



# Salt Spring Island Agricultural Advisory Planning Commission

## Minutes of a Regular Meeting

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<b>Date of Meeting:</b>	Thursday, May 13, 2021
<b>Location:</b>	Electronic Meeting
<b>Members Present:</b>	Bree Eagle, Chair Jan Steinman, Vice Chair Ken Byron, Commissioner Brent Brochu-Ingram, Commissioner
<b>Regrets:</b>	Zack Hemstreet, Commissioner Conrad Pilon, Commissioner
<b>Absent:</b>	Ruth Waldick, Commissioner
<b>Staff Present:</b>	Louisa Garbo, Island Planner Geordie Gordon, Planner 2 Kristine Mayes, Planner 1 Sarah Shugar, Recorder
<b>Media and Others Present:</b>	Peter Grove, Local Trustee Laura Patrick, Local Trustee Doug Pepper, Ministry of Agriculture One member of the Public

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

Planner Mayes called the meeting to order at 3:18 p.m.

### 1. APPROVAL OF AGENDA

The following additional item was presented for inclusion in the agenda:

3.2 Ganges Village Planning Project and Housing Action Program Project

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

### 2. MINUTES OF PREVIOUS MEETING

#### 2.1 Draft Minutes of the March 5, 2020 AAPC Meeting

It was **Moved and Seconded**,

that the minutes of the March 5, 2020 Salt Spring Island Agricultural Advisory Planning Commission meeting be adopted.

**CARRIED**

### **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 Byron was nominated and declined the nomination. Commissioner Steinman was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Steinman was elected Vice Chair by acclamation.

#### **3.2 SS-ALR-2020.4 – 2101 Fulford-Ganges Road (D. Miller)**

Planner Mayes presented a memorandum dated May 3, 2021 regarding an application for non-farm use and subdivision in the Agricultural Land Reserve (ALR).

In discussion the following comments and questions were noted:

- Concern was expressed regarding the impacts of the proposed 20-metre wide common property access route including the road allowance area would no longer be available for farming. Planner Mayes reported the proposed 20-metre wide common property access route would include the road, drainage ditches and utility services. Planner Mayes reported the applicant does not intend to increase the existing single-track road although the approving officer may require additional works.
- Concern was expressed that increased traffic could negatively impact livestock and could decrease farming capability.
- Concern was expressed regarding access to a land locked parcel (PID: 009-727-884) that is located south of the subject property.
- There was a question regarding whether the entire property is within the Agricultural Land Reserve. Planner Mayes reported the subject property is split zoned Agriculture and Rural.
- There was a question regarding the portion of the property adjacent to Fulford-Ganges Road. Planner Mayes reported Fulford Creek runs through the southwest portion of the subject property and is protected by a covenant.
- Concern was expressed that the subject property has been subdivided in previous years and each subdivision reduced the farming capability.
- Concern was expressed that the proposed subdivision would not improve agricultural capability.
- It was noted Bill 52 proposed changes to the Agricultural Land Reserve Act and Agricultural Land Reserve Regulations, which may allow a second residence on a parcel in the Agricultural Land Reserve subject to Local Government regulations.
- Chair Eagle presented the following comments that were received from Commissioner Pilon prior to the meeting: “The proposed additional density on this lot does not provide clear evidence of corresponding increase in agricultural/farming output. This condition supported by the Official Community Plan and the priorities of the Salt Spring Island Area Farm Plan should continue to guide the LTC in their assessment of this application. Changes to

farmland use should be supported when they provide a clear plan to increase food production. This additional step would also improve chances of approval by the Agricultural Land Commission. Should the Local Trust Committee decide to forward this application to the Agricultural Land Commission for approval, the Local Trust Committee may consider recommending that the applicant seek the assistance from a professional(s) with a background in agronomy/horticulture to develop a plan to improve/increase food production on the lot.”

**It was MOVED and SECONDED**

That the Salt Spring Island Agricultural Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee does not forward application SS-ALR-2020.4 to the Agricultural Land Commission for the following reasons:

- The current proposal as it stands does not embody a strategy for maintaining or expanding agriculture on the ALR lands; and
- The proposed 20-metre wide common property access route could disrupt the modest agriculture that is currently taking place in the ALR portion of the property (2101 Fulford-Ganges Road).

**CARRIED**

**3.2 Ganges Village Planning Project and Housing Action Program Project**

Planner Garbo presented a verbal presentation regarding the Ganges Village Planning Project and the Housing Action Program Project. Planner Garbo reported there would be ongoing consultation with the AAPC as part of the referral and consultation process.

In discussion the following comments were noted:

- It was noted additional information regarding the projects are available on the Islands Trust website at <https://islandstrust.bc.ca/island-planning/salt-spring/projects/>
- Support was expressed for staff to consult with the farming community regarding the projects.
- Support was expressed to prioritize farm worker housing and equitable access to farmland for farmers.
- Support was expressed to prioritize agriculture and food production.
- Concern was expressed that farmworker housing has been an issue for 25 years with little progress.
- It was noted that additional residential housing could be an important revenue stream for farms.

**4. OTHER BUSINESS**

**4.1 Advisory Planning Commission Bylaw No. 467**

The Advisory Planning Commission Bylaw No. 467 was presented for information.

**4.2 Advisory Planning Commission Terms of Reference**

The Advisory Planning Commission Terms of Reference were presented for information.

**5. ADJOURNMENT**

**By general consent** the meeting adjourned at 4:15 p.m.

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Bree Eagle, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder