



Salt Spring Island Agricultural Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting:	Thursday, September 16, 2021
Location:	Electronic Meeting
Members Present:	Bree Eagle, Chair Ken Byron, Commissioner Conrad Pilon, Commissioner Nathan Roberson, Commissioner Jan Steinman, Commissioner
Regrets:	Brent Brochu-Ingram, Vice Chair
Absent:	Zack Hemstreet, Commissioner
Staff Present:	Geordie Gordon, Planner 2 Kristine Mayes, Planner 1 Sarah Shugar, Recorder
Media and Others Present:	Peter Grove, Local Trustee Laura Patrick, Local Trustee Reed Bailey, Ministry of Agriculture (MoA) Doug Pepper, Ministry of Agriculture (MoA)

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

Chair Eagle 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 August 12, 2021 AAPC Meeting

By general consent, the minutes of the August 12, 2021 Salt Spring Island Agricultural Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 Changes to Residential Permissions in the Agricultural Land Reserve

Planner Gordon and Planner Mayes presented a memorandum dated September 1, 2021 regarding forthcoming Agricultural Land Commission (ALC) changes to residential permissions in the Agricultural Land Reserve (ALR).

In discussion the following comments and questions were noted:

- There was a question regarding whether draft Bylaw No. 526 is in line with the Provincial regulations. Planner Gordon reported draft Bylaw No. 526 is intended to bring the Salt Spring Island Land Use Bylaw into conformity with forthcoming ALC changes to residential permissions in the ALR.
- Reed Bailey, MoA Representative asked whether staff considered less than the maximum permissions that the ALC will allow. Planner Gordon reported 90 square metres is in line with other additional residences that have been permitted such as in Bylaw No. 512, a bylaw that expanded permissions for full-time rental cottages.
- There was a comment that the AAPC has been advocating for housing on farmland for a long time and that the AAPC should support the new Provincial regulations.
- Reed Bailey advised that Local Governments are not required to change bylaws to be the same as the new Provincial regulations.
- There was a concern that the increased housing permitted in the new Provincial regulations does not need to be used for farm use and that the AAPC has been advocating for housing for farmworkers.
- There was a comment that the new Provincial regulations permit general housing and a developer could build condominiums on farmland.
- Concern was expressed that the new regulations are being imposed on local governments. Planner Gordon reported local governments could be more restrictive than the ALC permissions. Reed Bailey reported that local governments have authority over residential uses on the ALR within their community, within the bounds of the Agricultural Act.
- Support was expressed for housing to be for the use of the farm.
- There was a question regarding if staff could comment regarding enforcement of housing for farm use. Planner Gordon reported that statutory declarations and/or covenants may be required as enforcement mechanisms.
- There was a comment that requiring farm tax status would be a good mechanism to ensure that at least \$2,500 of farm product is being produced.
- There was a comment that the Salt Spring Island Area Farm Plan recommended that a property would need to have farm tax status to be permitted to have additional housing.
- There was a comment that siting is an important consideration for additional housing on farmland.
- There was a concern that the Provincial regulations reduce the number of permitted campsites on farmland.
- There was a comment regarding farmworker housing on non-ALR properties. Planner Mayes reported the Salt Spring Island Local Trust Committee has directed staff to report on options to amend Section 3.17 of Salt Spring Island Land Use Bylaw No. 355 to utilize subdivision potential for farmworker or long-term housing

- There was a question regarding campsite regulations within the ALR and support was expressed for assurance that farmers will be able to allow camping to supply housing for farmworkers.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that draft Bylaw No. 526 proceed, subject to the following recommendations:

- a. remove Item d) a full-time rental cottage subject to Section 3.15;
- b. remove Item f) on a lot greater than 40 hectares in area, a dwelling unit not exceeding 186 square metres in floor area;
- c. include a recommendation that the campground limitation does not apply to bona fide farmworkers.

CARRIED

4. OTHER BUSINESS - none

5. ADJOURNMENT

By general consent the meeting adjourned at 3:54 p.m.

Bree Eagle, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder