



Salt Spring Island Agricultural Advisory Planning Commission

Minutes of a Regular Meeting

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| Date of Meeting: | Thursday, February 3, 2022 |
| Location: | Baptist Church, Lower Level Meeting Room 520 Lower Ganges Road, Salt Spring Island |
| Members Present: | Bree Eagle, Chair Brent Brochu-Ingram, Vice Chair Nathan Roberson, Commissioner |
| Regrets: | Ken Byron, Commissioner Zack Hemstreet, Commissioner Conrad Pilon, Commissioner |
| Staff Present: | Geordie Gordon, Planner 2 Sarah Shugar, Recorder |
| Media and Others Present: | Trustee Laura Patrick Applicant Lorna Fraser Applicant Eric Lundstrom Applicant Kim Young |

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

Chair Eagle called the meeting to order at 3:10 p.m.

1. APPROVAL OF AGENDA

By **general consent** the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1. Draft Minutes of the October 21, 2021 AAPC Meeting – For Adoption

By **general consent**, the minutes of the October 21, 2021 Salt Spring Island Agricultural Advisory Planning Commission meeting were adopted.

2.2. Meetings Notes of the November 25, 2021 AAPC Meeting – For Information

By **general consent**, the minutes of the November 25, 2021 Salt Spring Island Agricultural Advisory Planning Commission meeting were received.

3. BUSINESS ITEMS

3.1 SS-ALR-2021.5 - K. Young - 181 Beddis Road, SSI

Planner Gordon presented a memorandum dated December 20, 2021 regarding a non-farm use application to permit the use of Agricultural Land Reserve (ALR) land for vehicle parking in support of an automotive repair shop.

Applicants Kim Young and Eric Lundstrom spoke to the application.

In discussion the following comments and questions were noted:

- Support was expressed for supporting small businesses and that there is a community need for automotive repair service. It was noted several automotive repair shops have closed in the past year.
- There was a question regarding whether the vehicles are moved regularly and is the area used as a salvage yard. The applicants reported the intended use of the new parking area is to hold vehicles until they are picked up after repairs are done and that it will not be used as a salvage area. It was noted there is currently no metal recycling service on Salt Spring Island and the applicant makes regular trips to transport salvage vehicles off island.
- Support was expressed for the new parking area to be used for the temporary parking of vehicles.
- There was a comment that it is important that the topsoil remains intact on the property. The applicants reported the topsoil has been moved to berms on either side of the parking area. There was no placement of fill and the area contains a layer of ¾ inch crushed gravel.
- Support was expressed for a farm plan that may include fruit trees.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommends that Salt Spring Island Local Trust Committee forward application SS-ALR-2021.5 to the Agricultural Land Commission with support subject to the following conditions:

- The applicants submit a farm plan for the portion of the property used for vehicle parking that includes best practices for protecting the agricultural value including maintaining the soil on site;
- Insuring a protection and prevention plan for soil contamination;
- There is no impact to surrounding properties;
- There is a community need for automotive repair service.

CARRIED

Applicants K. Young and E. Lundstrom left the meeting at 3:45 p.m.

3.2 SS-ALR-2021.6 – N. Fraser and M. Fraser – 240 Atkins Road, SSI

Planner Gordon presented a memorandum dated January 20, 2022 regarding an application for non-farm use in the Agricultural Land Reserve for an automotive repair shop.

Applicant Noella Fraser spoke to the application.

In discussion the following comments and questions were noted:

- Support was expressed for the site plan the applicants provided.
- Support was expressed for the soil quality report.
- There was a comment that the area has been identified for General Employment Use in the Official Community Plan.
- Support was expressed for the community need for automotive repair service businesses.
- There was a question regarding how many campsites will be developed. The applicant reported seven campsites would be developed.

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-2021.6 to the Agricultural Land Commission with support for the following reasons:

- The work the applicants have done to provide a farm plan.
- The soil quality report that indicates limited agricultural use for Zone 3 (the workshop area).
- There is a community need for automotive repair service.
- The area has been identified for General Employment Use in the Official Community Plan.

CARRIED

Applicant N. Fraser left the meeting at 4:13 p.m.

3.3 Draft Bylaw No. 527 – Fees Bylaw Staff Memorandum

Planner Gordon presented a memorandum dated regarding Referral of Draft Fees Bylaw – Consideration of Community Benefit

In discussion the following comments and questions were noted:

- Support was expressed for agricultural initiatives.
- Support was expressed for making the distinction of an agricultural initiative that is a private enterprise when considering reduced fees.
- There was a comment that application fees should not be waived for vineyards or cannabis.
- Support was expressed for food processing and production to support the goals of food sovereignty.
- There was a comment that farm private enterprise can pay the same way that a successful artisan can pay fees.

It was MOVED and SECONDED,

That the Salt Spring Island Agricultural Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee include the following in the Community Amenity Section of the Official Community Plan: local agricultural processing and local agricultural production excluding cannabis.

CARRIED

4. OTHER BUSINESS

4.1 2022 AAPC Meeting Schedule For Information

The 2022 AAPC Meeting Schedule was received for information.

5. ADJOURNMENT

By general consent the meeting adjourned at 4:40 p.m.

Bree Eagle, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder