



Salt Spring Island Agricultural Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting:	Thursday, August 12, 2021
Location:	Electronic Meeting
Members Present:	Bree Eagle, Chair Brent Brochu-Ingram, Vice Chair Conrad Pilon, Commissioner Nathan Roberson, Commissioner Jan Steinman, Commissioner
Absent:	Ken Byron, Commissioner Zack Hemstreet, Commissioner
Staff Present:	Geordie Gordon, Planner 2 Kristine Mayes, Planner 1 Sarah Shugar, Recorder Rob Pingle, Planning Team Assistant
Media and Others Present:	Peter Grove, Local Trustee Laura Patrick, Local Trustee Doug Pepper, Ministry of Agriculture

These minutes follow the order of the agenda although the sequence may have varied.

Planner Mayes called the meeting to order at 3:00 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the May 13, 2021 AAPC Meeting

By general consent,
that the minutes of the May 13, 2021 Salt Spring Island Agricultural Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 Election of Chair

Planner Mayes announced the election procedures.

Planner Mayes called for nominations for Chair. Commissioner Eagle was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Eagle was elected Chair by acclamation.

Planner Mayes called for nominations for Vice Chair. Commissioner Brochu-Ingram was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Brochu-Ingram was elected Vice Chair by acclamation.

3.2 SS-RZ-2020.2 - Peter Hunt / Meghan Carr - 125 Churchill Road

Planner Mayes presented a memorandum dated July 29, 2021 regarding proposed amendments to the Salt Spring Island Land Use Bylaw No. 355 and the Salt Spring Island Official Community Plan No. 434 (OCP) to make lawful a restaurant and two commercial accommodation units.

Member Steinman and Doug Pepper joined the meeting at 3:15 p.m.

In discussion the following comments and questions were noted:

- There was a comment that the subject property had an art gallery and whether the proposed bylaws include a cultural space/art gallery. Planner Mayes reported the rezoning application is specific to a restaurant and two commercial accommodation units and any additional uses may require a legislative mechanism such as a Temporary Use Permit.
- There was a question regarding the proximity to properties within the Agricultural Land Reserve (ALR). Planner Mayes reported the properties to the south and west of the subject property are within the ALR.
- There was a question regarding whether there has been public input. Planner Mayes reported the application is in the first stage of referral process including referral to various agencies.
- There was a question regarding septic capacity and water availability impacts. Planner Mayes reported the property is serviced by North Salt Spring Waterworks District and the applicants have proposed a septic system with capacity for the bakery to have 38 seats.
- There was a question regarding whether there has been any evidence that the neighbouring properties within the ALR are impacted by the proposed uses on the subject property. Planner Mayes reported she is not aware of any complaints regarding impacts to the neighbouring properties that are within the ALR.
- There was a comment that cars have parked in front of a neighbouring farm stand and that may need to be addressed.
- There was a question regarding whether the AAPC would be consulted following public consultation. Planner Mayes reported the Local Trust Committee referred the application to the AAPC and the LTC could re-refer the application to the AAPC further along in the

process. A public hearing will also be an opportunity for the community to provide input on the application.

- There was a suggestion for the staff report to address local farming concerns as part of the public consultation process.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw Nos. 523 and 524 proceed for the following reason: The rezoning, when consistent with the proposed bylaw would not impinge on or obstruct any agricultural operations in the area and the business would provide one more retail outlet for local farm and related agricultural products.

CARRIED

3.3 SS-RZ-2017.2 - Fernando & Tammy Dos Santos - 221 Drake Road, SSI

Planner Gordon presented a memorandum dated July 12, 2021 regarding an update on an existing rezoning application to permit 30 affordable housing units on the subject property at 221 Drake Road.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommends that the Salt Spring Island Local Trust Committee proceed with proposed Bylaw No. 505, subject to the following recommendation: that a water management plan is completed to the satisfaction of the Islands Trust.

CARRIED

4. OTHER BUSINESS

4.1 Future Meetings

Planning Team Assistant Pingle reported in person meetings may be required on September 30, 2021.

5. ADJOURNMENT

By general consent the meeting adjourned at 3:42 p.m.

Bree Eagle, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder