



Salt Spring Island Agricultural Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting:	Thursday, October 21, 2021
Location:	Baptist Church, Lower Level Meeting Room 520 Lower Ganges Road, Salt Spring Island
Members Present:	Bree Eagle, Chair Brent Brochu-Ingram, Vice Chair Ken Byron, Commissioner Conrad Pilon, Commissioner Nathan Roberson, Commissioner
Regrets:	Zack Hemstreet, Commissioner Jan Steinman, Commissioner
Staff Present:	Geordie Gordon, Planner 2 Kristine Mayes, Planner 1 Sarah Shugar, Recorder
Media and Others Present:	Peter Grove, Local Trustee Applicant Scott Antonik Applicant Dennis Miller

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

The following item was presented for inclusion in the agenda:

4.2 Changes to Residential Permissions in the Agricultural Land Reserve – Follow Up Discussion

By general consent the agenda was adopted as amended.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the September 16, 2021 AAPC Meeting

By general consent, the minutes of the September 16, 2021 Salt Spring Island Agricultural Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 SS-ALR-2021.3 - S. Antonik - 427 Fulford-Ganges Road, SSI

Planner Gordon presented a memorandum dated October 7, 2021 regarding a non-farm use application to permit General Employment uses.

Applicant Scott Antonik spoke to the application.

In discussion the following comments and questions were noted:

- There was a question regarding whether there is a history of agricultural activity on the property. The applicant reported the subject property has not been used for agriculture. There was a sawmill on the adjacent property that is currently the Windsor Plywood yard which has been removed from the Agricultural Land Reserve (ALR).
- There was a question regarding why the property was designated ALR as it does not appear to have agriculture value.
- There was a comment that the area was used as a sawmill and a gravel pit in the 1970s.
- There was a comment that there is a nearby property that is operated as an apple farm.
- There was a comment that Windsor Plywood yard property was removed from the ALR in 2003-2004.
- It was noted the site has been an ongoing industrial use site and has not been used for agriculture.
- It was noted the most recent prior use was automotive repair.
- There was a suggestion to develop a site plan for micro-agricultural use such as fruit trees. The applicant reported soil suitability would be a challenge for agriculture. The site has primarily been used as a fill dumpsite and there is no soil on the property. The site is gravel, boulders and a steep decline of clay.
- There were several comments that agricultural capability on the subject property would be low.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommend that Salt Spring Island Local Trust Committee forward application SS-ALR-2021.3 to the Agricultural Land Commission with support for the following reasons:

- a. The subject property is zoned for General Employment use under Salt Spring Island Land Use Bylaw No. 355;
- b. The subject property is designated for General Employment use in Salt Spring Island Official Community Plan Bylaw No. 434;
- c. The subject property has a history of industrial uses; and
- d. The subject property has limited potential for agriculture.

CARRIED

Commissioner Brochu-Ingram OPPOSED

Applicant S. Antonik left the meeting at 3:19 p.m.

Commissioner Roberson left the meeting at 3:19 p.m. due to conflict of interest with item 3.2

3.2 SS-ALR-2020.4 – D. Miller – 2101 Fulford-Ganges Road, SSI

Planner Mayes presented a memorandum dated October 7, 2021 regarding an application for non-farm use and subdivision in the Agricultural Land Reserve.

Applicant D. Miller spoke to the application.

In discussion the following comments and questions were noted:

- A Commissioner thanked the applicant for the farm plan.
- There was a comment that the reduced road width significantly increases the agricultural use.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that application SS-ALR-2020.4 (2101 Fulford-Ganges Road) be approved for the following reasons:

- a. There is an excellent farm plan in place; and
- b. The road width will be as per the amended proposed subdivision plan.

CARRIED

Commissioner Roberson returned to the meeting at 3:34 p.m.

4. OTHER BUSINESS

4.1 Ex-Officio Member for the APC

Commissioner Brochu-Ingram volunteered to be appointed as an ex-officio member to the Advisory Planning Commission (APC) starting in December 2021.

By general consent, the Salt Spring Island Agricultural Advisory Planning Commission appointed Commissioner Brochu-Ingram to be an ex-officio member for the Advisory Planning Commission.

4.2 Changes to Residential Permissions in the Agricultural Land Reserve – Follow Up Discussion

There was discussion regarding reconsideration of the Changes to Residential Permissions in the Agricultural Land Reserve staff report considered at the September 16, 2021 Agricultural Advisory Planning Commission (AAPC) meeting. Planner Mayes reported there is a Special Business Meeting of the Salt Spring Island Local Trust Committee on Nov 18, 2021 with the AAPC and Agricultural Alliance regarding Changes to Residential Permissions in the Agricultural Land Reserve.

5. ADJOURNMENT

By general consent the meeting adjourned at 3:47 p.m.

Bree Eagle, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder