



Salt Spring Island Local Trust Committee

Special Meeting Agenda

Date: November 18, 2021
Time: 4:00 pm
Location: Electronic Meeting

		Pages
1.	CALL TO ORDER	4:00 PM - 4:00 PM
2.	APPROVAL OF AGENDA	4:00 PM - 4:00 PM
3.	BUSINESS ITEMS	
3.1.	Local Trust Committee Chair's Welcome and Opening Remarks	4:00 PM - 4:05 PM
3.2.	Minutes from the July 15, 2021 Salt Spring Island Local Trust Committee and Agricultural Advisory Planning Commission Meeting	4:05 PM - 4:10 PM
	For Information	2
3.3.	Salt Spring Island Land Use Inventory Report and Map	4:10 PM - 4:15 PM
	For Information	7
3.4.	Draft Bylaw No. 526 - Changes to Residential Permissions in the Agricultural Land Reserve & Bylaw Amendment Options for Dwellings on Large Farms	4:15 PM - 5:05 PM
	Staff Report	56
4.	ADJOURNMENT	



Salt Spring Island Local Trust Committee Minutes of a Special Meeting

Date: Thursday, July 15, 2021

Location: Electronic Meeting
200-1627 Fort Street, Victoria

Members Present: Peter Luckham, Chair
Laura Patrick, Local Trustee
Peter Grove, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
Rob Pingle, Recorder

Others Present: Brent Brochu-Ingram, Agricultural Advisory Planning Committee
Theresa Duynstee, Agricultural Alliance
Jan Steinman, Agricultural Advisory Planning Committee
Anne Macey, Agricultural Alliance
Doug Pepper, Ministry of Agriculture
Conrad Pilon, Agricultural Advisory Planning Committee
Ken Byron, Agricultural Advisory Planning Committee
Nathan Roberson, Agricultural Advisory Planning Committee
Brian Webster, Agricultural Alliance
One member of the public

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

1. CALL TO ORDER

Chair Luckham called the meeting to order at 4:02 p.m. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory. Introductions were carried out.

2. APPROVAL OF AGENDA

By general consent the agenda was approved with the addition of Future Meeting on Reconciliation.

3. BUSINESS ITEMS

3.1 Local Trust Committee Chair's Welcome and Opening Remarks

Chair Luckham reported this meeting is an opportunity for the Salt Spring Island Local Trust Committee to have a discussion with the members of the Salt Spring Island Agricultural Advisory Planning Commission (AAPC) and representatives of the Salt Spring Island Agricultural Alliance on agriculture related issues.

3.2 Minutes from the February 11, 2021 Salt Spring Island Local Trust Committee and Agricultural Advisory Planning Commission Meeting

The minutes were received for information.

3.3 SS-ALR-2021.1 – K. Tuttle – 231 Meadow Drive, SSI

Planner Gordon presented a verbal update on this application for information.

In discussion the following comments were noted:

- Concern was expressed and addressed about the agricultural activity on the property.
- Question was raised about the project being in line with the new Agricultural Land Commission (ALC) directives.

3.4 ALC Information Update, dated July 12, 2021

The ALC Information Update was received.

In discussion the following comments were noted:

- Concern was expressed about the relationship between the Islands Trust and the ALC with these new rules in place and RPM Cermak discussed the implications.
- A concern was addressed about the increased ability for farm worker housing to limit the amount of farm land available.
- The Area Farm Plan was discussed as a document that will help provide local guidance to the implementation of these new rules.
- A question was raised about increasing farmworker housing on non-Agricultural Land Reserve (ALR) land.
- A question was raised if a framework was possible for Islands Trust to limit expansion of housing on Agricultural Land Reserve (ALR) land unless farming was present.
- A question was raised about filing a notice of intent about soil movement in development of a residential property. Ministry staff noted that this was to ensure agricultural land was kept as undisturbed as possible; Salt Spring Island Local Trust Area Soil Removal and Deposit Regulation Bylaw No. 418 was noted as a similar local regulation.

SS-2021-140

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to prepare a report on options to amend bylaws to accommodate the Agricultural Land Commission July 12, 2021 announcement on residential flexibility in consideration of the 2020 Salt Spring Island Area Farm Plan Renewal.

CARRIED

3.5 Discussion of Agricultural Priorities

In discussion the following comments were noted:

- A question was raised about the Islands Trust Council Policy Statement and how the Islands Trust perceives the importance of agriculture.
- Chair Luckham spoke to the role of staff in the advancing of applications or policies to ensure the options presented are in alignment with all rules and regulations and that Trustees have more flexibility to make decisions.
- Support was expressed for the advancement of agricultural activities in our community.
- Islands Trust Policy Statement 4.4.2 was referred to and it was suggested “food security” be changed to “local food production”.
- Encouragement was given to work towards a region wide discussion on agriculture within the Islands Trust area.
- Section 3.23.2 of Bylaw No. 355 (Composting Regulations) was referred to and it was suggested removing the words “produced onsite” would result in easier creation of composting facilities on Salt Spring Island.
- The budget cycle was referred to as something to consider when advancing ideas that are agricultural related.
- A question was raised about the possibility to map the properties that are accessing farm status through BC Assessment and staff commented that it was possible.
- It was suggested that there are land use maps available to gain a better understanding of agriculture in the Islands Trust, the agricultural land use inventory was referred to as a form of similar information and Ministry staff agreed, stating they could provide some resources.

SS-2021-141

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to bring forward to the next special business meeting with the AAPC and AG Alliance the following items: a map indicating farm status and the most recent agricultural land use inventory.

CARRIED

Discussion continued and the following comments were noted:

- A concern regarding water quality was raised as a major impact to viable agriculture with the increased impacts of climate change.
- Questions were raised about the viability of the current Ganges Fire Hall being converted into a farmers market with the current zoning. Staff explained the zoning of the hall is Commercial 1 (C1) and the parking lot in front of it is Park and Reserves variant a (PR4(a)).
- Further discussion ensued about the ability of those zones to allow for indoor and outdoor farmers markets. Staff could not provide clear advice on that and offered to provide a review of the zoning regulations to the Agricultural Alliance.
- It was noted that the Ganges Village Plan Project will be a good opportunity to address the above point.
- It was noted that the watershed issue might be a point of conflict between the general community and farmers as there is misunderstanding about the good and the bad of agriculture.
- There was an inquiry about the timeline on the watershed planning that is happening within the Islands Trust.
- Concern was raised about the issues of septic systems and drainage due to additional housing on farm land having a negative impact on the watershed and farm land.
- Feedback regarding agriculture as it relates to the Policy Statement was requested.

3.6 Future meeting regarding reconciliation

Trustee Patrick brought forward an offer from Staff Lisa Wilcox to present an education session on implementing reconciliation as it pertains to agriculture.

In discussion the following comments were noted:

- A request of assistance in establishing the role of farmers in ways to improve relationships with First Nations was expressed.

4. ADJOURNMENT

The next meeting is scheduled on November 18, 2021.

By general consent the meeting adjourned at 5:36 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder

Agricultural Land Use Inventory Salt Spring Island

Summer 2017



Photo credits. Top left: BC Ministry of Agriculture. Top right: Shannon Cowan
Bottom left: Bullock Lake Farm, Shannon Cowan. Bottom right: BC Ministry of Agriculture.

**British Columbia Ministry of Agriculture
Strengthening Farming Program**

February 5, 2018

Acknowledgments

This project was made possible by a partnership between the following organizations:

- BC Ministry of Agriculture,
- Islands Trust, Salt Spring Island Local Trust Committee and
- Partnership for Water Sustainability in BC.

We would like to acknowledge the farmers and residents who stopped to talk to the survey crew about farming in the region.

Funding for this project was provided in part by the Governments of Canada and British Columbia through *Growing Forward 2*, a federal-provincial territorial initiative.

Additional project funding was provided by Islands Trust. The Salt Spring Island Watershed Protection Authority also provided in-kind contributions.



Disclaimer: The governments of Canada and British Columbia are committed to working with industry partners. Opinions expressed in this document are those of the authors and not necessarily those of the Government of Canada.

Citation

BC Ministry of Agriculture. Agricultural Land Use Inventory: Salt Spring Island, Summer 2017. (Reference No. 800.510-69.2017).

Contact Information

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Acronyms

AGRI	BC Ministry of Agriculture
ALR	Agricultural Land Reserve
ALUI	Agricultural Land Use Inventory
AUE	Animal Unit Equivalent
GIS	Geographic Information Systems

Executive Summary

In the summer of 2017 the BC Ministry of Agriculture and its partners conducted an Agricultural Land Use Inventory (ALUI) on Salt Spring Island. The ALUI was funded by Islands Trust and *Growing Forward 2*, a federal-provincial territorial initiative.

ALUIs can be used to understand the type and extent of agricultural activities within the Agricultural Land Reserve (ALR). The ALUI data quantifies how much land is currently used for agriculture, how much land is unavailable for agriculture, and how much land may have potential for agricultural expansion. The data provides baseline information that can be used to track trends in agricultural land use and to measure changes over time. The data also enables the estimation of agricultural water demand with the use of an irrigation water demand model.

Area of Interest and Methodology

Included in the inventory were all parcels:

- completely or partially within the ALR, or
- classified by BC Assessment as having “Farm” status for tax assessment, or
- containing an active water licence for farming or irrigation purposes, or
- zoned by local government bylaws to permit agriculture and indicating signs of agriculture on aerial photography

There were 2,943 ha of ALR on Salt Spring Island. Of this area:

- 97% or 2,855 ha was inventoried
- 3% or 88 ha was outside of legally surveyed parcels in rights-of-ways and waterbodies.

The inventoried 2,855 ha of ALR is considered the “**effective ALR**” as it is within legally surveyed parcels.

The ALUI was conducted using visual interpretation of aerial imagery combined with a drive-by “windshield” survey to capture a snapshot in time of land use and land cover. Land cover is defined as the biophysical material at the surface of the earth while land use is defined as how people utilize the land.

Land Cover and Farming Activities

Over half of the effective ALR (60% or 1,698) was in a natural or semi-natural state. The remainder of the effective ALR was anthropogenically modified in vegetation, buildings, and roads (9% or 266 ha) or was farmed (31% or 891 ha). An additional 376 ha of land outside the ALR was farmed bringing the total farmed land cover area to 1,267 ha.

There were 1,213 ha of cultivated crops on Salt Spring (859 ha in the ALR and 354 ha outside the ALR). Forage & pasture was the most common crop accounting for 91% of all cultivated land. Pasture accounted for 381 ha, forage accounted for 356 ha, fields used for both forage and pasture accounted for 231 ha, and unused forage/pasture¹ accounted for 133 ha.

Also recorded were tree fruits (43 ha), vegetables (38 ha), vines & berries (15 ha), floriculture (6 ha), nut trees (2 ha), Christmas trees (1 ha), herbs/hops (1 ha), nursery crops (1 ha), and cereals (1 ha).

¹ Unused forage/pasture fields have not been cut or grazed this growing season, but could be brought into use at any time.

Irrigation information was captured by crop type and irrigation type to aid in developing an agricultural water demand model. Irrigation is not overly common on Salt Spring Island with only 8% of the cultivated land being irrigated.

Livestock

Livestock activities were recorded, but were difficult to measure using a windshield survey. Livestock findings are reported as a range of animal unit equivalents for each parcel.

Equines were the most abundant livestock type on Salt Spring Island and accounted for 37% of the estimated animal unit equivalents (AUEs). Sheep / goats accounted for 31% of the AUEs and beef accounted for 18%. Most livestock occurrences were “small” scale with less than 25 AUEs. There were also 6 “medium” scale activities (25 -100 AUES); 3 were beef, 2 were sheep / goat, and 1 was equine.

ALR Utilization

Parcels in the ALR were categorized as “Used for farming” or “Not used for farming” based on the proportion of the parcel in cultivated crops, farm infrastructure, and/or the scale of livestock production. “**Used for farming**” parcels have the majority of their area in agricultural use or have a significant intensity of farming activity. Refer to the glossary for the full definition.

Of all ALR parcels, 28% were “Used for farming” while 72% were “Not used for farming”. The median parcel size of a “Used for farming” parcel was 4.8 ha while the median parcel size of a “Not used for farming” parcel was smaller at 2.2 ha.

ALR Availability

Parcel availability for farming was assessed based on the extent of existing land uses and land covers and their compatibility with agriculture. Parcels considered “Not used for farming” were further categorized as available or unavailable for farming. “Unavailable for farming” parcels either had a land use making agricultural development improbable (e.g. golf course, school, etc.) or had little land with potential for farming. Of the **privately owned** ALR parcels:

- 131 parcels (29%) were used for farming
- 221 parcels (48%) were available for farming
- 104 parcels (23%) were unavailable for farming

A parcel is considered to be “Available for farming” if it is not already “Used for farming”, does not have a land use that excludes agriculture, and has at least 50% of its area and at least 0.4 ha in land with potential for farming. Available for farming parcels provide an initial selection of parcels that may be available for agricultural expansion. Land prices and ecological goods and services are not considered when assessing parcel availability. Of the **privately owned and available** ALR parcels:

- 75 parcels (34%) are less than 2 ha in size
- 130 parcels (59%) are less than 4 ha in size
- 91 parcels (41%) are greater than 4 ha in size
- 19 parcels (9%) are greater than 16 ha in size

There is evidence that small parcels are less likely than larger parcels to be utilized for farming. On Salt Spring Island there are 96 ALR parcels less than 1 ha. Of these parcels, only 7% (7 parcels) are “Used for farming” while 69% (66 parcels) are “Unavailable for farming”. Residential use accounts for the majority of the small and “Unavailable for farming” parcels.

Agricultural History^{2,3}

Salt Spring Island is part of the traditional territory of a number of First Nations. Aboriginal activities on the island date back thousands of years. First Nations' relationships with the island's marine and land ecosystems evolved slowly over time resulting in a culturally modified land and seascape that satisfied most of their needs. Foods were harvested, gathered, cultivated and preserved in quantities that sustained their communities and met their spiritual, ceremonial, social and trade requirements.

During the mid to late 1800s Victoria's population was rapidly increasing which prompted Governor James Douglas to designate Salt Spring Island as a food-producing hinterland for Victoria. In 1859 the first non-native settlers arrived on Salt Spring Island to begin farming. By 1880 many of the best-located farms were established and orchards were planted. Ruckle Farm, established in 1872, is the oldest remaining example of these first farms and is the oldest family farm still in operation in BC.

Early settlers used the mountainous areas of the island to graze livestock. The introduction of grazing animals marked the beginning of a number of agriculturally induced changes to the island ecosystem including the introduction of non-native forage plants, the removal of large predators such as wolves and bears, and the clearing of large areas for forage production. By the 1890s Salt Spring Island was exporting its first specialty crop (fruit) by boat and rail to markets in Eastern Canada. Dairy farming and poultry production had also been identified as economically viable specialties. In December of 1895, the Islands Farmers' Institute was founded.

By the early 1900s Salt Spring Island was self-sufficient in forage for local livestock and started exporting feed to Victoria and other Gulf Islands.. Dairying was important and the butter produced by the Salt Spring Island Creamery was largely exported to Victoria. Poultry and sheep farming had also become important economic activities.

After World War II agricultural activities on Salt Spring steadily declined due to rising costs of feed and shipping coupled with the growth of more profitable farming locations in other areas of the Province. This decline was marked by the close of the Salt Spring Island Creamery in 1957.

A revival of agriculture on Salt Spring was recognized with the reestablishment of the Salt Spring Island Fall Fair in 1976, the acquisition of the current Salt Spring Islands Farmers Institute Fair Grounds on Rainbow Road in 1979 and the completion of the exhibition hall on the grounds in 1982. This period was also noted for the growth of small-scale, value-added (often organic) agricultural enterprises that catered to increasing numbers of tourists and seasonal residents.

Climate⁴

The climate of Salt Spring Island and the Southern Gulf Islands is similar to that of the northern Mediterranean region with its cool dry summers and humid or wet mild winters. The average annual precipitation is 910 mm and the average annual temperature is around 10°C. July, August, and September are generally the warmest and driest months. The average air temperature between July and September is 17°C with less than 8% of the annual precipitation occurring during this period. The

² Rautenbach, U. 2005. *1895-2005 Agriculture – Our Island Tradition*. Published by the Islands Farmers Institute. Salt Spring Island, BC.

³ Harrington, S. and J. Stevenson (eds.) 2005. *Islands in the Salish Sea: A Community Atlas*. TouchWood Editions, Canada.

⁴ van Vliet, L., A. Green and E. Kenney. 1987. *Soils of the Gulf Islands of British Columbia: Volume 1, Soils of Salt Spring Island*. Research Branch, Agriculture Canada. Vancouver, BC.

wettest time of the year occurs between November and January when almost 50% of the annual precipitation falls.

Soils⁵

The soils of Salt Spring Island have mainly developed from materials that have been transported and deposited by glaciers, rivers, gravity, lakes and the sea since the last ice age. Only a few soils have developed on more recent fluvial materials, shorelines and organic deposits. Soils with a capability for agriculture are generally found at elevations less than 100 m above sea level on gently sloping terrain, or in valley bottoms or topographic depressions. Approximately 17% of Salt Spring's land area is comprised of these soil types.

Soils that exhibit more severe limitations for agricultural crop production and offer fewer opportunities for improvement tend to be found at elevations higher than 100 m above sea level and generally occur on more steeply sloped terrain. Approximately 30% of Salt Spring's soils meet these criteria. Most of these soils are quite shallow and tend to be very stony. Agricultural uses on these soils tend to be restricted to natural grazing, the production of perennial forage crops or specifically adapted crops such as tree fruits and grapes.

On Salt Spring Island, agricultural capability is limited by six different factors: droughtiness caused by soil and/or climate characteristics; soils that prevent adequate root penetration and drainage; degree of stoniness; depth to bedrock; steep topography or slope pattern; and excess water.

Water

Approximately 17% or 150 mm of Salt Spring Island's annual rainfall falls during the period from May to September. In an average year, depending on soil type and crop coverage, a moisture deficit is experienced between May and August, when evapotranspiration losses exceed precipitation levels. In contrast, over 80% of the annual rainfall occurs during the period from October to April. Exceptionally dry years may provide as little as 560 mm of annual rainfall while wet years can yield over 1000 mm.

Salt Spring Island can be divided into 24 topographically separated watersheds.⁶ There are nine freshwater lakes comprising a total area of 292 ha; all are currently sources for water. The largest lake, St. Mary Lake (182 ha) supplies water to residents in the North Salt Spring Water District. Cusheon Lake (27 ha) supplies water to residents in the watershed. Maxwell Lake (26 ha) and St. Mary Lake provide water to Ganges Village. Weston Lake (19 ha) supplies water to the community of Fulford. The remaining lakes Bullock, Stowell, Ford, Roberts and Blackburn - supply local residents and range from 2 – 11 ha in size.⁷

There are increasing concerns about water use, the drawing down of the aquifer and its susceptibility to saltwater intrusion – particularly near coastal areas, and phosphorus loading in a number of the Island's lake systems. Agricultural activities are affected by or implicated in each of these issues. In 2013 the Salt Spring Island Watershed Protection Alliance was established to help address these concerns by providing a coordinated approach between the agencies who have a responsibility for legislation and regulation of various aspects of Salt Spring Island's watersheds and fresh water resources.⁸

⁵ *Ibid.*

⁶ Harrington, S. and J. Stevenson (eds.) 2005. *Islands in the Salish Sea: A Community Atlas*. TouchWood Editions, Canada.

⁷ van Vliet, L., A. Green and E. Kenney. 1987. *Soils of the Gulf Islands of British Columbia: Volume 1, Soils of Salt Spring Island*. Research Branch, Agriculture Canada. Vancouver, BC.

⁸ <http://www.ssiwatersheds.ca/>

With its relatively high number of lakes, Salt Spring Island is uniquely able to consider the possibility of using surface water for field irrigation purposes. However, the irrigation of large field areas is generally not practiced. Groundwater may be used for irrigation outside of areas serviced by a water supply system, and to augment supplies from other sources. The Salt Spring Island water budget study to be completed in March 2018 will provide additional information on groundwater use and stress within the island's aquifers.

There are presently 109 active licences for surface water use for agricultural purposes (irrigation, greenhouse, nursery and stock watering) and one groundwater licence application for irrigation purposes currently under review by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

Salt Spring Island's Current Agricultural Situation⁹

Agricultural Activities

- In 2017, 2,943 ha (17%) of Salt Spring's land base was in the Agriculture Land Reserve (ALR)

Nature of Farmers

- 196 farms were reported during the 2016 Census. Most of the land area associated with these farms was owned, rather than rented or leased from others
- In 2016, 290 farm operators were reported.
- The average age of farm operators continued to increase slightly from 57.0 in 2011 to 58.3 in 2016 – a figure slightly higher than the Canadian average of 55.0.

Economic Viability

- In 2016 gross farm receipts were \$13.8 million, a fourfold increase from the \$3.8 million reported in 2011.
- 64% of farms reported gross farm receipts of less than \$10,000
- 4 farms reported annual gross earnings of over \$250,000 with 1 farm reporting sales in excess of \$2,000,000.
- Total farm expenses were \$11,931,661, leaving a per farm average annual net income of approximately \$9,554 for the 196 farms reporting.
- This indicates that while a few farms are doing exceptional well, profitability is a concern for the majority of the farms.

There is currently strong support for farming on Salt Spring Island from both residents and organizations. The weekly farmers market, Community Supported Agriculture offerings, and agri-tourism events are generally well received and thriving on the Island. There are also a number of organizations working to support farmers including the Salt Spring Island Farmers' Institute, Island Natural Growers (ING) and the Salt Spring Island Agricultural Alliance.

⁹ Statistics Canada, 2016 Census of Agriculture <http://www5.statcan.gc.ca/cansim>

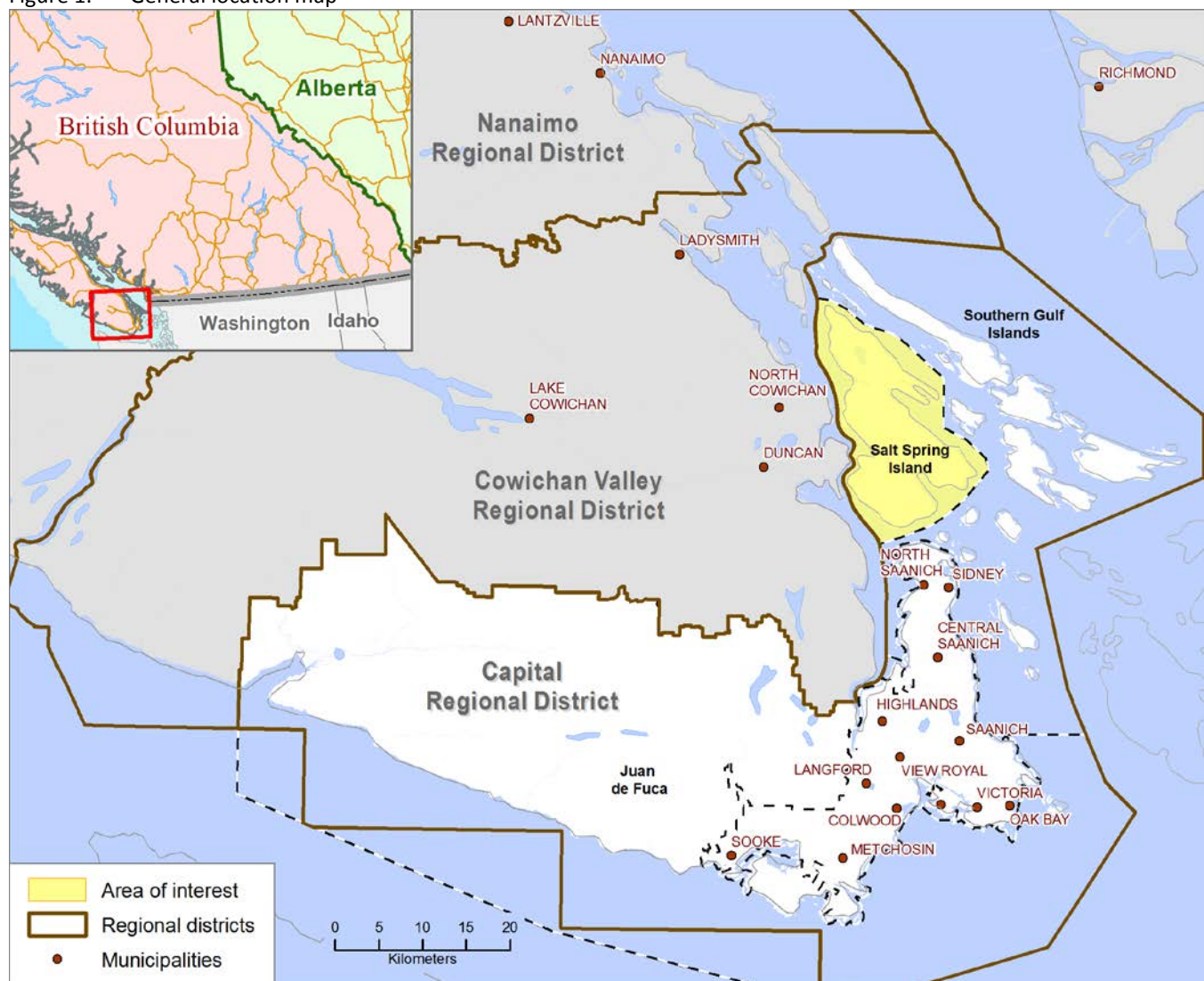
1. General Information

1.1 OVERVIEW

Salt Spring Island is located off the east coast of Vancouver Island in the Strait of Georgia, between Victoria and Vancouver, British Columbia. The Island has a total area of 18,555 hectares (45,849 acres), and a full-time residential population of approximately 10,557¹⁰, making it the largest and most populated of the Southern Gulf Islands. Salt Spring Island is accessible by three BC Ferry routes and scheduled floatplane services from Vancouver.

Salt Spring is the most visited of the Southern Gulf Islands and has a thriving tourism industry. Other economic activities include the social services sector (health and education), construction, retail, arts and crafts, forestry, and farming.

Figure 1. General location map



¹⁰ Statistics Canada. 2016 Census of Population, Saltspring RDA <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

1.2 AGRICULTURAL LAND RESERVE

The Agricultural Land Reserve (ALR) is a provincial land use zone that was designated in 1973 in which agriculture is recognized as the priority use. Within the ALR, farming is encouraged and non-agricultural uses are controlled.

In 2017, there were 2,943 ha¹¹ of ALR on Salt Spring Island (see Figure 3). This is approximately 17% of the Islands' total land area (17,553 ha¹²).

The ALR area includes:

- 2,855 ha of inventoried parcels
- 88 ha outside of legally surveyed parcels in rights-of-ways and waterbodies

The 2,855 ha of ALR on inventoried parcels is considered the **'effective ALR'** as these areas are within legally surveyed parcels and are subject to local and/or regional planning decisions.

Figure 2. Proportion of ALR by category

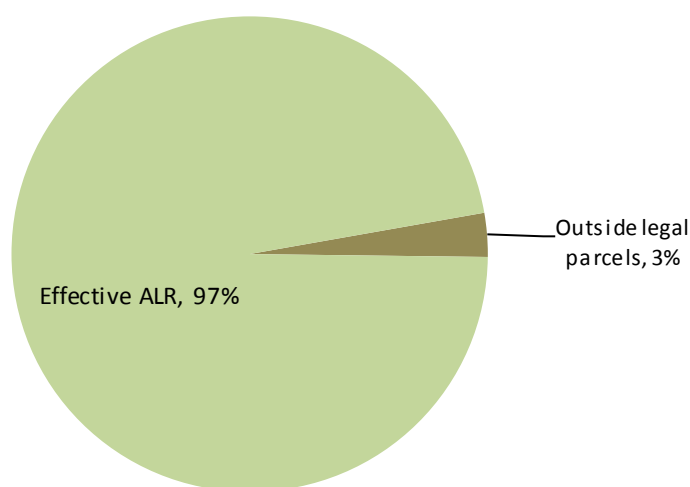


Figure 2 shows the proportion of different categories of ALR land on Salt Spring Island.

In total, 97% of the ALR is considered "effective ALR" and forms the basis of this report.

The remaining area is outside of legally surveyed parcels in unsurveyed Crown land (3%).

¹¹ Provincial Agricultural Land Commission (ALC) Agricultural Land Reserve Polygons. Calculated in GIS.

¹² Calculated in GIS.

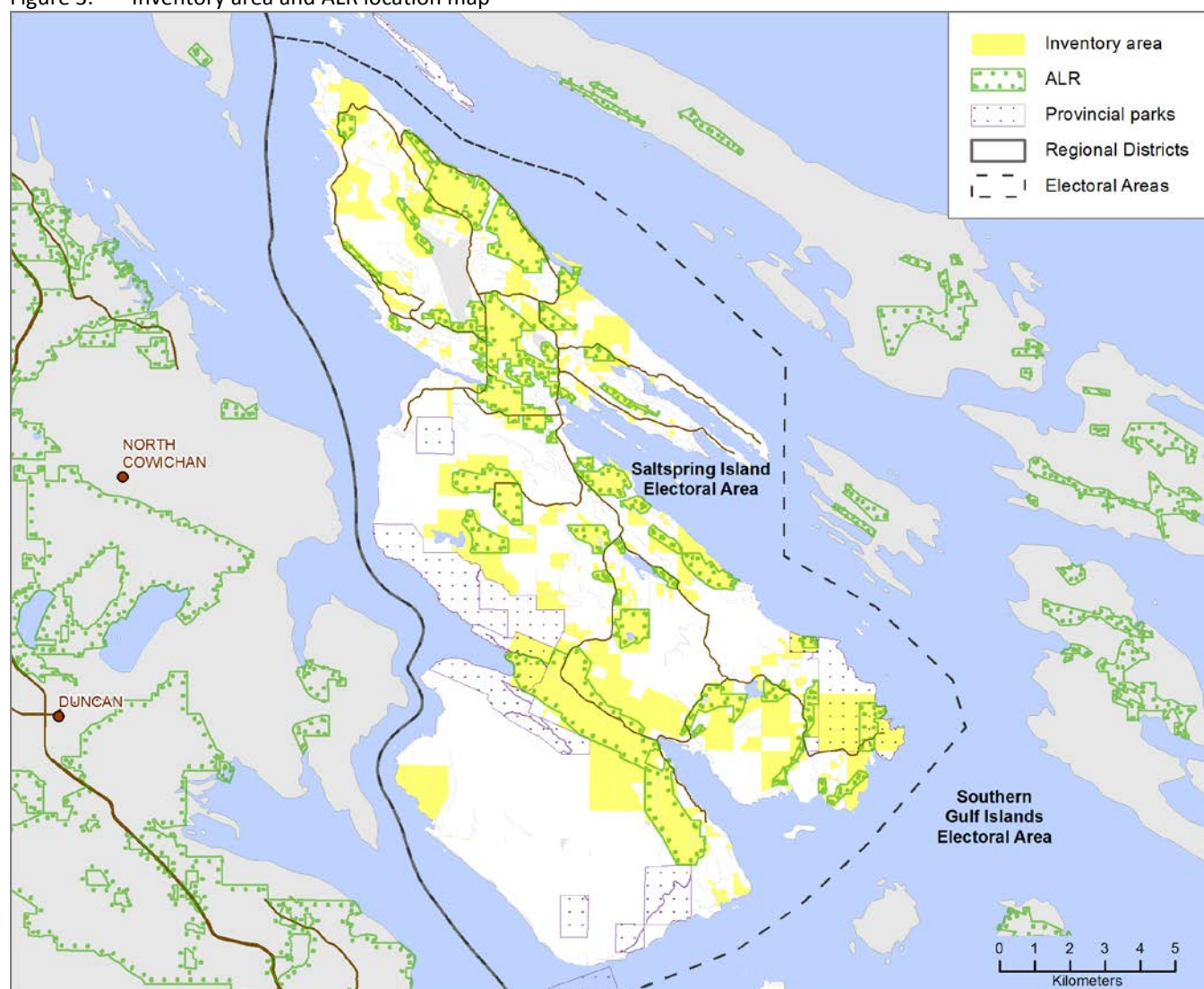
1.3 INVENTORY AREA

The total inventory area encompassed 828 parcels with a combined area of 6,214 ha. Included were all parcels:

- completely or partially within the ALR, or
- classified by BC Assessment as having “Farm” status for property tax assessment, or
- zoned to permit agriculture by local government bylaws and/or exhibiting signs of agriculture or aquaculture on aerial photography, or
- containing an active water licence for farming or irrigation purposes

The amount of ALR included in the inventory area is 2,855 ha. Another 3,359 ha of inventoried land was on parcels completely outside the ALR that met one of the other inventory criteria.

Figure 3. Inventory area and ALR location map



2. Land Cover and Farmed Area

2.1 LAND COVER AND FARMED AREA

Land cover describes the biophysical material at the surface of the earth and is distinct from land use which describes how people utilize the land. Refer to Section 4 for information on land use.

Land cover is surveyed by separating the parcel into polygons of homogeneous components and assigning each a description such as landscape lawn, natural open treed, natural waterbody, blueberries, road, or small single family house. Most surveyed parcels have multiple land cover types with each describing a different area of the parcel. Land cover more closely approximates the actual area of land in agricultural production than land use, which is assigned on a parcel basis.

Four land cover types are considered “**Farmed**”:

- **Cultivated field crops:** vegetation under cultivation for harvest or pasture including land temporarily set aside from farming and perennial crops that were not harvested or grazed in the current growing season
- **Farm infrastructure:** built structures associated with farming such as barns, stables, corrals, riding rings, and their associated yards
- **Greenhouses:** permanent enclosed glass or poly structures with or without climate control facilities for growing plants and vegetation under controlled environments
- **Crop barns:** permanent enclosed structures with non-translucent walls for growing crops such as mushrooms or bean sprouts

Forage and pasture field crops which have not been cut or grazed during the current growing season (unused), unmaintained field crops, and unmaintained greenhouses are considered “Farmed” land covers but are considered inactive.

Land cover types which may support farming, such as farm residences, vegetative buffers and farm road access, are not considered “Farmed” land cover.

Table 1. Land cover and farmed area

Land cover*		In ALR (ha)	% of effective ALR*	Outside ALR (ha)	Total area (ha)
Actively farmed	Cultivated field crops	769	27%	309	1,078
	Farm infrastructure	31	1%	21	52
	Greenhouses	2	< 1%	1	3
Inactively farmed	Unused/unmaintained field crops	90	3%	45	135
FARMED SUBTOTAL		891	31%	376	1,267
Anthropogenic (not farmed)	Managed vegetation	128	4%		
	Residential footprint	103	4%		
	Settlement	13	< 1%		
	Waterbodies	10	< 1%		
	Non Built or Bare	7	< 1%		
	Transportation	4	< 1%		
ANTHROPOGENIC SUBTOTAL		266	9%		
Natural & Semi-natural	Vegetated	1,653	58%		
	Wetlands & waterbodies	45	2%		
NATURAL & SEMI-NATURAL SUBTOTAL		1,698	60%		
Not surveyed	Unknown	<1	< 1%		
TOTAL ALR INVENTORIED		2,855	100%		

* Refer to the glossary for terms used in this table.

Table 1 shows the extent of different land cover types across the effective ALR on Salt Spring Island.

There were 891 ha of “Farmed” land cover within the ALR. This includes 90 ha of unused or unmaintained field crops. An additional 376 ha of “Farmed” land cover were identified outside of the ALR.

Figure 4. Land cover in the effective ALR

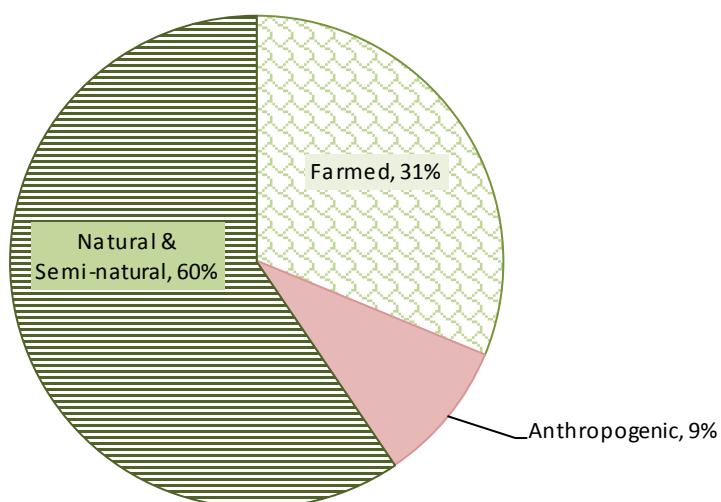


Figure 4 shows the proportion of different land cover categories across the effective ALR on Salt Spring Island.

Sixty percent (60%) is in “Natural & semi-natural” while 31% is in “Farmed” land cover.

Land used in support of farming such as farm residences, vegetative buffers or roadways is not included as “Farmed” land cover.

3. Farming Activities

3.1 CULTIVATED FIELD CROPS

Cultivated field crops were captured in a geographic information system (GIS) at the field or land cover level by crop type (e.g. vegetables, forage or pasture, berries). The total land area was then evaluated for each crop.

Included with cultivated field crops is fallow farmland and land temporarily set aside for wildlife or other purposes. Also included is bare cultivated land or land under preparation for planting as it is assumed these lands will be planted during the survey season. Excluded are crops grown in crop cover structures such as greenhouses or mushroom barns.

Forage & pasture is the main crop type on Salt Spring Island.

- **Forage** is a cultivated crop that is cut and made into silage or hay for livestock feed.
- **Pasture** is a cultivated crop that is used for grazing only and is not cut.
- **Forage & pasture** is grazed for 1 - 3 months per year and is also cut for silage or hay.

Other significant crop types include:

- Tree fruits
- Vegetables
- Vines & berries
- Floriculture
- Nut trees

Figure 5. Main field crop types by percentage

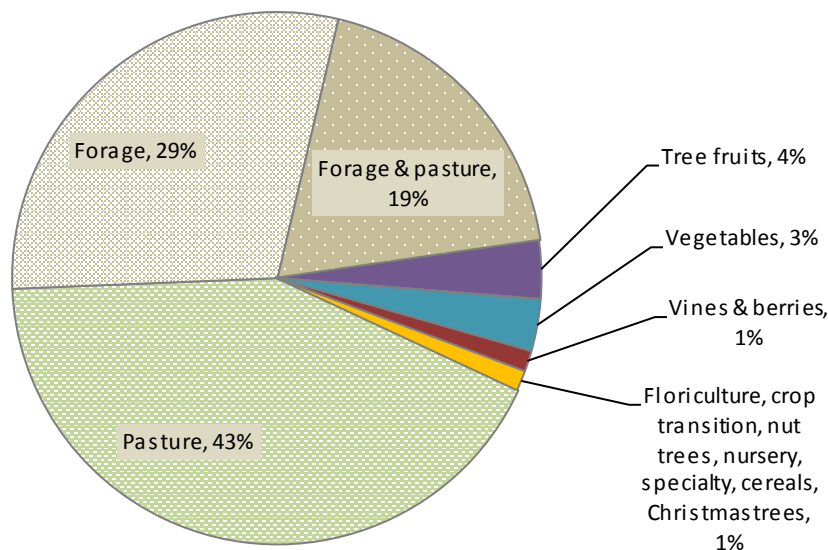


Figure 5 shows the proportion of crop types on Salt Spring Island.

Forage, pasture, and fields used for both forage & pasture account for 91% of all cultivated crops.

Table 2. Cultivated crop type by area

Crop type	ALR		Outside ALR (ha)	Total area (ha)	% of cultivated land
	In ALR (ha)	% of effective ALR			
Forage or pasture*	777	27%	324	1,101	91%
Tree fruits	30	1%	13	43	4%
Vegetables	29	1%	9	38	3%
Vines & berries	12	< 1%	4	15	1%
Floriculture	5	< 1%	2	6	< 1%
Crop transition	2	< 1%	< 1	2	< 1%
Nut trees	< 1	< 1%	1	2	< 1%
Christmas trees	1	< 1%	-	1	< 1%
Nursery	-	-	1	1	< 1%
Cereals	1	< 1%	-	1	< 1%
Specialty (herbs/ hops)	1	< 1%	< 1	1	< 1%
TOTAL	859	30%	354	1,213	100%

* Included is 133 ha of unused forage/pasture that has not been cut or grazed this growing season.

Table 2 shows the total area of cultivated crops produced on Salt Spring Island.

There were 1,101 ha in forage or pasture. Included in this category is 133 ha of unused forage/pasture that has not been cut or grazed this year.

An additional 112 ha of other crop types were recorded.

Figure 6. Forage and pasture fields by size and type

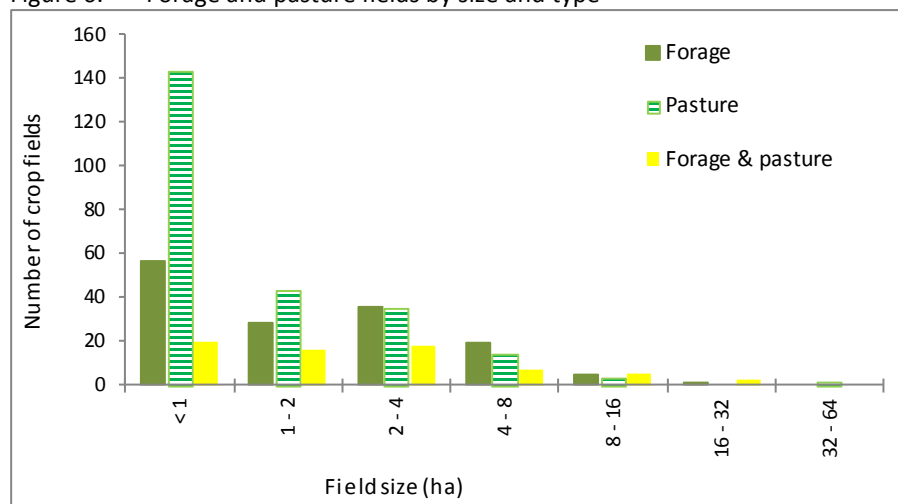


Figure 6 illustrates the size distribution of forage and pasture fields on Salt Spring Island.

Over three-quarters (78%) of all pasture fields are less than 1 ha in size.

Top Cultivated Crops

Table 3. All cultivated crops by area (including unmaintained crops)

Cultivated field crop	In ALR (ha)	% of effective ALR	Outside ALR (ha)	Total area (ha)	% of cultivated land
Pasture	209	7%	173	381	31%
Forage	269	9%	87	356	29%
Forage & pasture	211	7%	20	231	19%
Unused forage/pasture	88	3%	45	133	11%
Mixed vegetables	16	< 1%	4	19	2%
Tree fruits - unknown type	15	< 1%	3	18	1%
Apples	9	< 1%	8	17	1%
Vegetables	9	< 1%	5	15	1%
Grapes	9	< 1%	3	12	1%
Mixed tree fruits	5	< 1%	2	8	1%
Lavender	3	< 1%	1	4	< 1%
Sweet corn	3	< 1%	-	3	< 1%
Blueberries	2	< 1%	< 1	3	< 1%
Crop transition	2	< 1%	< 1	2	< 1%
Hazelnut / filbert	< 1	< 1%	1	2	< 1%
Floriculture	1	< 1%	< 1	1	< 1%
Ornamentals and shrubs	-	-	1	1	< 1%
Oats	1	< 1%	-	1	< 1%
Christmas trees (Unmaintained)	1	< 1%	-	1	< 1%
Mixed floriculture	< 1	< 1%	< 1	1	< 1%
Other crop types	4	< 1%	1	5	< 1%
TOTAL	859	30%	354	1,213	100%

* Unused forage/pasture has been cultivated, but not cut or grazed this year.

Table 3 details the top 20 individual crops that account for 99.5% of cultivated land on Salt Spring Island.

Figure 7. Top 10 crops by area

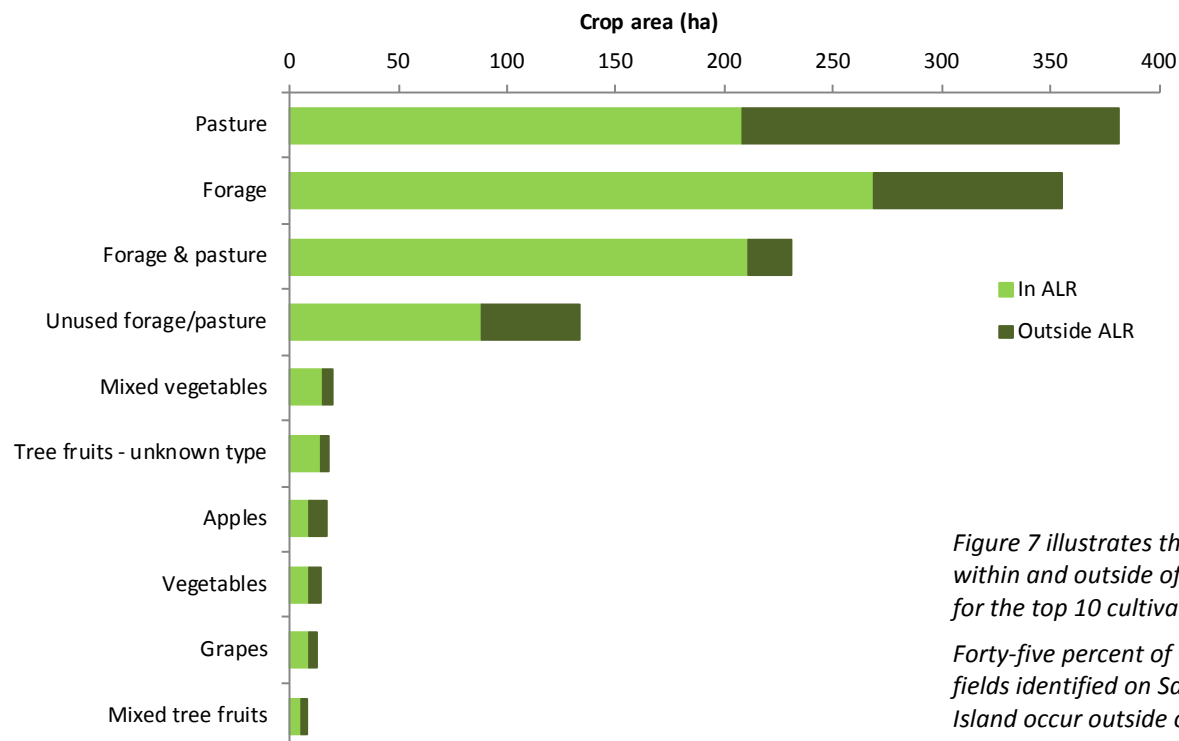


Figure 7 illustrates the area within and outside of the ALR for the top 10 cultivated crops.

Forty-five percent of the pasture fields identified on Salt Spring Island occur outside of the ALR.

3.2 IRRIGATION

Irrigation is the application of water to soil or plants and may be used to assist in the growing of agricultural crops, the maintenance of managed vegetation, and the control of soil erosion or dust. The availability of water delivery infrastructure and good quality water for irrigation are often requirements for growing high-value crops. Insufficient water sources or water delivery infrastructure can limit the potential to increase agricultural production through irrigation.

Irrigation information was recorded at the field or land cover level by system type (e.g. sprinkler, giant gun, trickle) and then summarized by crop type to the total land area under irrigation. Irrigated land includes all irrigated field crops and may also include irrigated fallow farmland, land temporarily set aside for wildlife or other purposes, and land under preparation for planting.

Crop and irrigation data from the Agricultural Land Use Inventory are key inputs into an Agricultural Water Demand Model (AWDM). The AWDM is a water management planning tool that estimates current and future agricultural water needs based on climate change scenarios and water management practices. The AWDM Report for Salt Spring Island¹³ will highlight the results from several scenarios.

Table 4. Crop type and irrigation

Cultivated field crop	Irrigation system in use (ha)				Total area irrigated (ha)	% of crop area irrigated
	Sprinkler	Trickle	Giant gun	Surface		
Vegetables	32	< 1	4	-	36	93%
Forage	3	-	18	-	21	6%
Vines & berries	2	13	-	-	15	97%
Tree fruits	< 1	7	-	< 1	8	18%
Floriculture	3	4	-	-	6	100%
Forage & pasture	3	-	1	-	4	2%
Pasture	3	-	-	-	3	< 1%
Nursery	< 1	< 1	-	-	1	100%
Cereals	-	-	1	-	1	100%
Specialty	< 1	< 1	-	-	< 1	78%
Nut trees	-	< 1	-	-	< 1	45%
TOTAL CROP AREA IRRIGATED	46	26	24	< 1	97	8%

Table 4 shows the total area of crops under irrigation by crop type. Forage and pasture crops are the predominant crop types on Salt Spring Island, (refer to Table 2), however, few of these crops utilize irrigation. Only 6% of forage crops are irrigated while only 0.5% of pasture fields are irrigated.

In total, 97 ha or 8% of the cultivated crop area was irrigated.

¹³ <http://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/water/water-management/agriculture-water-demand-model>

3.3 LIVESTOCK

Livestock activities are challenging to measure using a windshield survey. Livestock are often confined to structures making it difficult to see the animals. Local knowledge and other indicators such as animal confinement type (barn type), feeder system type, manure handling system type, and other visible elements may be used to infer the type of livestock and scale of activity that exist on a parcel. In addition, livestock are mobile and may utilize more than one land parcel. This inventory reports on livestock homesites where the animals or related structures were observed.

Homesite

Homesite refers to the location of the main ranch or main barn of a livestock operation or farm unit¹⁴. Other types of farm infrastructure, such as corrals, paddocks, barns, and feeding/watering facilities, as well as the farm residence, are often at this location. The homesite is the primary location of the farm unit where most livestock management occurs.

Non Homesite refers to a location where livestock were observed, but do not permanently reside. Non-homesites are often used only for pasturing and are secondary to an operation's primary (or homesite) location. Non homesite locations are not included in this report.

Intensity

"Intensive" livestock activities utilize specialized structures such as barns, feedlots and stockyards designed for confined feeding at higher stocking densities.

"Non-intensive" livestock activities allow animals to graze on a pasture and often utilize non-intensive barns and corrals/paddocks.

"Unknown livestock" refers to activities where non-specialized livestock related structures were present, the livestock were not visible, and the specific type of livestock could not be determined.

Scale

An animal unit equivalent (AUE) scale system is used to describe livestock operations. AUEs are a standard measure used to compare different livestock types. One animal unit equivalent is equal to approximately one adult cow or horse. The scale system includes 4 levels:

- **"Very Small"** Approximately 1 cow or horse or bison, 3 hogs, 5 goats, sheep or deer, 50 turkeys, 100 chickens (1 animal unit equivalent). Estimated AUE: 1
- **"Small"** LESS THAN 25 cows or horses or bison, 75 hogs, 125 goats, sheep or deer, 1250 turkeys, 2500 chickens (2 - 25 animal unit equivalents). Estimated AUE: 13
- **"Medium"** LESS THAN 100 cows or horses or bison, 300 hogs, 500 goats, sheep or deer, 5000 turkeys, 10,000 chickens (25 - 100 animal unit equivalents). Estimated AUE: 63
- **"Large"** MORE THAN 100 cows or horses or bison, 300 hogs, 500 goats, sheep or deer, 5000 turkeys, 10,000 chickens (over 100 animal unit equivalents). Estimated AUE: 150

Estimated animal unit equivalents are calculated using the midpoint of each scale range described above. This number enables the relative importance of each livestock type to be compared. The actual number of animals may be under estimated, especially for large operations.

Number of activities. Each occurrence of livestock on a parcel is counted as one activity. A small mixed farm with 1-2 cows and a large commercial milking operation are each counted as one activity. If two types of livestock are recorded on the same parcel, each is identified as a unique activity.

¹⁴ The farm unit includes all the property owned, rented, or leased by a farm and may incorporate more than one parcel.

Table 5. Livestock activities

Livestock group	Estimated animal unit equivalents	Count of activities
Equine	670	71
Sheep / goat	560	50
Beef	320	16
Poultry	130	70
Llama / alpaca	60	10
Swine	50	6
Dairy	30	3
TOTAL	1,820	226

Table 5 details the number of estimated animal unit equivalents by livestock type. These activities occur both within and outside of the ALR.

Equine and sheep / goat activities have the highest estimated AUEs.

Beef also has a high number of AUEs, however, beef has a lower number of activities than equine or sheep / goat. This indicates beef activities tend to be larger than other types of livestock activities.

Estimated Animal Unit Equivalents (AUEs)

Figure 8. Proportion of livestock activities by estimated animal unit equivalents

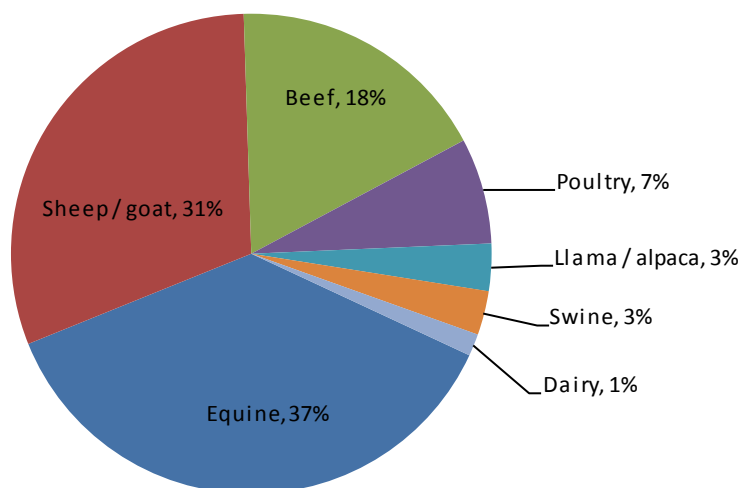


Figure 8 illustrates the proportion of livestock on Salt Spring Island by estimated animal unit equivalents.

Equine and sheep/ goat AUEs account for 68% of all livestock AUEs.

Figure 9. Estimated animal unit equivalents by livestock type and intensity

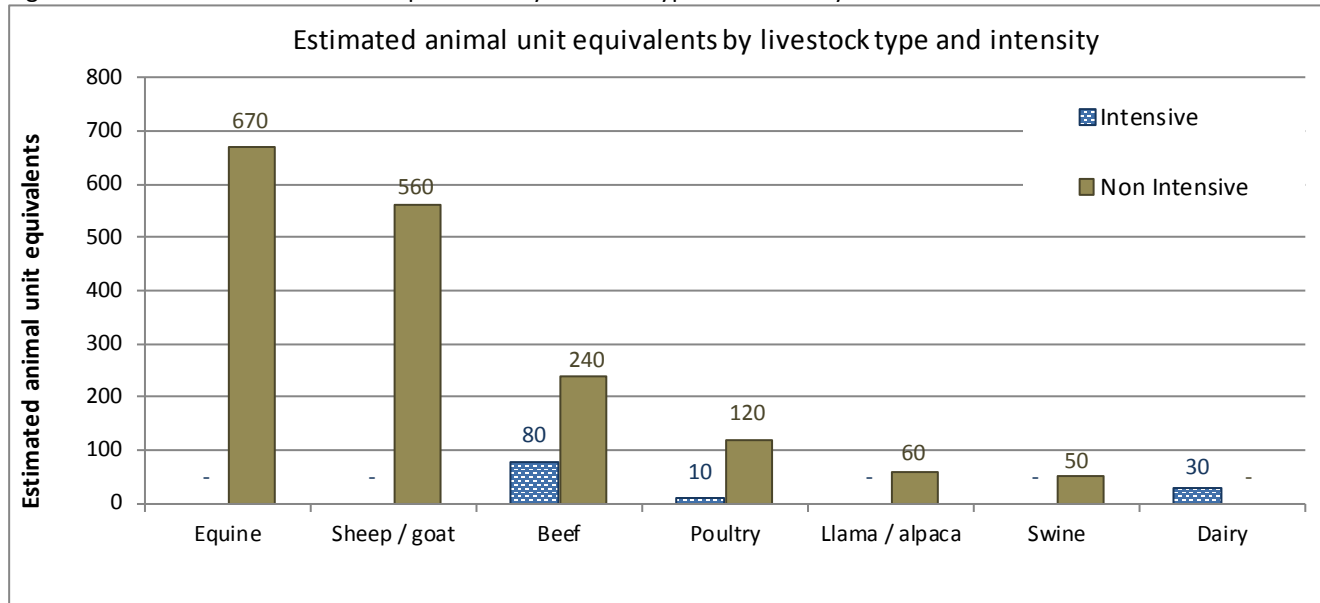


Figure 9 illustrates the number of estimated animal unit equivalents by livestock type and intensity on Salt Spring Island. Most livestock are found in “non-intensive” facilities.

Beef, dairy and poultry all had some AUEs in intensive facilities with specialized infrastructure designed for confined feeding at higher stocking densities.

Figure 10. Estimated animal unit equivalents by livestock type and scale

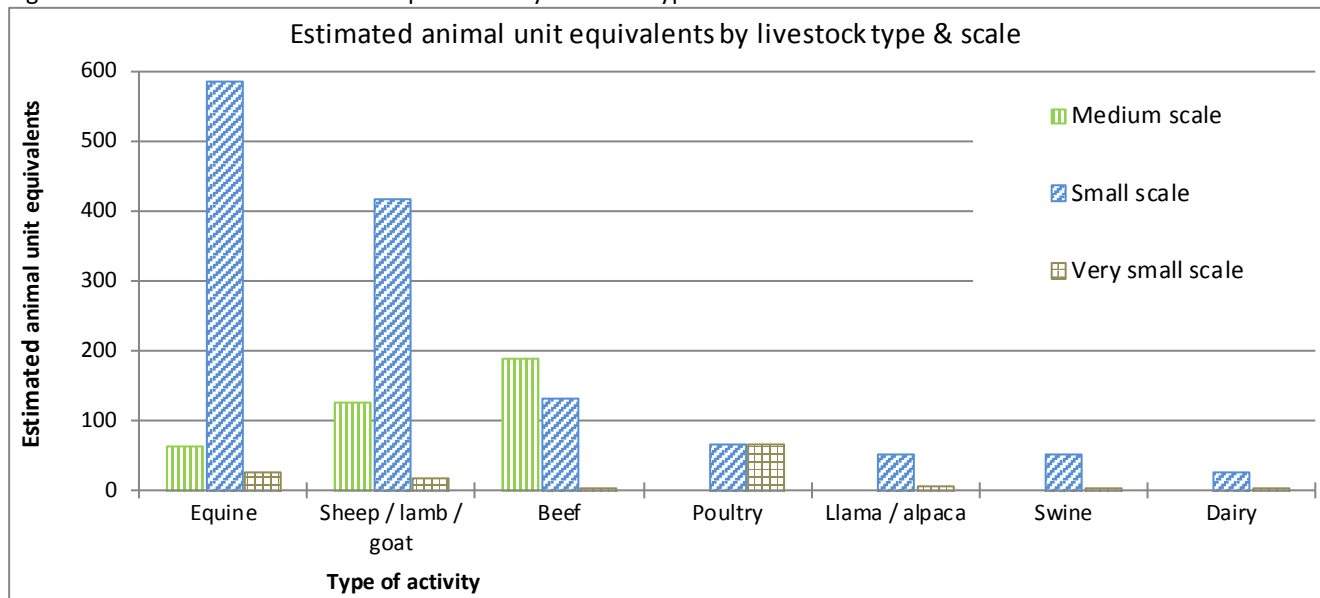


Figure 10 illustrates the number of estimated animal unit equivalents by livestock type and scale on Salt Spring Island. Although the greatest AUEs are associated with equines and sheep / goats (refer to Table 5), most animals occur on a “small” scale with less than 25 animals.

Beef, sheep / goat, and equine are the only livestock types to occur on a “medium” scale with greater than 25 animal unit equivalents. Over half of the beef AUEs are associated with “medium” scale activities.

Number of livestock activities (occurrences)

Figure 11. Number of livestock activities by livestock type and scale

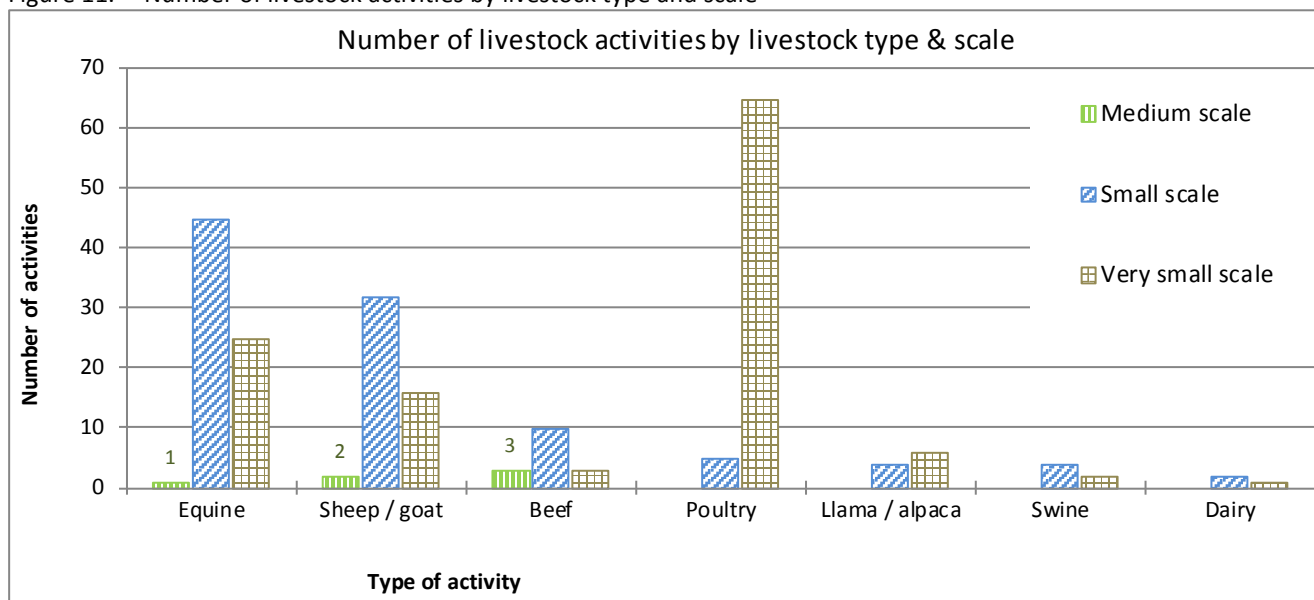


Figure 11 illustrates the number of livestock activities by livestock type and scale on Salt Spring Island. Poultry activities are the most frequently occurring, however, nearly all occurrences are “very small” scale with less than 100 birds (1 AUE).

There 3 “medium” scale beef activities, 2 “medium” scale sheep / goat activities and 1 “medium” scale equine activity.

4. ALR Utilization

4.1 PARCEL INCLUSION IN THE ALR

The following analysis is parcel based. It is important to note that the ALR boundaries do not always align with parcel boundaries and many parcels have only a portion of their area in the ALR.

Figure 12 illustrates the frequent misalignment between parcel boundaries and the ALR boundary. Given that the dark green line represents the ALR boundary, Lot A is completely in the ALR and Lots B and C have a portion of their area in the ALR. Lot D is completely outside the ALR.

To achieve an accurate picture of the ALR on Salt Spring Island, only parcels that meet the following criteria are included in this section of the report:

- parcels > 0.05 ha in size with at least half their area ($\geq 50\%$) in the ALR, or
- parcels with at least 10 ha (≥ 10 ha) of ALR land.

In total, 469 parcels, with 2,711 ha or 95% of the effective ALR met the above criteria and are included in the following section. “Effective ALR” is the total ALR area excluding land outside of legally surveyed parcels and excluding land on Indian reserves.

Figure 12. Example of parcel inclusion in the ALR

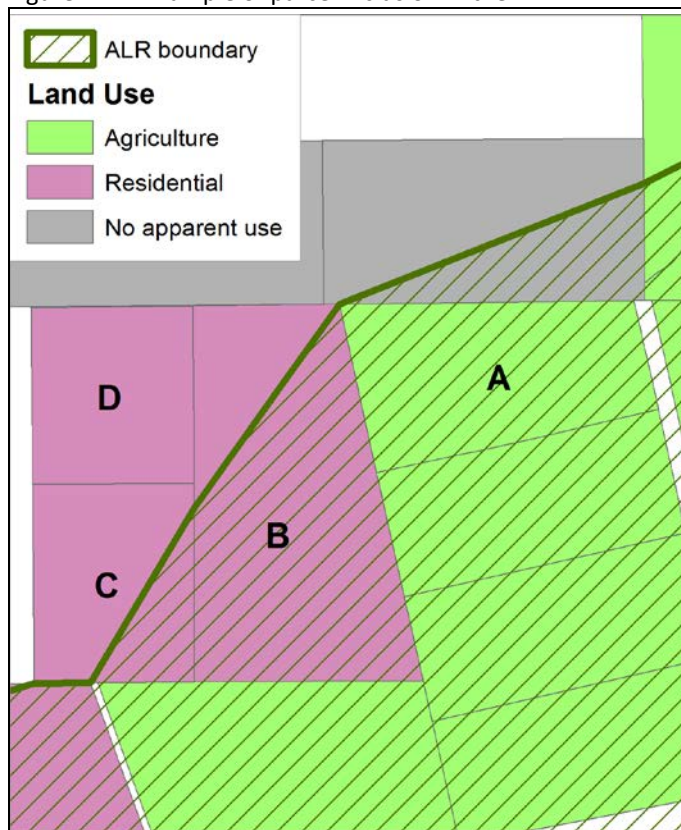


Figure 12 illustrates the distinction between parcels considered to be within or outside the ALR:

Considered to be within the ALR:

- lot A is completely in the ALR
- lot B has 50% or more of its area in the ALR.

Considered to be outside the ALR:

- lot C has less than 50% of its area and less than 10 ha in the ALR
- lot D is completely outside the ALR.

4.2 LAND USE AND FARM USE

Land use focuses solely on human use and describes the economic function or type of establishment using the parcel. A parcel can have a variety of activities on the land, yet serve a single use. For example, two parcels are said to be “Used for farming”, even if one is a dairy farm and the other is in blueberries. Another example is commercial land use; if one parcel is a hotel, another is a retail store, and a third is a gas station, all are considered to have a commercial land use.

Up to two general land uses (e.g. residential, commercial, protected area) are recorded for each parcel. Evaluation of land uses are based on the overall economic importance and/or the extent of the land use.

Used for farming – Parcels where the majority of the parcel area is utilized for farming or parcels which exhibit significant evidence of intensive farming. Refer to the glossary for a complete definition. Many “Used for farming” parcels are also used for other purposes such as residential. This report does not attempt to determine which use is primary.

Not used for farming – Parcels that do not meet the “Used for farming” definition.

Table 6. Land use and farming use in the ALR

Parcel land use*		Number of ALR parcels	% of ALR parcels	Average parcel size	Median parcel size (ha)
Used only for farming - no other use		25	5 %	10	6.2
Used for farming - Mixed use	Residential	101	22 %	9	4.2
	Protected area / park / reserve	4	1 %	96	56.3
	Institutional & community	1	<1 %	2	1.6
	Commercial & service	1	<1 %	8	8.1
USED FOR FARMING SUBTOTAL		132	28 %	11	4.8
Not used for farming	Residential	246	52 %	4	1.9
	No apparent use	47	10 %	10	4.1
	Protected area / park / reserve	21	4 %	24	14.8
	Institutional & community	6	1 %	2	1.9
	Recreation & leisure	5	1 %	8	7.2
	Commercial & service	4	1 %	1	1.0
	Transportation & utilities	2	<1 %	1	1.1
	Industrial	2	<1 %	11	10.8
	Forestry	2	<1 %	27	27.1
	Gravel extraction	1	<1 %	1	0.9
	Communications	1	<1 %	< 1	0.2
NOT USED FOR FARMING SUBTOTAL		337	72 %	6	2.2
TOTAL		469	100 %	8	2.9

* See "Land Use" in the glossary for terms used in this table.

Table 6 shows the number of ALR parcels that are used and not used for farming by land use on Salt Spring Island.

In total, 28% of the ALR parcels (132 parcels) are “Used for farming” and 72% (337 parcels) are “Not used for farming”.

Figure 13 provides more information on “Used for farming” ALR parcels and Figure 14 provides more information on “Not used for farming” ALR parcels.

Figure 13. Land use on “Used for farming” ALR parcels

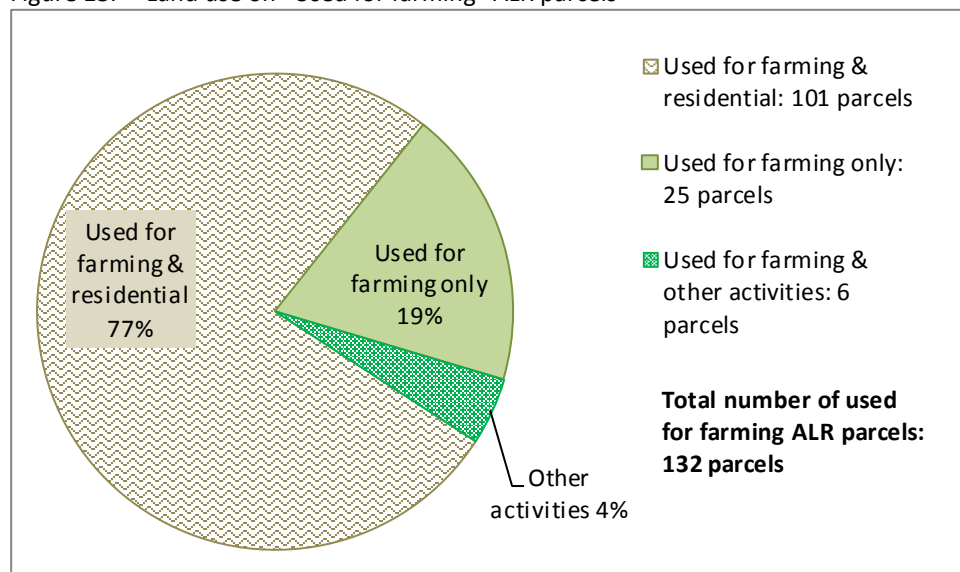


Figure 13 illustrates the proportion of “Used for farming” ALR parcels by their land use.

Over three quarters (77%) of the ALR parcels that are “Used for farming” are also used for residential purposes.

Figure 14. Land use on “Not used for farming” ALR parcels

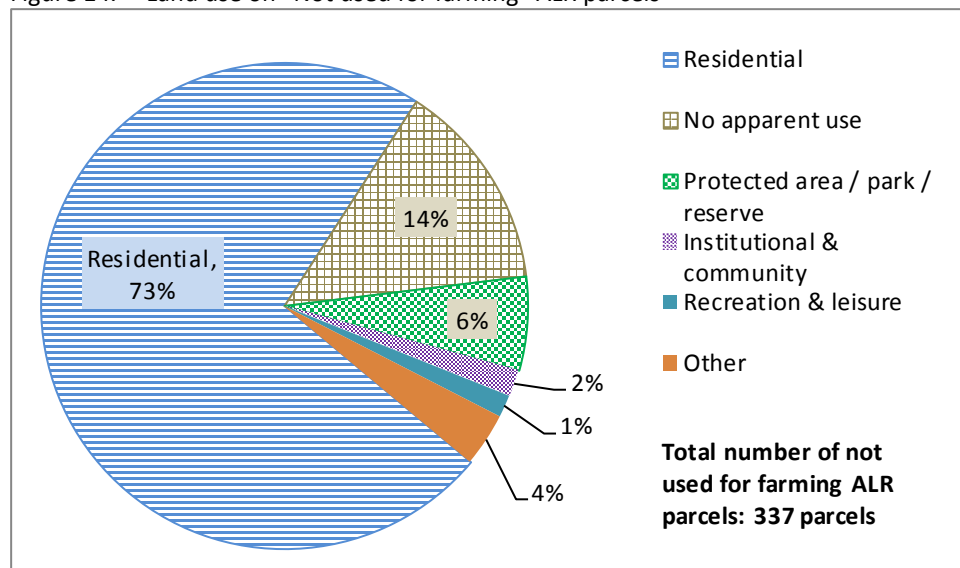


Figure 14 illustrates the proportion of “Not used for farming” ALR parcels by their land use.

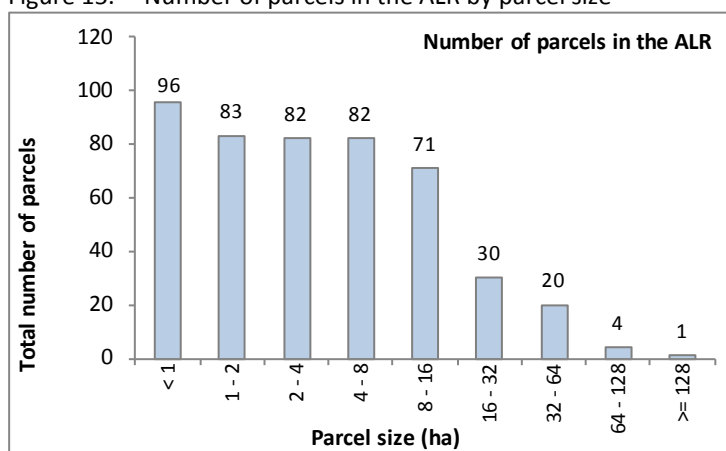
Seventy-three percent (73%) of the “Not used for farming” ALR parcels have a residential use, and 14% have no apparent use.

4.3 PARCEL SIZE AND FARM USE

Parcel size must be considered when determining the agricultural potential of a parcel. Larger parcels usually allow farmers greater flexibility to expand or change their type of operation as the economy and markets change. Some types of agriculture can be successful on small parcels, (e.g. intensive market gardens, nurseries, poultry), however, the number of viable farming options generally decreases with a reduced parcel size. Small parcels may also be suitable for start-up farmers and established farmers wanting to expand through leases.

A farming operation may utilize more than one parcel as a farm unit¹⁵, however, it is generally more efficient to run a farm on fewer large parcels than on many small parcels. Smaller parcels generally cost more per hectare than larger parcels and can easily be disassembled from larger farm units and sold. Larger parcels accommodate equipment more efficiently and reduce the need to move farm equipment on public roads. Furthermore, smaller parcels are more impacted by bylaws designed to reduce potential land use conflicts, such as setbacks from lot lines and road allowances.

Figure 15. Number of parcels in the ALR by parcel size

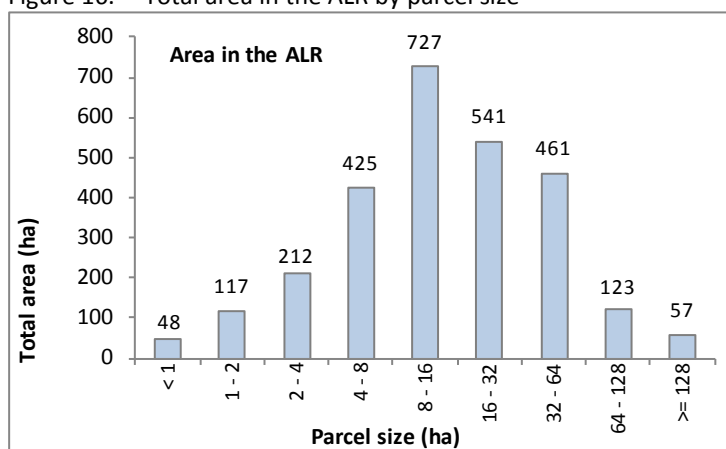


The average ALR parcel size on Salt Spring Island is 7.8 ha and the median parcel size is 2.9 ha.

Figure 15 illustrates that of the 469 parcels in the ALR:

- 20% (96 parcels) are less than 1 ha
- 56% (261 parcels) are less than 4 ha.
- 17% (82 parcels) are between 4 and 8 ha.
- 15% (71 parcels) are between 8 and 16 ha.
- 12% (55 parcels) are greater than 16 ha.

Figure 16. Total area in the ALR by parcel size



Although there are a large number of small parcels on Salt Spring Island, the majority of the ALR area occurs on larger parcels.

Figure 16 illustrates that of the 2,711 ha in the ALR:

- 2% (48 ha) is on parcels less than 1 ha.
- 14% (377 ha) is on parcels less than 4 ha.
- 16% (425 ha) is on parcels between 4 and 8 ha.
- 27% (727 ha) is on parcels between 8 and 16 ha.
- 44% (1,182 ha) is on parcels greater than 16 ha.

¹⁵ The farm unit includes all the property owned, rented, or leased by a farm and may incorporate more than one parcel.

Table 7. Number of parcels in the ALR by farming status

Parcel status with respect to farming	Number of parcels	% of parcels in the ALR
Used for farming	132	28 %
Not used for farming	337	72 %
TOTAL	469	100 %

Table 7 demonstrates that of the 469 parcels in the ALR, only 28% are considered "Used for farming".

Figure 17. Number of parcels in the ALR by farming status and parcel size

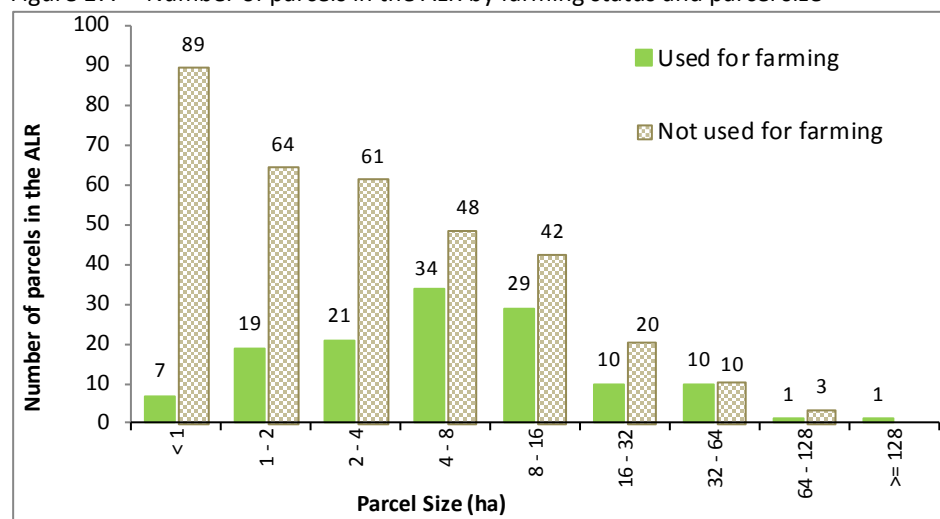


Figure 17 compares the size distribution of ALR parcels by their farming status.

High proportions of "Not used for farming" parcels are found across most parcel size categories.

On parcels less than 1 ha, 93% of the parcels are "Not used for farming".

In general, small parcels are less likely to be utilized for farming.

Figure 18. Proportion of parcels in the ALR by farming status and parcel size

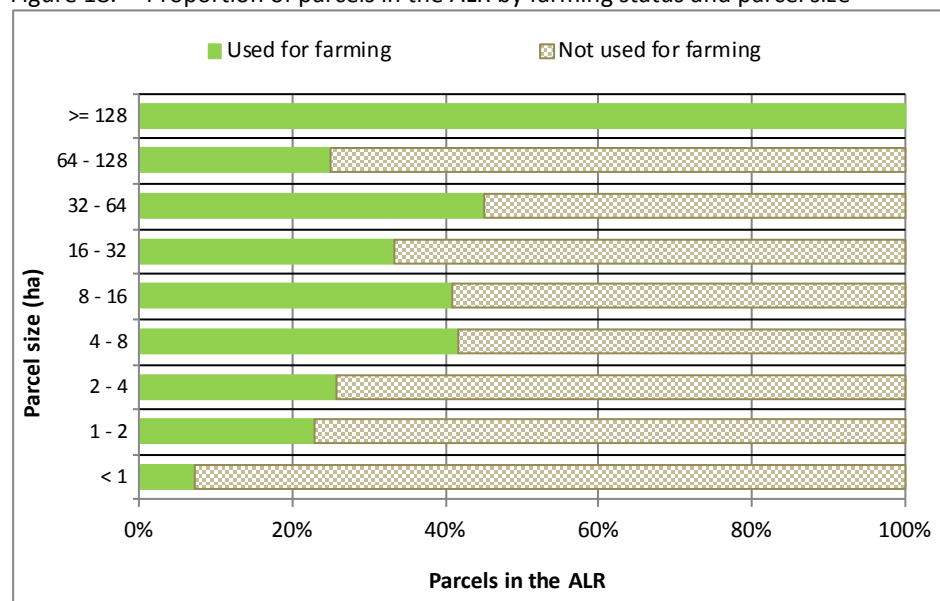


Figure 18 shows the proportion of parcels used and not used for farming by parcel size.

There is one parcel >=128 ha (256 ha) that is "Used for farming" and is associated with Ruckle Provincial Park. Less than one quarter of the total parcel area is in the ALR, however, the majority of the ALR area is cultivated.

5. ALR Availability for Farming

5.1 PARCEL AVAILABILITY OVERVIEW

There is a strong demand for agricultural goods produced in British Columbia that is expected to increase with population growth. An available agricultural land base will be important to meet future agricultural needs. This section presents analysis on **privately owned ALR** parcels that are available and unavailable for farming. Crown lands are not considered in this section as they offer little opportunity for capital investment and intensive agricultural development.

Used for farming – Parcels where the majority of the parcel area is utilized for farming or parcels which exhibit significant intensity of farming. Refer to the glossary for a complete definition.

Not used for farming – Parcels that do not meet the “Used for farming” definition. Includes parcels that are *available* and *unavailable* for farming.

Unavailable for farming – “Not used for farming” parcels where future agricultural development is improbable due to a conflicting land use or due to limited land with potential for farming. Land uses such as golf courses, parks, schools, and small residential lots that utilize the majority of the parcel are considered incompatible with agriculture. These properties are serving an established purpose, may be altered in a way that is incompatible with agriculture, or may have very high land values from the built infrastructure. Parcels with little to no land available for farming are also considered “Unavailable for farming”. E.g. A parcel completely covered by trees and a steep slope is considered “Unavailable for farming” due to the limited farming potential on the slope. It is usually uneconomical for a farmer to acquire and convert these properties to farmland.

Available for farming – “Not used for farming” parcels where agricultural activity may be possible. These parcels have no apparent land use, or have an existing land use that is considered compatible with agriculture. Available for farming parcels have at least 50% of their parcel area and least 0.4 ha in land cover that has potential for farming. Areas considered to have **potential for farming** include:

- Natural and semi-natural vegetation that is free from physical limitations such as steep slopes, rocky soils and riparian areas. Although some crops can thrive in areas with physical limitations (e.g. grapes on steep slopes), it is assumed these areas will not be utilized for farming purposes. Natural areas that are grazed are considered to have potential for more intensive farming.
- Anthropogenic managed vegetation (managed for landscaping, dust or soil control). E.g. Very large lawns or rough grass areas (> 0.4 ha) may be available for conversion to agriculture. Parks and golf courses are not considered to have potential for farming.

Built structures, wetlands and waterbodies are considered to have no potential for farming. It is assumed these areas would not likely be removed or filled in to create land with cultivation potential.

Available for farming parcels reflect the maximum amount of land that may be available for farming. It should be noted that these parcels may be providing value that was not accounted for in the ALUI. For example, parcels may be providing ecological goods and services such as soil stabilization, water purification, or wildlife habitat. Available for farming parcels provide an initial selection of parcels that may be available for agricultural expansion. Detailed investigation is required to confirm the suitability and trade-offs associated with converting these areas to agriculture.

Table 8. Availability status of privately owned parcels in the ALR

Parcel status with respect to farming	Privately owned ALR parcels			
	Number of parcels	% of parcels	Total ALR area (ha)*	% ALR area (ha)
Used for farming	131	29 %	1,056	41 %
Available for farming	221	48 %	1,197	47 %
Unavailable for farming	104	23 %	295	12 %
TOTAL	456	100 %	2,547	100 %

* The entire ALR area or parcel area may not be farmed or available for farming.

Table 8 details the number of privately owned ALR parcels by their availability for farming.

48% of these parcels are potentially available for agricultural production.

Figure 19. Availability status of privately owned parcels in the ALR by parcel count

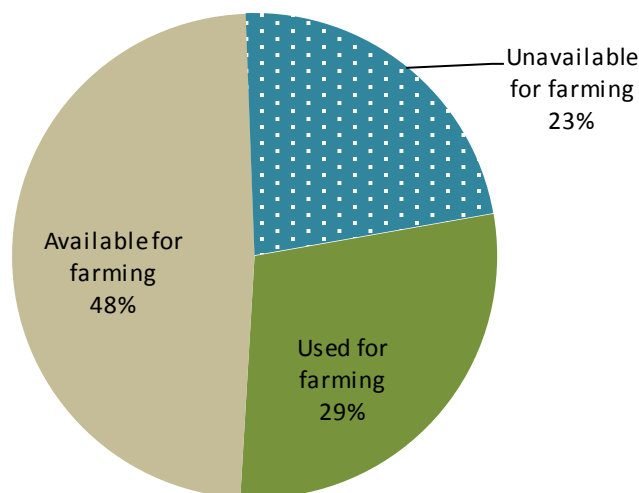


Figure 19 illustrates the proportion of privately owned ALR parcels by their availability for farming.

Forty-eight (48%) of the ALR parcels are "Available for farming" while 23% are "Unavailable for farming".

Figure 20. Parcel size distribution of privately owned parcels in the ALR by farming status

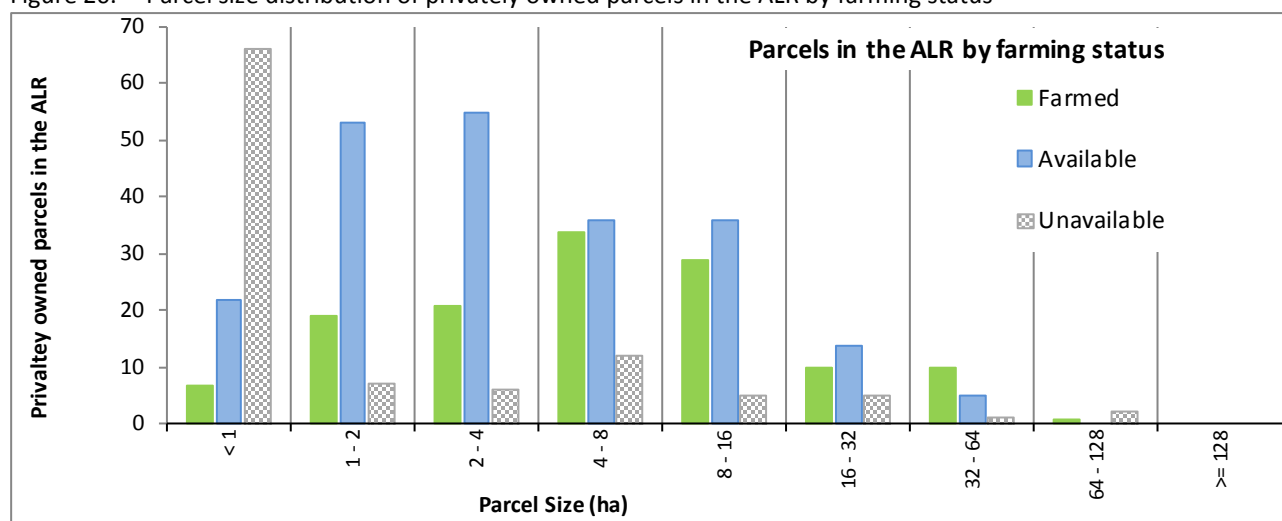


Figure 20 shows the size distribution of privately owned ALR parcels by their farming status. There is a high proportion of parcels that may be available for farming across most parcel sizes.

On parcels less than 1 ha in size, 69% of the parcels are "Unavailable for farming".

5.2 AVAILABLE FOR FARMING – PRIVATELY OWNED ALR PARCLES

Privately owned ALR parcels that are “Available for farming” offer the greatest potential for agricultural expansion. For a parcel to be considered available for farming it:

- Must not already be “Used for farming”
- Must not have an existing use that excludes agricultural development (e.g. parks, golf courses)
- Must have at least 50% of the parcel area and at least 0.4 ha in land with potential for farming

Parcels that have no apparent land use may provide the simplest opportunities to increase agricultural use. These parcels generally have little to no development and generally have low improvement values.

Figure 21. Land use and parcel size distribution of “Available for farming” parcels in the ALR

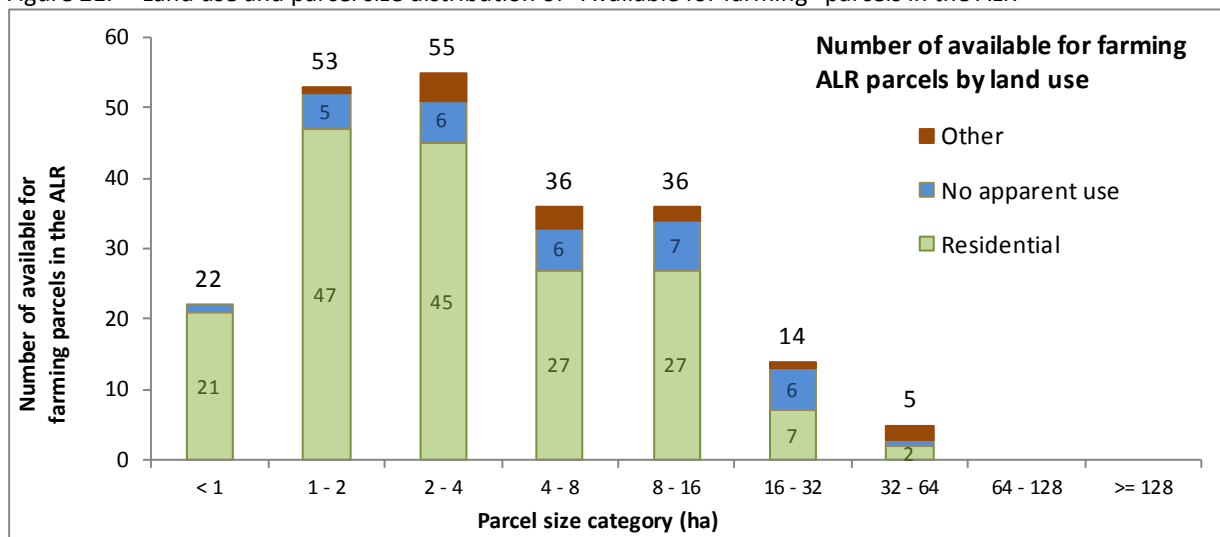


Figure 21 illustrates the existing land uses on the 221 parcels in the ALR that are privately owned and “Available for farming”. In total, 80% of the available parcels have a residential land use (176 parcels), 14% have no apparent use (32 parcels), and the remaining 6% have other uses including forestry and recreation & leisure. Of the available parcels:

- 34% (75 parcels) are less than 2 ha
- 41% (91 parcels) are greater than 4 ha
- 59% (130 parcels) are less than 4 ha
- 9% (19 parcels) are greater than 16 ha

Figure 22. Land cover with potential for farming on “Available for farming” parcels in the ALR

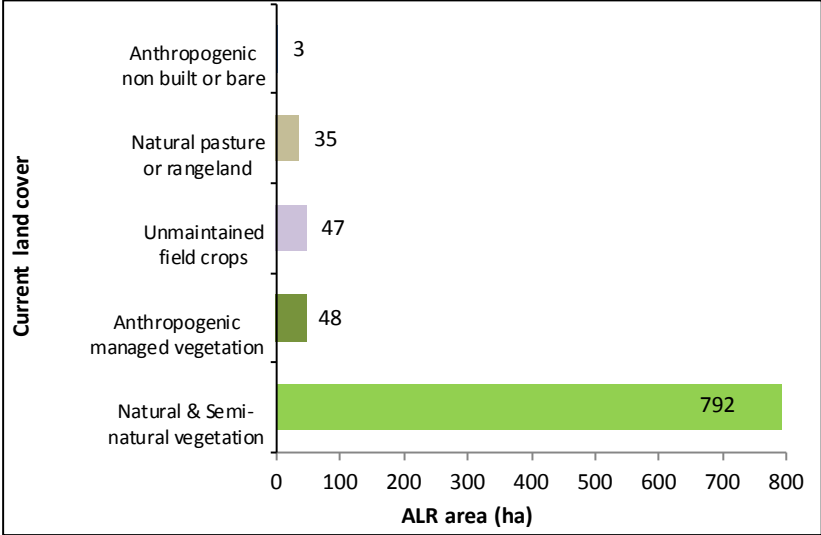


Figure 22 shows the types of land cover that have potential for farming on parcels that meet the ‘Available for farming’ criteria.

Land in natural & semi-natural vegetation offers the greatest opportunities to increase cultivation. These gains in cultivated land would have to be measured against the potential loss of ecological values such as wildlife habitat and societal values such as natural views and privacy.

The majority of the available natural & semi-natural vegetation (93% or 733 ha) is currently treed and would require clearing if cultivation were to occur.

5.3 UNAVAILABLE FOR FARMING – PRIVATELY OWNED ALR PARCELS

Parcels that are unavailable for farming have an existing land use that excludes agricultural development (e.g. golf courses, schools, small lot residential), or lack sufficient land cover that has potential for farming. Parcels that do not meet the minimum parcel availability criteria (>50% of the parcel area and >0.4 ha in land cover with potential for farming) are considered unavailable for farming. Examples of parcels not meeting the minimum availability criteria include:

- A parcel completely covered in trees and a steep slope. There is no available land as sloped areas are considered to have limited potential for farming.
- A parcel with 0.3 ha of available land.
- A parcel with 45% of its total area in land with potential for farming.

Figure 23. Parcel size distribution of unavailable for farming parcels in the ALR

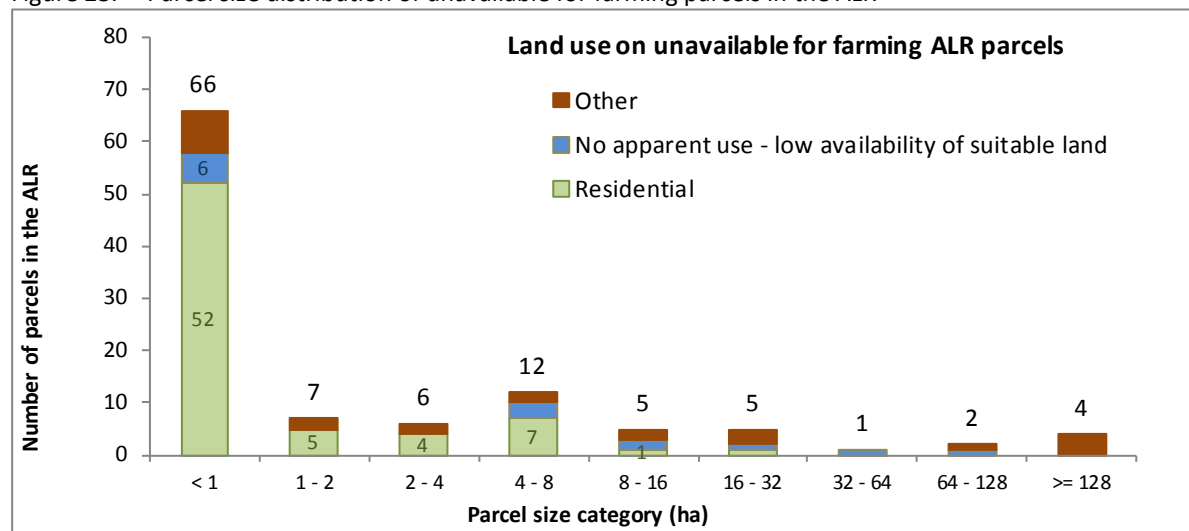


Figure 23 shows the number of privately owned ALR parcels that are “Unavailable for farming”. These parcels have an existing land use or low availability of suitable land that presents a significant barrier to farming.

Residential use is the primary reason many small parcels (<1 ha) are “Unavailable for farming”.

6. Farming Outside the ALR

6.1 FARMING OUTSIDE THE ALR

Farming outside of the ALR contributes to the economy and to the general agricultural landscape. However, agriculturally zoned lands outside of the ALR do not receive the same level of protection as lands within the ALR. Agricultural activities outside of the ALR are more subject to restrictions and complaints related to noise, nuisance and disturbances.

Figure 24. Distribution of farmed land cover

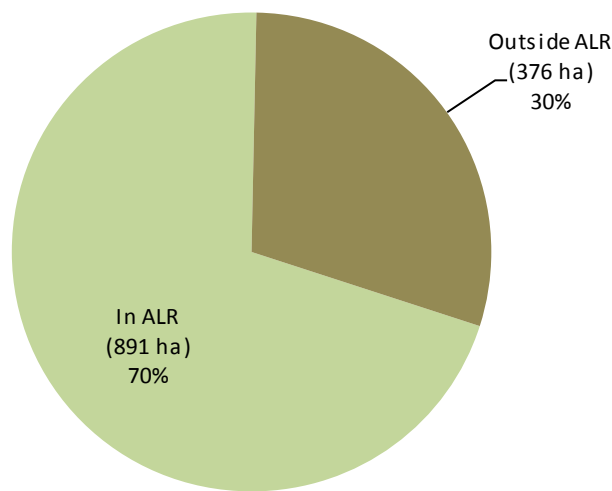


Figure 24 shows that 30% of the farmed land cover on Salt Spring Island occurs outside of the ALR (refer to Table 1 for more information).

In total, 376 ha of farmed land cover was identified outside the ALR.

This area is comprised of 354 ha of cultivated crops, 21 ha of farm infrastructure, and 1 ha of greenhouses.

Table 9. Crops outside the ALR

Cultivated Crops	Outside ALR (ha)
Pasture	217
Forage	87
Forage & pasture	20
Tree fruits	13
Vegetables	9
Vines & berries	4
Floriculture	2
Nut trees	1
Nursery	1
TOTAL	354

Table 9 details the cultivated crops identified outside the ALR. Pasture is the primary crop type.

Table 10. Livestock activities outside the ALR

Livestock group	Number of activities outside the ALR				Total activities
	Very small scale	Small scale	Medium scale	Large scale	
Equine	14	20	-	-	34
Sheep / goat	8	11	1	-	20
Beef	1	3	1	-	5
Poultry	29	2	-	-	31
Llama / alpaca	-	3	-	-	3
Swine	-	1	-	-	1
TOTAL	52	40	2	-	94

Table 10 shows the number and type of livestock activities recorded outside of the ALR.

Of the identified 94 livestock activities, nearly all are “small” or “very small” scale with less than 25 animals.

Also identified was 1 medium scale sheep (125 -500 sheep) and 1 medium scale beef operation (25 – 100 cattle).

Identified livestock activities outside of the ALR are associated with an estimated 700 AUEs.

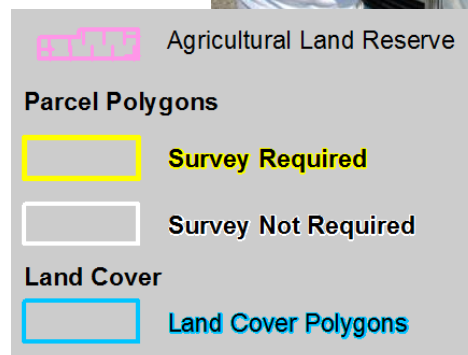
7. Methodology

7.1 INVENTORY METHODOLOGY

AgFocus is an Agricultural Land Use Inventory System developed by BC Ministry of Agriculture's Strengthening Farming Program. AgFocus employs a "windshield" survey method designed to capture a snapshot in time of land use and land cover on legal parcels. For more information on AgFocus, please refer to these documents available from the Strengthening Farming Program:

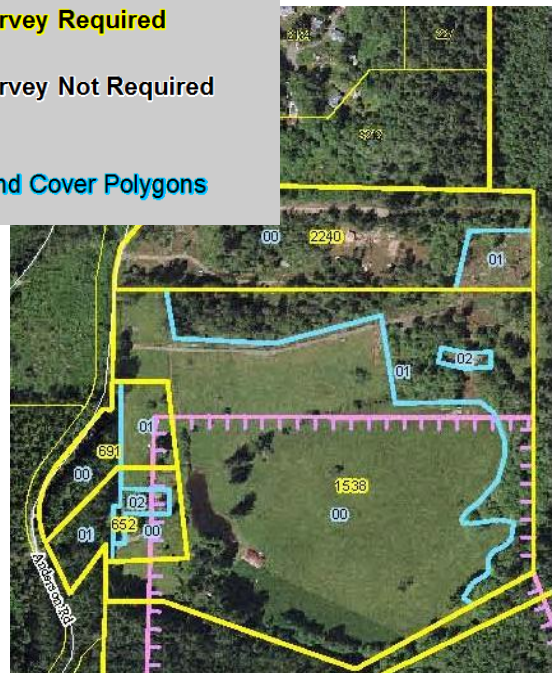
- AgFocus – A Surveyor's Guide to Conducting an Agricultural Land Use Inventory
- AgFocus – Field Guide to Conducting an Agricultural Land Use Inventory
- AgFocus – A GIS Analyst's Guide to Agricultural Land Use Inventory Data

The Salt Spring Island Agricultural Land Use Inventory was conducted in the summer of 2017 by a Professional Agrologist, a data technician, and a driver. The survey crew visited each property and observed land use, land cover, and agriculture activity from the road. Where visibility was limited, data was interpreted from aerial photography in combination with local knowledge. The technician entered the survey data into a database on a laptop computer.



Field survey maps provide the basis for the survey and include:

- Legal parcel boundaries (cadastre)¹⁶
- Unique identifier for each legal parcel
- Preliminary land cover polygon boundaries (digitized prior to field survey using aerial photography)
- Unique identifier for each preliminary land cover polygon
- The boundary of the Agricultural Land Reserve (ALR)
- Base features such as streets, street names, watercourses and contours
- Aerial photography



¹⁶ Cadastre mapping was provided through the Integrated Cadastral Information Society.

7.2 DESCRIPTION OF THE DATA

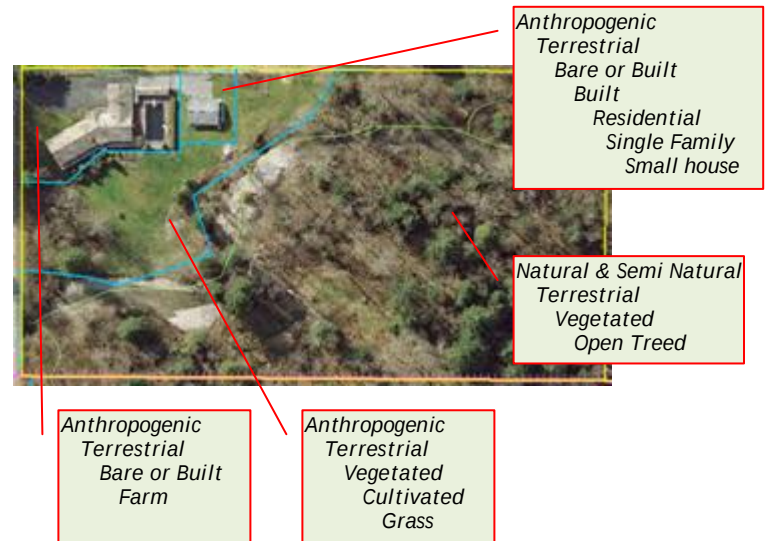
For each property in the study area, data was collected on general land use and land cover. For properties with agricultural activities, data was collected on agricultural practices, irrigation, crop production methods, livestock, agricultural support (storage, compost, waste), and activities which add value to raw agricultural products.

Once acquired through the survey, the data was brought into a Geographic Information System (GIS) to facilitate analysis and mapping. Digital data, in the form of a tabular database and GIS spatial layers (for maps), may be available with certain restrictions through a terms of use agreement.

Land cover:

Land cover refers to the biophysical features of the land (e.g. crops, buildings, forested areas, woodlots, streams). Land cover was surveyed by separating the parcel into homogeneous components and assigning each a description. Prior to field survey, polygons were delineated in the office using orthophotography. Further delineation occurred during the field survey until one of the following was achieved:

- Minimum polygon size (500 sq m ~5400 sq ft) or minimum polygon width (10 m ~33 ft)
- Polygon is homogeneous in physical cover and homogeneous in irrigation method
- Maximum level of detail required was reached

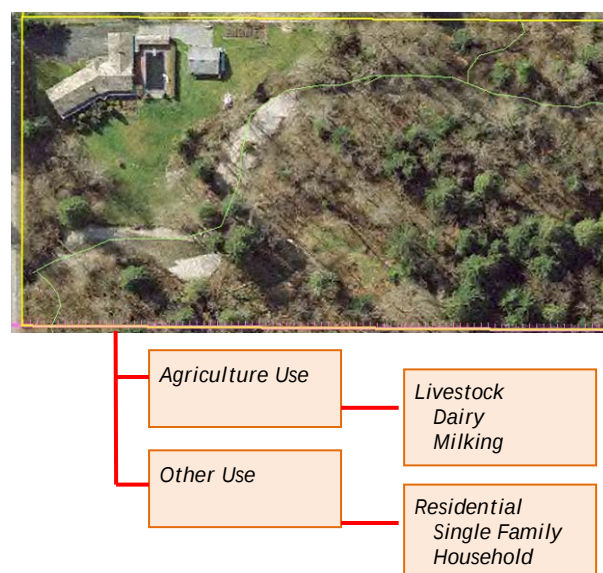


In most cases, more than one land cover was recorded for each parcel surveyed.

General land use:

Up to two general land uses (e.g. residential, commercial) were recorded for each property based on an assessment of overall economic importance, the property's tax status, and/or the extent of the land use. The survey for general land use focuses solely on human use and considers:

- The actual human use of land and related structures and modifications to the landscape
- Use-related land cover (where land cover implies a use or is important to interpreting patterns of use)
- Declared interests in the land (which may limit use) such as parks



In addition, the availability of properties for future farming was assessed based on the amount of potential land for farming on the property and the compatibility of existing uses with future farming activities.

Livestock: Livestock operations and confinement methods along with the scale of the activity were estimated and recorded. Livestock not visible at the time of survey may have been inferred based on grazed pastures, manure storage, size of barn and other evidence.

Agricultural practices: Surveyors recorded agricultural practices associated with crops or livestock activities. For example, if a forage crop was being harvested for hay, it was recorded. Irrigation was also recorded, including the type of system used.

Agricultural crop production: Crop production and crop protection methods observed on the parcel were recorded such as wildlife scare devices, temperature or light control, or organic production. Organic production is not always visible and may have been recorded based on local knowledge or farmer interviews.

Agricultural support: Ancillary agricultural activities, such as storage, compost or waste, supporting the production of a raw commodity on a farm unit were recorded.

Agricultural value added: Activities that add value to a raw commodity where at least 50% of the raw commodity is produced on the farm unit were recorded. This value-added activity included processing, direct sales and agri-tourism activities.

7.3 PRESENTATION OF THE DATA

The data in this report is presented in the form of summarized tables and charts. In the final formatting of the tables and charts, data values are rounded to the nearest whole number. As a result, the data may not appear to add up correctly.

Appendix A – Glossary

Actively farmed – Land cover considered **Farmed** but excludes unused / unmaintained field crops, and unmaintained greenhouses. Does not include natural pasture or rangeland.

Agricultural Land Reserve (ALR) – A provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are controlled.

Animal Unit Equivalent – A standard measure used to compare different livestock types. One animal unit equivalent is approximately equal to one adult cow or horse.

Anthropogenic – The term *anthropogenic* describes an effect or object resulting from human activity. In this report, the term anthropogenic refers to land cover originating and maintained by human actions but excludes farmed land cover; cultivated field crops, farm infrastructure, and crop cover structures.

Anthropogenic – Built up - Other – Lands covered by various unused or unmaintained built objects (structures) and associated yards that are not directly used for farming.

Anthropogenic – Managed vegetation – Lands seeded or planted for landscaping, dust or soil control but not cultivated for harvest or pasture. Includes parklands, golf courses, landscaping, lawns, vegetated enclosures, remediation areas.

Anthropogenic – Non Built or Bare – Human created bare areas such as extraction or disposal sites. Includes piles, pits, fill dumps, dirt parking or storage areas.

Anthropogenic – Residential – Lands covered by built objects (structures) and their associated auxiliary buildings, yards, roads, and parking. Includes single family dwellings, multifamily dwellings, and mobile homes.

Anthropogenic – Residential footprint – Includes the main residence plus its associated yard, driveway, parking and any auxiliary buildings or structures. When two residences are on a property, areas associated to both (such as shared driveways, parking or yard), are assigned to the closest residence.

Anthropogenic – Settlement – Lands covered by built objects (structures) and their associated yards, roads, and parking. Includes institutional, commercial, industrial, sports / recreation, military, non linear utility areas and storage / parking.

Anthropogenic – Transportation – Lands covered by built objects (structures). Includes roads, railways, airports and associated buffers and yards.

Anthropogenic – Utilities – Lands covered by built objects (structures). Includes linear features such as pipelines or transmission lines.

Anthropogenic Waterbodies – Areas covered by water, snow or ice due to human construction. Includes reservoirs, canals, ditches, and artificial lakes - with or without non cultivated vegetation.

Available for farming – Parcels that can be used for agricultural purposes without displacing a current use. Includes all parcels that do not meet the “Unavailable for farming” criteria.

BC Assessment – The Crown corporation which produces annual, uniform property assessments that are used to calculate local and provincial taxation. The database purchased from BC Assessment

contains information about property ownership, land use, and farm classification, which is useful for land use surveys.

Cadastral – The GIS layer containing parcel boundaries, i.e. legal lot lines.

Crop cover structures – Land covered with built objects including permanent enclosed glass or poly structures (**greenhouses**) with or without climate control facilities for growing plants and vegetation under controlled environments, and barns used for growing crops such as mushrooms. Excludes non-permanent structures such as hoop or tunnel covers.

Crown ownership – Crown ownership includes parcels which are owned by provincial or federal governments. Parcel ownership is determined by the Integrated Cadastral Fabric maintained by the Parcel Fabric Section of the BC Government.

Cultivated field crops - Land under cultivation for harvest or pasture. Includes crop land, fallow farmland, unused forage or pasture, un-housed container crops and crops under temporary covers. Excludes natural pasture, rangeland, greenhouses, mushroom barns and other crop houses.

Effective ALR – The **Agricultural Land Reserve** area that is in legally surveyed parcels and under the jurisdiction of the area of interest. The effective ALR is the total ALR area excluding ALR on Indian reserves and ALR outside of legally surveyed parcels. Effective ALR can be used to compare land cover categories across different jurisdictions.

Farm classification for tax assessment – Applies to parcels producing the minimum dollar amount to be classified as a farm by BC Assessment. Local governments apply a tax rate to farmland which is usually lower than for other land. To receive and maintain the farm classification, the land must generate annual income from agricultural production.

Farm infrastructure – Land covered by farm related built objects (structures) and their associated yards, roads, parking. Includes barns, storage structures, paddocks, corrals, riding rings, farm equipment storage, and specialized farm buildings such as hatcheries. Excludes greenhouses, mushroom barns and other crop houses.

Farm Unit – An area of land used for a farm operation consisting of one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, which form and are managed as a single farm.

Farmed – Land cover directly contributing to agricultural production (both actively farmed and inactively farmed) and intentionally planted or built. Includes land in **Cultivated field crops**, **Farm infrastructure** and **Crop cover structures** (see individual definitions). Does not include natural pasture or rangeland.

Grazed – Land in **natural pasture or rangeland** that is used for grazing domestic livestock. These areas are considered separate from **Farmed** land cover.

Greenhouses – See **Crop cover structures**.

Homesite (livestock) – The homesite is the primary location of a farm unit or livestock operation where most livestock management occurs. It is the location of the main ranch or main barn of a **farm unit**.

Inactively farmed – Land cover considered “Farmed” but is currently inactive. Includes unused / unmaintained forage and pasture, unmaintained field crops, and unmaintained greenhouses or crop barns. Does not include natural pasture or rangeland.

Intensive livestock – Intensive livestock have specialized structures such as barns, feedlots, or stockyards designed for confined feeding at high stocking densities.

Land use – Dumps & deposits – Parcels with landfills, green waste, or outdoor composting facilities. Also includes parcels with significant fill deposits.

Land use – First Nations – Parcels designated for ceremonial use, food & material harvesting, or cultural landforms. These parcels are outside of federally designated Indian reserves.

Land use – Institutional & community – Parcels with churches, cemeteries, hospitals, medical centers, education facilities, correctional facilities, or government and First Nation administration.

Land use – Land in transition – Parcels with developed land in transition. Includes construction sites, large scale tree removal, and demolished buildings.

Land use – No apparent use – Parcel with no apparent human use; natural areas, long term fallow land, cleared land not in production, abandoned or neglected land, abandoned or unused structures.

Land use – Protected area / park / reserve – Includes provincial parks, other parks, and ecological reserves. Areas may have passive recreation such as hiking, nature viewing, or camping.

Land use – Recreation & leisure – Parcels with intensive recreation (such as zoos, rinks, courts, walking/biking trails), or extensive recreation (such as horseback riding, wilderness camping sites, fishing, hunting, skiing, etc.). Golf course are reported separately.

Land use – Water management – Areas used to actively or inactively manage water. Includes reservoirs, managed wetlands, dykes and land which provides natural flood/erosion protection (land outside dyke).

Land use – Wildlife management – Areas used to actively or inactively manage wildlife. Includes wildlife reserves, breeding areas, fishing areas, and fish ladders/hatcheries.

Limited potential for farming – See **potential for farming**.

Livestock operation scale – See **Scale of livestock operations**.

Natural and Semi-natural – Land cover which has not originated from human activities or is not being maintained by human actions. See descriptions below. Includes regenerating lands, and old farm fields.

Natural and Semi-natural – Grass – Land cover dominated by naturally occurring grasses with some sedges or rushes. May include non-native naturalized species. If greater than 50% cover is grass, the land is categorized as grass.

Natural and Semi-natural – Herbaceous – Land cover dominated by low, non woody plants such as ferns, grasses, horsetails, clovers and dwarf woody plants. If greater than 10% crown cover is trees, the land is categorized as treed.

Natural and Semi-natural – Natural bare areas – Includes bare rock areas, sands and deserts.

Natural and Semi-natural – Natural pasture – Smaller fenced areas usually on private land with uncultivated (not sown) natural or semi-natural grasses, herbs or shrubs used for grazing domestic livestock.

Natural and Semi-natural – Rangeland – Larger areas usually on Crown land with uncultivated (not sown) natural or semi-natural vegetation used for grazing domestic livestock.

Natural and Semi-natural – Shrubs – Land where less than 10% crown cover is native trees and at least 20% crown cover is multi-stemmed woody perennial plants, both evergreen and deciduous.

Natural and Semi-natural – Treed - closed – Land where between 60 and 100% of crown cover is native trees.

Natural and Semi-natural – Treed - open – Land where between 10 and 60% of crown cover is native trees.

Natural and Semi-natural – Vegetation – Land covered by **Natural and Semi-natural** vegetation including, grasses, herbs, shrubs, and trees. **Natural pasture or rangeland** is reported separately.

Natural pasture or rangeland – Land with uncultivated (not sown) natural or semi-natural vegetation used for grazing domestic livestock. This land cover is considered “Used for grazing” and “Not used for farming” although these areas are usually extensions of more intensive farming areas.

Non homesite (livestock) – A location where livestock are present, but related infrastructure is minimal. Non homesites are used for pasturing and are secondary to the farm units primary (homesite) location.

Non intensive livestock – Non intensive livestock have the ability to graze on pasture and often utilize non intensive barns and corrals/paddocks.

Not used for farming – Parcels that do not meet the “Used for farming” criteria.

Not used for farming but available – Parcels that do not meet the “Used for farming” criteria but can be used for agricultural purposes without displacing a current use.

Scale of livestock operations – The scale system used in this report to describe livestock operations includes 4 levels:

- **“Very Small** Approximately 1 cow or horse or bison, 3 hogs, 5 goats or deer, 10 sheep, 50 turkeys, 100 chickens (1 animal unit equivalent)
- **“Small”** LESS THAN 25 cows or horses or bison, 75 hogs, 125 goats or deer, 250 sheep, 1250 turkeys, 2500 chickens (2 - 25 animal unit equivalents)
- **“Medium”** LESS THAN 100 cows or horses or bison, 300 hogs, 500 goats or deer, 1000 sheep, 5,000 turkeys, 10,000 chickens (25 - 100 animal unit equivalents)
- **“Large”** MORE THAN 100 cows or horses or bison, 300 hogs, 500 goats or deer, 1000 sheep, 5,000 turkeys, 10,000 chickens (over 100 animal unit equivalents)

Potential for farming – Land without significant topographical, physical or operational constraints to farming such as steep terrain, land under water, or built structures. For example, land with little slope, sufficient soils and exhibiting a natural treed land cover would be considered as having potential for farming. Areas less than 1 acre in size are considered to have limited potential for farming.

Unavailable for farming – “Not used for farming” parcels where future agricultural development is improbable because of a conflicting land use or land cover that utilizes the majority of the parcel area. For example, most residential parcels are considered unavailable for farming if the parcel size is less than 0.4 hectares (approximately 1 acre) since most of the parcel is covered by built structures, pavement and landscaping.

Unmaintained field crops – Land under cultivation for field crops which has not been maintained for several years and probably would not warrant harvest.

Unmaintained forage or pasture – Land under cultivation for forage or pasture which has not been cut or grazed during the current growing season and has not been maintained for several years.

Unused forage or pasture – Land under cultivation for forage or pasture which has not been cut or grazed during the current growing season.

Used for farming – Parcels where the majority of the parcel area is farmed OR parcels which exhibit significant intensity of farming are considered “Used for farming”. Specifically, parcels that meet at least one of the following criteria:

- medium or large scale livestock, apiculture or aquaculture operations
- at least 40% parcel area in cultivated field crops (excluding unused forage or pasture)
- at least 40% parcel area built up with farm infrastructure
- at least 25% parcel area built up with crop cover structures (excluding unmaintained structures)
- at least 23% parcel area in cultivated field crops (excluding unused forage or pasture) or farm infrastructure and small scale livestock, apiculture or aquaculture operations
- at least 23% parcel area in cultivated field crops (excluding unused forage or pasture) and at least 45% parcel area in cultivated field crops (excluding unused forage or pasture) or farm infrastructure
- at least 10% parcel area in crop cover structures (excluding unmaintained structures) and at least 30% parcel area in cultivated field crops (excluding unused forage or pasture) or farm infrastructure
- at least 15% parcel area and at least 15 ha in cultivated field crops (excluding unused forage or pasture)
- at least 20% parcel area and at least 10 ha in cultivated field crops (excluding unused forage or pasture)
- at least 25% parcel area and at least 5 ha in cultivated field crops (excluding unused forage or pasture)
- at least 10% parcel area and at least 2 ha built up with crop cover structures (excluding unmaintained structures)
- at least 20% parcel area and at least 1 ha built up with crop cover structures (excluding unmaintained structures)

Used for grazing – Parcels “Not used for farming” with a significant portion of their area in natural pasture or rangeland and evidence of active grazing domestic livestock.

Salt Spring Island Agricultural Land Use Inventory - 2017

LAND COVER GENERAL	
Land cover & farmed area	Boundaries
■ Actively farmed	□ Agricultural Land Reserve
■ Inactively farmed	□ Provincial parks
■ Anthropogenic (not farmed)	□ Indian reserves
■ Natural & semi-natural	Parcels
■ Not surveyed	□ Surveyed
	□ Not surveyed

DEFINITIONS

Actively farmed - Land cover considered "Farmed" but excludes unused / unmaintained field crops, unmaintained greenhouses.

Farmed - Land cover directly contributing to agricultural production (both active and inactive).

Inactively farmed - Land cover considered "Farmed" but is currently inactive. Includes unused / unmaintained forage, pasture, and field crops as well as unmaintained greenhouses.

Anthropogenic - The term anthropogenic describes an effect or object resulting from human activity. In the ALUI, anthropogenic refers to land cover originating and maintained by human actions but excludes farmed land cover (cultivated field crops, farm infrastructure, and crop cover structures).

Natural and semi-natural - Land cover which has not originated from human activities or is not being maintained by human actions (includes regenerating lands, old farm fields).

Salt Spring Island
Agricultural Land Use Inventory 2017
A joint project with Ministry of Agriculture
and Food
Data Source:
Salt Spring Island parcels sourced from ICIS
January 2017. Land cover captured July 2017.
September 11, 2017
Map created at 1:10,000
SaltSpring_ALUIReport_v1.mxd
Paper size: 12 x 36
The Agricultural Land Use Inventory (ALUI) System employs a "windshield" survey which captures data visible from publicly accessible lands and roads. Where visibility is limited, data may have been interpreted from aerial photography. In combination with local knowledge, this data represents a snapshot in time of land cover and land use on legal parcels. Legal parcel descriptions, land use and land cover may have changed since the dataset was collected. Using this data to extrapolate farm management practices or environmental impacts from individual parcels is invalid.



0 1 2 3 4 Kilometers

Salt Spring Island Agricultural Land Use Inventory - 2017

LAND COVER DETAILED

Land cover & farmed area

Farmed

- Cultivated field crops
- Farm infrastructure
- Greenhouses

Anthropogenic (not farmed)

- Managed vegetation
- Built up - settlement, roads, etc.
- Non built or bare
- Anthropogenic waterbodies

Natural & semi-natural

- Vegetated
- Natural bare areas
- Waterbodies & wetlands

Not surveyed

- Not surveyed

Boundaries

- Agricultural Land Reserve
- Provincial parks
- Indian reserves

Parcels

- Surveyed
- Not surveyed

DEFINITIONS

Actively farmed - Land cover considered "Farmed" but excludes unused / unmaintained field crops, unmaintained greenhouses.

Farmed - Land cover directly contributing to agricultural production (both active and inactive).

Inactively farmed - Land cover considered "Farmed" but is currently inactive. Includes unused / unmaintained forage, pasture, and field crops as well as unmaintained greenhouses.

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Salt Spring Island Agricultural Land Use Inventory - 2017

LAND USE GENERAL		
Parcel land use		
	Used for farming	
	Not used for farming	
Boundaries		
	Agricultural Land Reserve	
	Provincial parks	
	Indian reserves	
Parcels		
	Surveyed	
	Not surveyed	

DEFINITIONS

Used for farming - Parcels where the majority of the parcel area is farmed OR parcels which exhibit significant intensity of farming are considered "Used for Farming". Specifically, parcels that meet one of the following criteria:

- Medium or large scale livestock, apiculture, or aquaculture
- at least 50% parcel area in actively cultivated crops
- at least 50% parcel area built up with farm infrastructure
- at least 25% parcel area built up with crop cover structures (greenhouses or crop barns)
- at least 40% parcel area in cultivated crops or farm infrastructure AND small scale livestock, apiculture, or aquaculture operations.
- at least 20% parcel area and at least 20 ha in cultivated field crops
- at least 25% parcel area and at least 10 ha in cultivated field crops
- at least 30% parcel area and at least 5 ha in cultivated field crops
- at least 10% parcel area and at least 2 ha built up with crop cover structures (greenhouses or crop barns)
- at least 20% parcel area and at least 1 ha built up with crop cover structures (greenhouses or crop barns)

Not used for farming - Parcels that do not meet the "Used for Farming" criteria.

Salt Spring Island
Agricultural Land Use Inventory 2017
A joint project with Ministry of Agriculture
and Food
Data Source:
Salt Spring Island parcels sourced from ICIS
January 2017. Land cover captured July 2017.
September 11, 2017
Map created at 1:50,000
Paper size: 12 x 36
The Agricultural Land Use Inventory (ALUI) System employs a "windshield" survey which captures data visible from publicly accessible lands and roads. Where visibility is limited, data may have been interpreted from aerial photography. In combination with local knowledge, this data represents a snapshot in time of land cover and land use on legal parcels. Legal parcel descriptions, land use and land cover may have changed since the dataset was collected. Using this data to extrapolate farm management practices or environmental impacts from individual parcels is invalid.



0 1 2 3 4 Kilometers

Salt Spring Island Agricultural Land Use Inventory - 2017

LAND USE DETAILED

Land use

- Used for farming - mixed use
- Used only for farming
- Residential
- No apparent use
- Recreation & leisure
- Protected area / park / reserve
- Institutional & community
- Transportation & utilities
- Commercial & service
- Dumps & deposits
- Forestry
- Industrial
- Gravel extraction

Boundaries

- Agricultural Land Reserve
- Provincial parks
- Indian reserves

Parcels

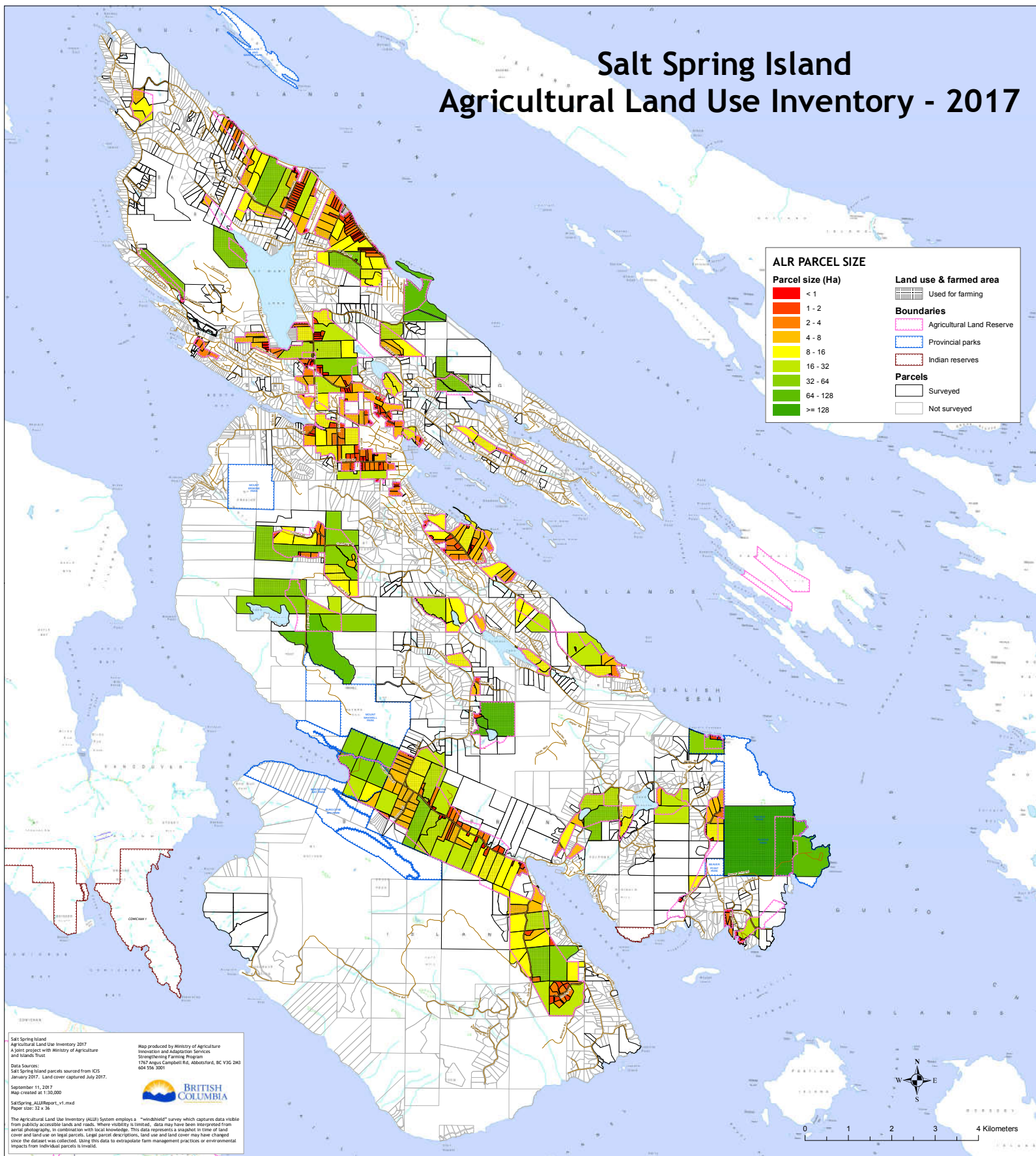
- Surveyed
- Not surveyed

Salt Spring Island
Agricultural Land Use Inventory 2017
A joint project with Ministry of Agriculture
and Food
Data Source:
Salt Spring Island parcels sourced from ICIS
January 2017. Land cover captured July 2017.
September 11, 2017
Map created at 1:50,000
Paper size: 12 x 36
The Agricultural Land Inventory (ALI) System employs a "windshield" survey which captures data visible from publicly accessible lands and roads. Where visibility is limited, data may have been interpreted from aerial photography. In combination with local knowledge, this data represents a snapshot in time of land cover and land use on legal parcels. Legal parcel descriptions, land use and land cover may have changed since the dataset was collected. Using this data to extrapolate farm management practices or environmental impacts from individual parcels is invalid.

