue they do not have the authority or permission to do so and any such correspondence should be excluded from the documents received regarding this application.

So, the only correspondence our community association has apparently received regarding this application was that the applicant had reached out to our president and she had replied requesting some additional information however the applicant never responded to those concerns.

In future, as SCAF has previously requested of Council on a number of occasions, it would be greatly appreciated if our community association was included as A REFERRAL AGENCY IN ANY REZONING

APPLICATIONS within our community. The present process is clearly not working and we are continually having to find out from neighbours and basically "word on the street" about what is going on to be able to provide comment as a referral agency on behalf of local residents in our community.

For the record, the Davis Bay Wilson Creek Selma Park Community Association does not support the applicant in this request and opposes the application.

We have included SCRD mapping as an attachment to this correspondence showing the subject neighbourhood with the neighbours of the subject neighbourhood that are opposed to the application.

It is interesting to note that every single property owner surrounding the subject property is on record having submitted letters in opposition to this application. See attached SCRD mapping.

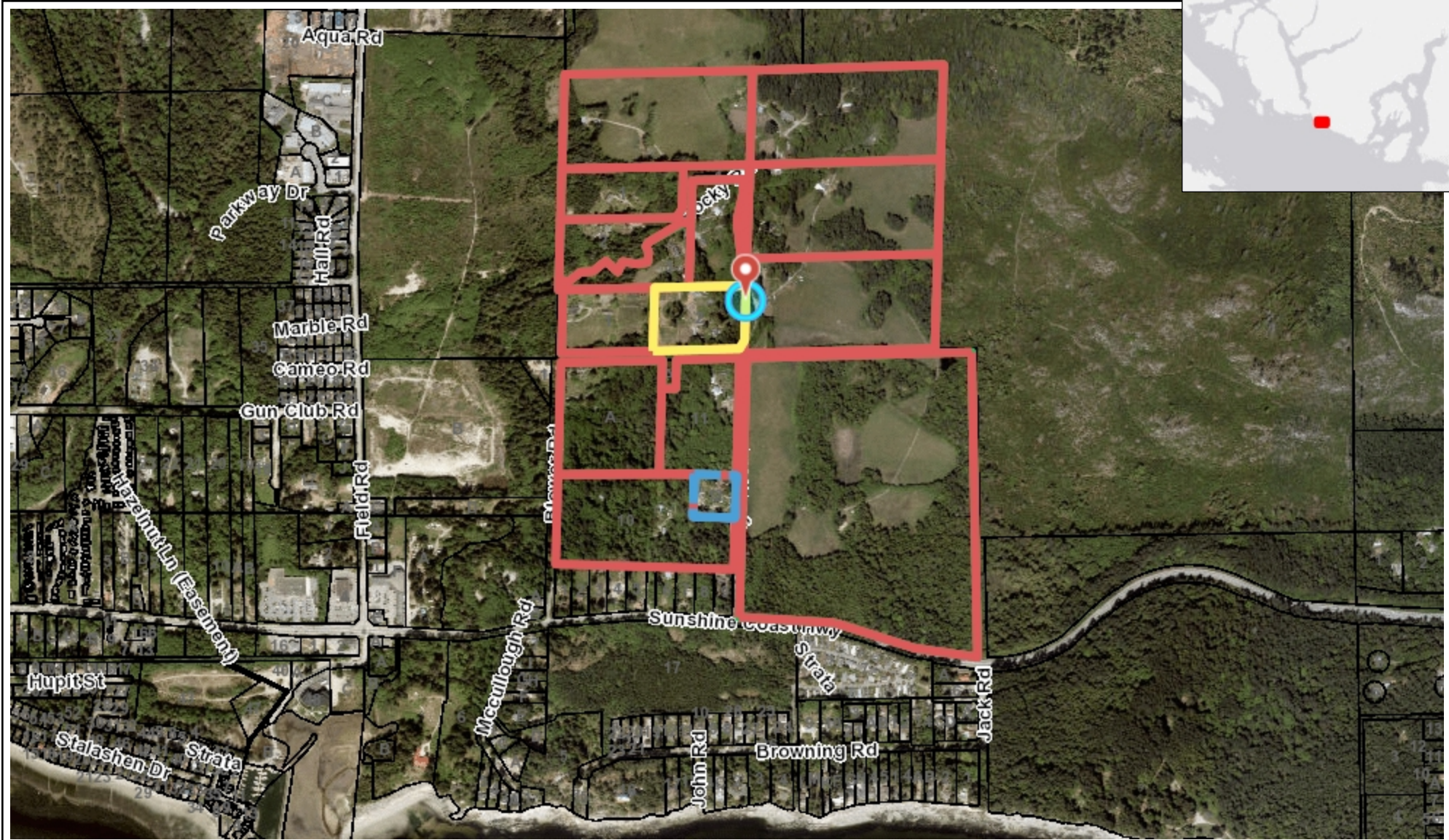
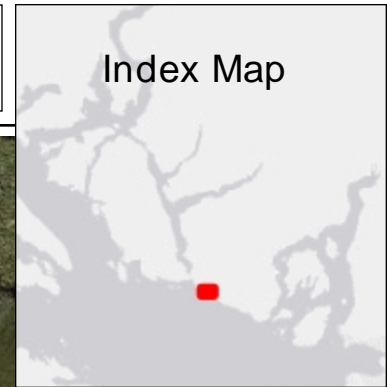
It is also interesting to note that many of the letters of support have not included addresses nor reside within the District of Sechelt and should therefore be excluded from deliberation and discussion as they are outside the jurisdiction of Sechelt.

Warren Allan

Director,

On behalf of the Davis Bay Wilson Creek Selma Park Community Association

1785 Tyson Road (Applicant/Yellow) showing Neighbours (Opposed/Red)













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11/14/2024
1: 11,736

Legend

- Road Names
-  Parcel Boundaries
-  Electoral Areas
-  Unconstructed Roads
-  Golf Courses
- Parks
 -  SCRD Park
 -  Recreation Site
 -  Municipal Park
 -  Provincial Park
 -  Wharf
 -  Cemetery