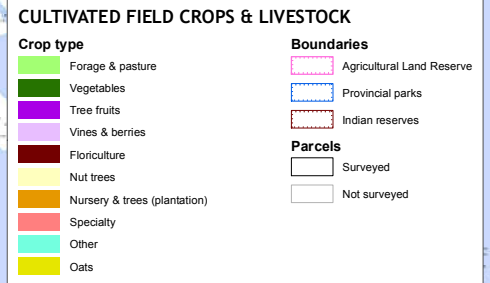


0 1 2 3 4 Kilometers

Salt Spring Island Agricultural Land Use Inventory - 2017



Salt Spring Island Agricultural Land Use Inventory - 2017



LIVESTOCK TYPE	LIVESTOCK LABEL	LIVESTOCK HOMESITE
Group - Type A - Aquaculture F - Field Fh - Field, hatching Ab - Aquaculture, hatching Api - Apiculture C - Conventional livestock A - Alpaca B - Beef D - Dairy M - Mink Dr - Dry cow G - Goat La - Lamb Si - Sheep (lands) Sw - Swine E - Equine Du - Donkey, ass H - Horse Hi - Miniature horse P - Poultry C - Chicken Br - Broiler H - Hatching L - Layer Pu - Pullet broiler / layer D - Duck G - Goose T - Turkey LS - 4+ = 4 types of livestock	Type (Scale) Intensity Homesite Example of a Label P-C(M)* P - Poultry C - Chicken, Broiler (M) - Medium Scale * - Intensive facilities Example of a Label C-B(S)? C - Conventional livestock B - Beef (S) - Small Scale ? - Non homesite LIVESTOCK SCALE (B) - Backyard 1 AUE (S) - Small 2 - 25 AUE (M) - Medium 25 - 100 AUE (L) - Large >100 AUE	LIVESTOCK HOMESITE Homesites Primary location of the farm where most livestock management occurs - location of major ranch or main barn, corrals, paddocks, barns, and feeding / watering facilities. ? Non homesite Location where livestock are present but related infrastructure is minimal - often only pastures, fencing and watering. Is secondary to an operator's homesite location. LIVESTOCK INTENSITY Intensive facilities Specialized structures designed for confined feeding at high stocking density. Non intensive Non intensive barns, corrals, paddocks, field and pasture fencing.

Salt Spring Island
Agricultural Land Use Inventory 2017
A joint project with Ministry of Agriculture
and Food
Data Source:
Salt Spring Island parcels sourced from ICIS
January 2017. Land cover captured July 2017.
September 11, 2017
Map created at 1:10,000
SaltSpring_ILUReport_v1.mxd
Paper size: 12 x 36

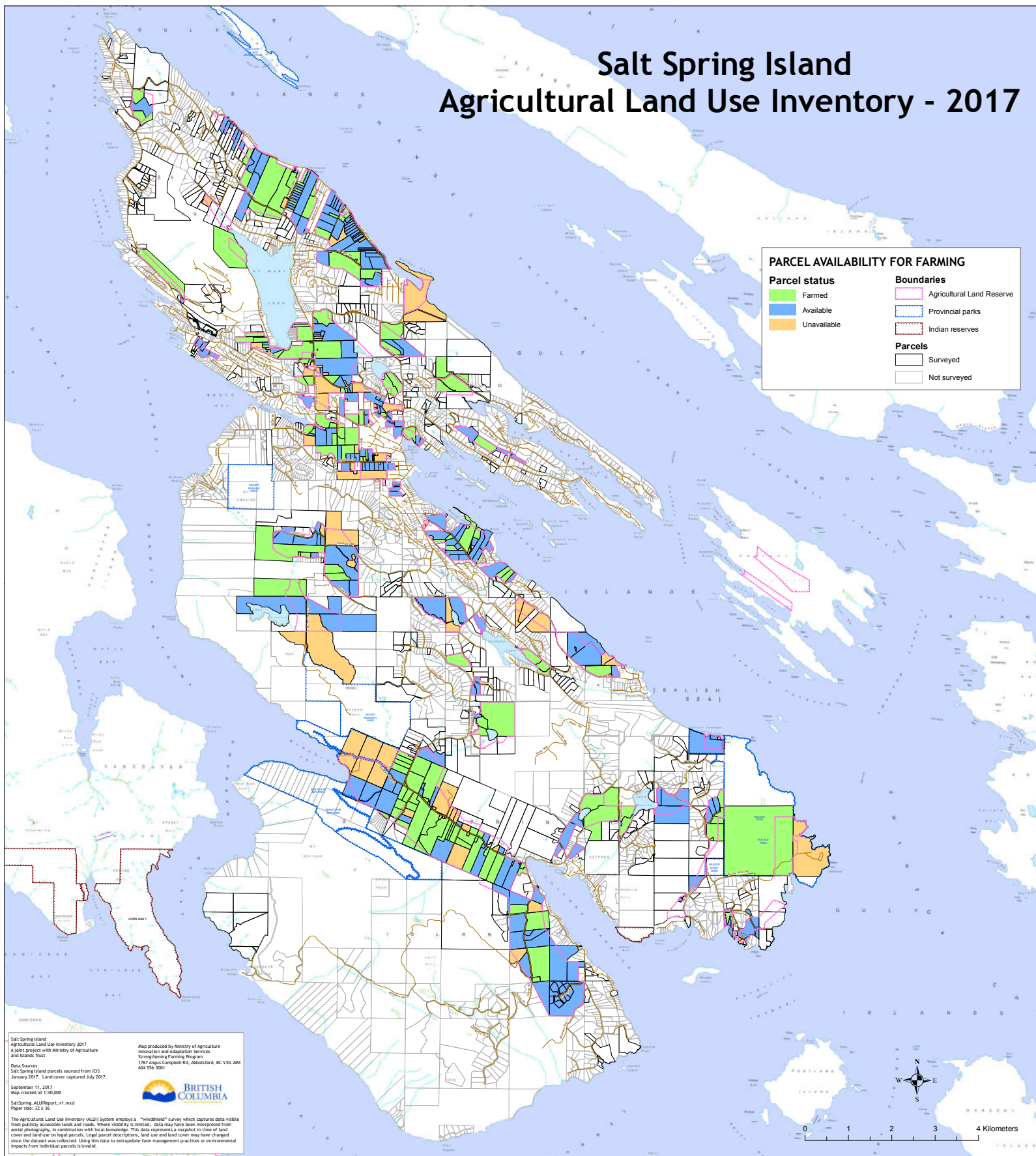
Map produced by Ministry of Agriculture
Innovation and Adaptation Services
Strengthening Farming Program
1767 Angus Campbell Rd., Abbotsford, BC V3G 2M3
604.556.3001

BRITISH COLUMBIA

The Agricultural Land Use Inventory (ALUI) System employs a "windshield" survey which captures data visible from publicly accessible lands and roads. Where visibility is limited, data may have been interpreted from aerial photography. In combination with local knowledge, this data represents a snapshot in time of land cover and land use on legal parcels. Legal parcel descriptions, land use and land cover may have changed since the dataset was collected. Using this data to extrapolate farm management practices or environmental impacts from individual parcels is invalid.



Salt Spring Island Agricultural Land Use Inventory - 2017





DATE OF MEETING: November 18, 2021
 TO: Salt Spring Island Local Trust Committee
 FROM: Geordie Gordon, Planner 2, Salt Spring Island Team
 Kristine Mayes, Planner 1, Salt Spring Island Team
 COPY: Louisa Garbo, Island Planner, Salt Spring Island Team (Housing Action Program Manager)
 Stefan Cermak, Regional Planning Manager, Salt Spring Island Team
 SUBJECT: Draft Bylaw No. 526 – Changes to Residential Permissions in the Agricultural Land Reserve
 & Bylaw Amendment Options for Dwellings on Large Farms

RECOMMENDATIONS

1. That Salt Spring Island Local Trust Committee amend draft Bylaw No. 526 by inserting clause 2.3: “By replacing Section 3.17 – Dwellings on Large Farms – with the following:

3.17 Despite other provisions of this bylaw, where *agriculture* is a permitted *principal use* on a lot not in an *Agricultural zone*, and complies with Section 3.5 and the Subdivision and Servicing Requirements of Part 9 of this Bylaw, additional *farmworkers’ dwelling units* not exceeding 186 square meters corresponding to the *subdivision* potential of a lot may be constructed and occupied where a lot is classified as a farm under the Assessment Act if the owner grants to the Salt Spring Island Local Trust Committee a covenant under the Land Title Act restricting use of the *farmworkers’ dwelling units* and prohibiting further *subdivision* of the lot.

Information Note: Applications should be consistent with the guidelines in H.2.1.3 of the Salt Spring Island Official Community Plan.”

2. That the Salt Spring Island Local Trust Committee request staff refer Draft Bylaw No. 526, as amended, to agencies and organizations, as identified in this staff report dated November 18, 2021.

PURPOSE

This staff report proposes amendments to the [Salt Spring Island Land Use Bylaw No. 355](#) (LUB) in consideration of announced changes to Agricultural Land Commission (ALC) residential permissions within the Agricultural Land Reserve (ALR). This staff report also brings forward complimentary amendments to Section 3.17 of the LUB to utilize subdivision potential for farmworker housing (Appendix No. 1). The drafted bylaw amendments are being presented for consideration by the Salt Spring Island Local Trust Committee (SS LTC) in consultation with the Agricultural Advisory Planning Commission (AAPC) and Salt Spring Island Agricultural Alliance (SSI AA). Staff recommend the SS LTC amend draft Bylaw No. 526 to include both residential flexibility on ALR lands and options for dwellings on large farms and to refer the amended draft bylaw to agencies and organizations.

BACKGROUND

On July 12, 2021, the Ministry of Agriculture [announced](#) changes to the residential permissions in the *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019 (ALR Use Regulation)*. The changes come into force and effect on December 31, 2021 and will increase options for housing flexibility within the ALR. This report follows a staff report to the [August 31, 2021](#) meeting of the SS LTC where the following resolution was passed:

SS-2021-172

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to draft a bylaw to concur with the Agricultural Land Reserve (ALR) Use Regulation, which will increase options for housing flexibility within the ALR and refer the draft bylaw and the staff report dated August 31, 2021, regarding changes to residential permissions in the Agricultural Land Reserve to the Agricultural Advisory Planning Commission and the Housing Action Program Task Force.

CARRIED

At the Agricultural Advisory Planning Commission (AAPC) meeting of September 16, 2021, the AAPC passed the following resolution (see extract of the minutes in Appendix No. 3)

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

Subsequent to the above resolution, at their October 21, 2021 meeting (Appendix No. 4), the AAPC suggested a need for further consideration of draft Bylaw No. 526.

At the Housing Action Program Task Force (HAPTF) meeting of September 16, 2021, the HAPTF passed the following resolution (see extract of the minutes in Appendix No. 5):

It was MOVED and SECONDED,

That the Housing Action Program Task Force recommend to the Salt Spring Island Local Trust Committee that the draft Bylaw No. 526 proceed with a recommendation that the LTC explore options to make more agricultural housing available.

CARRIED

Lastly, at the SS LTC meeting of October 5, 2021, the SS LTC passed the following resolutions:

SS-2021-194

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer the Staff Report dated October 5, 2021, regarding Options to Amend Section 3.17 of the Salt Spring Island Land Use Bylaw No. 355 to the Agricultural Advisory Planning Commission and Salt Spring Island Agricultural Alliance for consideration at the Salt Spring Island Local Trust Committee Special Business Meeting of November 18, 2021.

CARRIED

SS-2021-195

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer the Staff Report dated October 5, 2021, regarding Options to Amend Section 3.17 of the Salt Spring Island Land Use Bylaw No. 355 to the Housing Action Task Force.

CARRIED

ANALYSIS

Policy/Regulatory

The SS LTC is unfettered in its consideration of a bylaw amendment and may choose to request more information, proceed more incrementally, or receive for information.

Issues and Opportunities

Salt Spring Island Local Trust Committee Top Priorities

The SS LTC should note that the projects list is presently fully allocated thus the draft bylaw presented in this staff report is intended to be succinct and serve the specific purpose of increasing potential farmworker (or long-term housing). The proposed amendment partially addresses a select group of housing needs as per the principles and purpose of the Housing Action Program project to provide a greater diversity of housing types on Salt Spring Island.

Recommendations of the AAPC

At their August 31, 2021 meeting, the SS LTC referred the draft LUB amendment and the staff report regarding changes to residential permissions in the ALR to the AAPC. The AAPC comprises of a panel of experts in the field of agriculture and provides the SS LTC and staff with insight and context when considering applications and projects that may affect agriculture. The staff report and draft LUB amendment were considered at the September 16, 2021 AAPC meeting (Appendix No. 3) where the AAPC recommended the SS LTC proceed with draft Bylaw No. 526 and proposed several amendments to limit the non-farm use of these units. Staff note that the AAPC expressed their desire to reconsider the draft LUB amendment at their meeting of October 21, 2021 (Appendix No. 4). This report

and draft bylaw will be presented at a joint meeting of the SS LTC and AAPC and SSI AA to satisfy that request in part.

Recommendations of the HAPTF

At their August 31, 2021 meeting, the SS LTC referred the draft LUB amendment and the staff report regarding changes to residential permissions in the ALR to the HAPTF. The HAPTF is a special purpose advisory commission providing the SS LTC and staff with insight on housing issues. The staff report and draft LUB amendment were considered at the September 16, 2021 HAPTF meeting (Appendix No. 5) where the HAPTF recommended the SS LTC proceed with draft Bylaw No. 526 and added “that the LTC explore options to make more agricultural housing available”. Staff note that the SS LTC has already requested staff prepare a report on options to amend Section 3.17 of the LUB to utilize subdivision potential for farmworker housing on non-agricultural zoned lands. The staff report was considered at the October 5, 2021 SS LTC meeting. The report was referred to the HAPTF for information at their November 4, 2021 meeting (Appendix No. 6).

Options to Amend LUB Section 3.17

Within the staff report dated October 5, 2021 (Appendix No. 1) under consideration by the SS LTC, AAPC and SSI AA, staff have provided a possible draft bylaw amendment for LUB Section 3.17:

Current LUB	Possible Draft Bylaw Amendment
Despite other provisions of this bylaw, where a <i>lot</i> is 20 ha or more in <i>area</i> and is classified as a farm under the <u>Assessment Act</u> , a total of three <i>dwelling units</i> are permitted provided that two of the <i>dwelling units</i> are to accommodate people deriving their livelihood from the <i>farm business</i> on that <i>lot</i> .	Despite other provisions of this bylaw, where <i>agriculture</i> is a permitted <i>principal use</i> on a <i>lot</i> not in an <i>Agricultural zone</i> , and complies with Section 3.5 and the Subdivision and Servicing Requirements of Part 9 of this Bylaw, additional <i>farmworkers’ dwelling units</i> not exceeding 186 square meters corresponding to the <i>subdivision</i> potential of a <i>lot</i> may be constructed and occupied where a <i>lot</i> is classified as a farm under the <u>Assessment Act</u> if the owner grants to the Salt Spring Island Local Trust Committee a covenant under the <u>Land Title Act</u> restricting use of the <i>farmworkers’ dwelling units</i> and prohibiting further <i>subdivision</i> of the <i>lot</i> . <i>Information Note:</i> Applications should be consistent with the guidelines in H.2.1.3 of the Salt Spring Island Official Community Plan.

Staff have recommended the SS LTC consider including the above possible draft bylaw amendment in draft Bylaw No. 526 – this would streamline bylaw amendments specific to housing flexibility in the ALR and farmworker housing through the legislative process.

Consultation

Referrals of bylaws typically occurs at or before time of first reading. Staff have suggested a targeted selection of groups, agencies, and ministries in order to get timely and meaningful input on the draft bylaw. As the draft bylaws are not Salt Spring Island Official Community Plan No. 434 (OCP) amendments, the SS LTC does not need to turn its mind to early and ongoing consultations. Bylaw referrals are routine staff activities and are provided for information purposes; however, the SS LTC may request to refer the draft bylaw to agencies and organizations not listed below.

Public & Community Agencies/Groups	Local Trust Committees
▪ Agricultural Land Commission ▪ Ministry of Agriculture ▪ CRD – SSI Building Inspection ▪ CRD - Housing Secretariat ▪ Vancouver Island Health Authority ▪ North Salt Spring Waterworks District ▪ Islands Trust Bylaw Enforcement and Compliance ▪ SSI Agricultural Advisory Planning Commission ▪ SSI Agricultural Alliance	▪ North Pender Island Local Trust Committee ▪ Galiano Island Local Trust Committee ▪ Thetis Island Local Trust Committee ▪ Mayne Island Local Trust Committee ▪ Cowichan Valley Regional District

Rationale for Recommendation

1. That Salt Spring Island Local Trust Committee amend draft Bylaw No. 526 by inserting 2.3 “by replacing Section 3.17 – Dwellings on Large Farms – with the following:

- 3.17 *Despite other provisions of this bylaw, where agriculture is a permitted principal use on a lot not in an Agricultural zone, and complies with Section 3.5 and the Subdivision and Servicing Requirements of Part 9 of this Bylaw, additional farmworkers' dwelling units not exceeding 186 square meters corresponding to the subdivision potential of a lot may be constructed and occupied where a lot is classified as a farm under the Assessment Act if the owner grants to the Salt Spring Island Local Trust Committee a covenant under the Land Title Act restricting use of the farmworkers' dwelling units and prohibiting further subdivision of the lot.*

Information Note: Applications should be consistent with the guidelines in H.2.1.3 of the Salt Spring Island Official Community Plan."

Rationale: OCP policies and objectives are supportive of the draft amendments. Additionally, the draft LUB amendment may address, in part, the recommendations contained within the Salt Spring Island Area Farm Plan Renewal 2020-2030 – principally Strategy 3.2 of which 3.2.3 recommends "increase availability of farm worker housing to keep new farmers and skilled labour". It should be noted that as drafted, Bylaw No. 526 provides flexibility for farmers or ALR land owners for the use of these additional dwellings as farmworker housing or full-time rental units. Inclusion of an amendment for LUB Section 3.17 (Dwellings in Large Farms) streamlines the bylaw drafting and legislative process to further address options for farmworker housing on non-agricultural zoned lands with farm classification by utilizing subdivision potential.

2. *That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaw No. 526 to agencies and organizations, as identified in this staff report dated November 18, 2021.*

Rationale: Staff recommend referral of the draft LUB amendment to various agencies and organizations to help identify issues, concerns, and support. Once the referral period has concluded staff will have the opportunity to collate the responses for consideration by the SS LTC.

ALTERNATIVES

The SS LTC may consider the following alternatives to the staff recommendation:

1. Receive for information

The SS LTC may receive this staff report for information. Staff advise that the implication of this option is that the current "additional dwelling" and "dwellings on large farm" regulations would remain in force. A mobile home up to 90 square metres could be constructed but could only be used for immediate family as well as a secondary suite and seasonal cottage. A farm workers' dwelling unit could not be constructed without specific approval from the ALC through a Non-Farm Use application, which would no longer be required after December 31, 2021, thus creating a potential barrier to approval. Applicants would no longer be able to apply to the ALC for a Non-Farm Use as it would not be required by the ALC, but would therefore not be able to meet the letter of the regulatory requirements of the LUB as written.

2. Request further information

The SS LTC may request further information prior to making a decision. Staff advise that the implications of this option is a delay in implementing bylaw amendments. If selecting this alternative, the SS LTC should describe the specific information needed and the rationale for this request. Staff again advise that the availability of resources makes much further analysis and reporting challenging and could significantly delay any legislative process. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee direct staff to report back on [item]...

NEXT STEPS

If the recommended resolutions are accepted, the draft bylaw will be amended and sent to agencies and organizations for referral. Steps following referral responses may include amending the draft bylaw, review of the policy statement, consideration of first and/or second reading, and scheduling of a community information meeting and public hearing.

Submitted By:	Geordie Gordon, Planner 2 & Kristine Mayes, Planner 1	November 9, 2021
Concurrence:	Stefan Cermak, Regional Planning Manager	November 15, 2021

APPENDICES

1. Staff Report from the October 5, 2021 Meeting Agenda Package
2. Draft Bylaw No. 526
3. Extract of Minutes from the September 16, 2021 AAPC Meeting
4. Extract of Minutes from the October 21, 2021 AAPC Meeting
5. Extract of Minutes from the September 16, 2021 HAPTF Meeting
6. Extract of Minutes from the November 4, 2021 HAPTF Meeting



Islands Trust

STAFF REPORT

File No.: 6500-20: Housing Action Program

DATE OF MEETING: October 5, 2021
 TO: Salt Spring Island Local Trust Committee
 FROM: Geordie Gordon, Planner 2, Salt Spring Island Team
 Kristine Mayes, Planner 1, Salt Spring Island Team
 COPY: Louisa Garbo, Island Planner, Salt Spring Island Team (Housing Action Program Manager)
 Stefan Cermak, Regional Planning Manager, Salt Spring Island Team
 SUBJECT: Options to Amend Section 3.17 of the Salt Spring Island Land Use Bylaw No. 355

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee refer the Staff Report dated October 5, 2021, regarding Options to Amend Section 3.17 of the Salt Spring Island Land Use Bylaw No. 355 to the Agricultural Advisory Planning Commission and Salt Spring Island Agricultural Alliance for consideration at the Salt Spring Island Local Trust Committee Special Business Meeting of November 18, 2021

PURPOSE

This report provides options for the Salt Spring Island Local Trust Committee (SS LTC) to amend Section 3.17 of [Salt Spring Island Land Use Bylaw No. 355](#) (LUB) to utilize subdivision potential for farmworker housing.

BACKGROUND

At their meeting of August 31, 2021, SS LTC passed the following resolution:

SS-2021-173

It was **MOVED** and **SECONDED**,

That the Salt Spring Island Local Trust Committee direct staff to prepare a 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.

CARRIED

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The Islands Trust Policy Statement (ITPS) contains principles and policies for the SS LTC to consider when amending the LUB. The following policies have been identified as being especially pertinent:

- 3.1.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
- 4.1.4 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
- 4.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses
- 4.1.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
- 4.4.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.

- 4.4.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
- 5.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
- 5.2.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.

If the SS LTC resolves to direct staff to draft a bylaw, staff will assess compliance with the ITPS Directives Checklist.

Official Community Plan:

See Appendix No. 1 for a full review of relevant [Salt Spring Island Official Community Plan No. 434](#) (OCP) policies. The following OCP policy and Appendix are of particular note:

- B.2.2.2.9 Where a lot has subdivision potential, the Local Trust Committee should consider rezoning applications that would allow the property owner to build (without subdividing) the same number of single family dwellings on the lot as could be built after subdivision. Such shared residential rezoning applications should be consistent with the guidelines in H.2.1 of Appendix 2.

H.2.1 Guidelines for Shared Residential Zoning Applications

Applications for Shared Residential Zoning should be consistent with the points listed below.

- H.2.1.1 The total number of dwelling units that would be allowed following the zoning change must not exceed the number that could be constructed after subdivision of the land under the zoning in place at the time of application.
- H.2.1.2 Applications should be consistent with the other policies in this Plan regarding rezoning.
- H.2.1.3 Applications should be accompanied by a site development plan, that will be registered by covenant on the property prior to rezoning, that identifies all proposed *building* sites, and which addresses the following points:
 - a. *Building* sites should not to be subject to geological hazards.
 - b. *Building* sites should be clustered in about 20-30% of the parcel, with the remainder of the land left as open space. Open space should be designed to include *Environmentally Sensitive Areas* or good agricultural soils on the property.
 - c. *Building* sites should be screened by natural vegetation from public roads, neighbouring properties and farmland.
 - d. driveway access to *building* sites should be minimized with shared driveways, although each site must be accessible to emergency vehicles.
 - e. *buildings* sites and driveways should be positioned and constructed to fit local topography and to minimize impacts on the environment.
 - f. where subdivision of the property could have resulted in the dedication of public parkland and public access to a water body, they should also be dedicated as part of a Shared Residential Zoning application.
 - g. *buildings* should incorporate *sustainable building* criteria, including, but not necessarily limited to, energy efficiency and water *conservation* measures.

Land Use Bylaw:

This staff report considers the following LUB definitions and regulations:

“dwelling unit, farmworker’s” means a *dwelling unit* that is *accessory* to a *commercial farm business* on a *lot* and is used for the *residential* accommodation of a farmworker permanently employed full-time in that *farm business*.

- 3.5.1 If a *lot* is located in two or more *zones*, for the purposes only of the regulations of Part 9 of this Bylaw regarding units per hectare, *lot* coverage and minimum site areas, the portions of the *lot* that have different zoning designations must be considered as if they were separate *lots*, provided that no more than one *dwelling unit* is permitted on a *lot*, unless specifically allowed.
- 3.17.1 Despite other provisions of this bylaw, where a *lot* is 20 ha or more in *area* and is classified as a farm under the Assessment Act, a total of three *dwelling units* are permitted provided that two of the *dwelling units* are to accommodate people deriving their livelihood from the *farm business* on that *lot*.

Issues and Opportunities

LUB Section 3.17 – Dwellings on Large Farms

At the August 31, 2021 SS LTC Meeting, staff provided a possible amendment to LUB Section 3.17, which could permit the construction and occupancy of dwellings of a specific floor area corresponding to subdivision potential of a lot. Upon further analysis of relevant regulations and OCP policies and objective, and in consideration of the discussion at the September 16, 2021 meeting of the Agricultural Advisory Planning Commission (AAPC), staff have provided a possible draft bylaw amendment with language addressing the desire of the agricultural community to limit proposed changes to farmworker housing:

Current LUB	Possible Draft Bylaw Amendment
Despite other provisions of this bylaw, where a lot is 20 ha or more in area and is classified as a farm under the <u>Assessment Act</u> , a total of three dwelling units are permitted provided that two of the dwelling units are to accommodate people deriving their livelihood from the farm business on that lot.	Despite other provisions of this bylaw, where agriculture is a permitted principal use on a lot not in an Agricultural zone, and complies with Section 3.5 and the Subdivision and Servicing Requirements of Part 9 of this Bylaw, additional farmworkers' dwelling units not exceeding 186 square meters corresponding to the subdivision potential of a lot may be constructed and occupied where a lot is classified as a farm under the <u>Assessment Act</u> if the owner grants to the Salt Spring Island Local Trust Committee a covenant under the <u>Land Title Act</u> restricting use of the farmworkers' dwelling units and prohibiting further subdivision of the lot. <i>Information Note: Applications should be consistent with the guidelines in H.2.1.3 of the Salt Spring Island Official Community Plan.</i>

The SS LTC should note that projects list is presently fully allocated thus the possible draft bylaw amendment presented in this report is intended to be succinct and serve the specific purpose of increasing potential farmworker housing and hence partially address a select group of housing needs as per the principles and purpose of the Housing Action Program project and recommendations of the Salt Spring Island Area Farm Plan Renewal.

BC Assessment Farm Land Classification

Classification of farm land is a voluntary program through [BC Assessment](#) – property owners may apply to classify part of all of a lot as farm land for [qualifying agricultural uses](#). The intent of this program is to encourage the farming of land and production of local food sources. BC Assessment requires a producing farm to meet a minimum gross income requirement specific to the size of a farm. \$2,500 per annum for a farm operation between 0.8-ha to 4-ha; \$2,500 + 5% per annum for an area exceeding 4-ha; or \$10,000 per annum if the farm operation is less than 0.8-ha. Additionally, land 0.8-ha or greater may be leased to a farmer for a period up to seven years under Section 7 of the *Assessment Act* (B.C. Reg. 411/95). The BC Assessment website does not specify whether farm land classification associated with a property is specific to a farm operation or a lease. Staff recommend the additional dwelling units permitted on a lot be classified as “farmworkers’ dwelling units” which the LUB defines as a “dwelling unit that is accessory to a commercial farm business on a lot and is used for the residential accommodation of a farmworker permanently employed full-time in that farm business”. The intent of this provision is to ensure the use of these dwelling units is exclusive to the farm business (mirroring, in part, LUB Section 3.17). However, it should be noted that upon cessation of a commercial farm business on the subject property, these additional farmworkers’ dwelling units could no longer be occupied.

Salt Spring Island Area Farm Plan Renewal (2020)

The SSIAA published the [Salt Spring Island Area Farm Plan Renewal 2020-2030](#) (SSI AFPR) in March 2020. The SSI AFPR identifies there is an acute shortage of housing for farmers and farm workers and seeks to engage with the local government in relation to farmworker housing. The SSI AFPR makes recommendations for all farms, whether within the ALR or not. The SSI AFPR recommends:

Recommended Action	Planner Comments
Make standard provisions for farmworker housing within the OCP/LUB regardless of zoning; encourage ALC to review SSI provisions for farmworker housing in the ALR on SSI and provide their feedback.	The possible draft bylaw amendment does not specify zoning (with the exception of agricultural zoned properties), but agriculture as a permitted principal use.

Provide consistency in the OCP/LUB so that farmworker housing and farm business provisions apply to all zones where agriculture is a permitted use.

The possible draft bylaw amendment ties additional farmworker dwelling units lots classified as a farm under the *Assessment Act* where agriculture is a permitted principal use.

Require use of an annual Statutory Declaration and/or other mechanisms (Housing Agreement, Covenant) to ensure that both year-round and seasonal farmworker housing is used only for farmworkers.

The possible draft bylaw amendment would require a covenant restricting use of the farmworkers' dwelling units and prohibiting further subdivision of the lot.

Subdivision Requirements

LUB Part 5 contains regulations guiding the subdivision of lands on Salt Spring Island. These regulations contain requirements for lot size and dimensions, highway access, potable water, sewage disposal, and storm water management, among others. Without requiring land owners to go through the subdivision process, the SS LTC would likely lose some ability to regulate some of these aspects of land development. The subdivision process can take upwards of 2-years, requiring multi-jurisdictional approvals – primarily the Ministry of Transportation and Infrastructure (MoTI) and Islands Trust. While most of MoTI's conditions are in service of the application (e.g. storm water management, geotechnical hazards), there are other conditions that serve the broader community, such as road dedication. If the SS LTC resolves to allow development of further densities without subdivision, the ability to secure these rights of way may be lost. Notwithstanding, future subdivision of a lot permitted to have farmworkers' dwellings in accordance with the possible draft bylaw amendment could occur at a future time should the SS LTC wish to discharge the covenant.

Subdivision Servicing Requirements: Potable Water

A proposed bylaw amendment could contain requirements that some aspects covered by LUB Section 5 in a conventional subdivision be met before additional dwellings are approved – e.g. adequate potable water. Subdivision regulations currently specify an amount of water that must be demonstrated for the creation of a new lot – e.g. 1,600 litres per day for a single-family dwelling. If this regulation does not apply, the language in the bylaw in LUB Part 9 would specify only an "adequate supply" of potable water be demonstrated. What exactly constitutes an "adequate supply" is ambiguous and may set up the possibility of disagreement between staff, other agencies, and an applicant what is required to satisfy this regulation. If the SS LTC resolves to proceed with a draft bylaw amendment, staff recommend consideration of required water volumes and what the demonstration of "adequate supply" should be – e.g. minimum duration well pumping test in consideration of Policy 4.4.2. Staff note forthcoming amendments to the proof of water subdivision regulations under the Water Sustainability project may provide guidance. Staff also note there may be provincial requirements for servicing multiple dwellings from the same water supply.

Floor Area Restrictions

Section 3.17 of the LUB does not specify a floor area limit for additional dwellings unit. Staff recommend inclusion of floor area limits for additional dwellings corresponding with the forthcoming changes to the *Agricultural Land Reserve Use Regulation*, which will permit one additional dwelling up to 90 square metres (968 square feet) for properties less than 40-hectares or up to 186 square metres (2,002 square feet) for properties exceeding 40-hectares. Staff note in accordance with the *Agricultural Land Commission Act*, a principal residence (dwelling unit) in the ALR is limited to a floor area of 500 square metres. LUB Section 3.17 (and the LUB as a whole) does not specify a floor area limit on most dwelling units (with the exception of seasonal cottages, full-time rental cottage, secondary suites and select dwelling unit regulations under Part 9) – as such, the floor area of dwellings units is restricted primarily by lot coverage. Staff recommend inclusion of a floor area limit as the intent of these units are to function subordinate to a farm operation.

Restriction of Use and No Further Subdivision Covenant

Covenants are useful tools in restricting the use of land in an agreed upon manner. The SS LTC enters into covenants for routine matters such as water treatment covenants for subdivision or more complex matters such as affordable housing agreements. Covenants often require some level of monitoring to ensure that the terms of the covenant are being met. If the SS LTC resolves to move forward with the bylaw, staff recommend considering whether a covenant should be used for:

- No further subdivision of the subject property as the potential density would have already been used;
- Restricting any additional dwellings to farmworkers' dwelling units only.
- Restricting development to a certain percentage of the overall lot area (clustered development) and preserving of the non developed area of the property for agriculture and compatible uses;

Covenants would require legal costs to be borne by the applicant to develop and register a covenant on title. Covenants of the nature proposed here would likely be complex and require staff time and resources to develop and implement. Should the SS LTC resolve to advance to a draft bylaw, further research and analysis should be done on the staff resources that might be required to execute this type of covenant.

Clustered Development

The OCP contains policies that support the clustering of residential development in exchange for subdivision potential (see section on OCP policies above and Appendix No. 1). Some of these conditions may be achievable through the registration of a restrictive covenant as noted above.

The following OCP policies also support clustered development:

- B.2.3.2.4 Subdivision applicants will be encouraged to cluster new lots onto that part of their land that has the best capacity for residential development, and the least value for agriculture, forestry or environmental protection, or protection of archaeological sites or other First Nations cultural sites. The Local Trust Committee will develop informational materials for subdivision applicants that illustrate how they could maintain their development potential while preserving open space
- B.6.2.2.9 The minimum average size of lots that can be created by subdivision in the Agriculture and Watershed-Agriculture Designation will remain the same as permitted by existing zoning. The Local Trust Committee could consider amending the minimum size of individual lots, if such a change would benefit local farming or protect agricultural land by allowing clustered development.

Clustered development could help prevent the fragmentation of productive agricultural land by minimizing the need for additional infrastructure and development of a property.

Seasonal Cottages

Of the 55 properties identified within the Changes to Residential Permissions in the Agricultural Land Reserve staff report presented at the August 31, 2021 SS LTC meeting that could potential benefit presently from an amendment to LUB Section 3.17, 48 permit seasonal cottages as an accessory use subject to LUB Section 3.14. Subsection 3.14.3 states "a *seasonal cottage*... may not be constructed or occupied on any *lot* occupied by two or more other *dwelling units*." Without being addressed, a consequence of this bylaw is that a seasonal cottage could not be constructed or occupied should a farmworkers' dwelling unit be applied for and constructed. Notwithstanding, occupancy of seasonal cottages is, by definition, temporary (means, in relation to a period of occupancy or *use* by any particular individual: not exceeding 45 days in any calendar year, not more than 30 of which may be consecutive). Bedrooms and common areas may be used to accommodate guests as part of a bed and breakfast home-based (LUB Section 3.13), whereas the possible draft amendments would permit lawful full-time occupancy of larger farmworkers' dwelling units. Staff note a similar regulation (3.15.3) exists for full-time rental cottages; however, the approximate 400 properties rezoned to permit this use do not encompass subdivision potential. Should the SS LTC resolve to advance to a draft bylaw, further research and analysis should be done to determine the potential impact of the possible bylaw amendment on seasonal cottage permissions.

Rationale for Recommendation

Staff have presented a general overview on options to amend LUB Section 3.17 to utilize subdivision potential for farmworker housing. Staff recommend that the SS LTC engage with stakeholders, starting with the AAPC and Salt Spring Island Agricultural Alliance (SSI AA), prior to drafting a bylaw. As a general rule, the basic content of a bylaw should be determined at the political level before drafting commences.

The advantage of allowing development of farmworkers' dwellings without subdivision is expediency and recognition that keeping active farm land un-fragmented is preferable. The possible draft amendment to the LUB would not increase density, but instead utilize existing density by tying the number of permitted dwellings to the number of lots that could otherwise be created through subdivision. Amending LUB Section 3.17 would provide farmers with farm land classification on large lots outside the ALR opportunity to utilize available subdivision potential to provide dwellings for farmworkers. The proposal recognizes that farming can be a co-operative enterprise and the ability to house more than one family could help support farming activity.

ALTERNATIVES

The Salt Spring Island Local Trust Committee may consider the following alternatives to the staff recommendation:

1. Receive for information

The SS LTC may receive this memorandum for information. Staff advise that the implication of this option is that the current “dwellings on large farm” regulations would remain in force.

2. Direct staff to draft a bylaw to amend LUB Section 3.17

The SS LTC may direct staff to draft a bylaw to amend LUB Section 3.17 (Dwellings on Large Farms). Staff advise that the implication of this option is exploring a potential bylaw amendment to increase the ability for non-agricultural zoned lands with farm classification to utilize subdivision potential for farmworker housing. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee direct staff to draft amendments to Section 3.17 of the Salt Spring Island Land Use Bylaw No. 355 to utilize subdivision potential for farmworker or long-term housing.

3. Request further information

The SS LTC may request further information prior to making a decision. Staff advise that the implications of this option is a delay in implementing bylaw amendments. If selecting this alternative, the SS LTC should describe the specific information needed and the rationale for this request. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee direct staff to report back on [item]...

NEXT STEPS

If the recommended resolution is adopted, this staff report will be forwarded the AAPC and SSI AA for consideration at the forthcoming SS LTC Special Business Meeting of November 18, 2021.

Submitted By:	Geordie Gordon, Planner 2 & Kristine Mayes, Planner 1	September 21, 2021
Concurrence:	Stefan Cermak, Regional Planning Manager	September 23, 2021

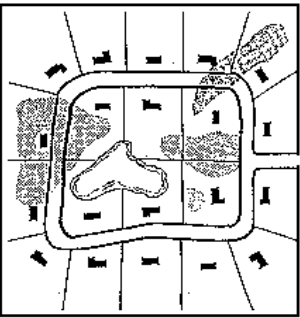
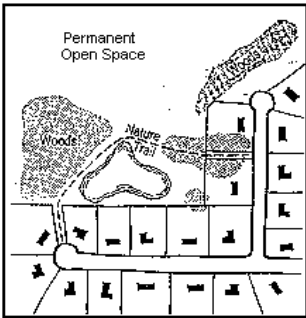
APPENDICES

1. OCP Policies

ATTACHMENT 1 – POLICIES

OFFICIAL COMMUNITY PLAN No. 434

OCP Objective/Policy	Complies	Planner Comments
Policy A.5.1.8 To integrate the spirit and intent of federal and provincial environmental legislation and the <i>Agricultural Land Commission Act</i> and the <i>Farm Practices Protection ("Right to Farm") Act</i> into local environmental policies and bylaws.	yes	A draft bylaw could incorporating the intent of provincial legislation in the context of provision of farmworker dwellings outside the ALR.
Objective B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.	yes	A draft bylaw could propose dwellings limited by floor area – existing LUB regulations set out setbacks to features such as water bodies.
Objective B.2.1.1.3 To acknowledge that a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socioeconomic diversity within such a framework.	yes	
Policy B.2.1.2.1 Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve <i>affordable housing</i> and other objectives of this Plan.	yes	A draft bylaw could propose utilizing existing subdivision potential.
Policy B.2.2.2.6 When the Local Trust Committee is considering a rezoning application involving a significant increase in residential density the Local Trust Committee should require that the application include provision of <i>affordable housing</i> .	yes	A draft bylaw could propose utilizing existing subdivision potential, which would not increase residential density.
Policy B.2.2.2.9 Where a lot has subdivision potential, the Local Trust Committee should consider rezoning applications that would allow the property owner to build (without subdividing) the same number of single family dwellings on the lot as could be built after subdivision. Such shared residential rezoning applications should be consistent with the guidelines in H.2.1 of Appendix 2.	yes	
Objective B.2.3.1.1 To encourage future development to locate away from <i>environmentally sensitive areas</i> , agricultural and forestry lands, community water supply watersheds, lands with the potential for surface erosion or slope instability, public lands, tidal waterfront, areas with outstanding natural beauty and views, or archaeological and historic sites. To ensure buffers are retained on settlement lands where they adjoin <i>agricultural lands</i> .	maybe	A draft bylaw could achieve this objective by way of OCP Appendix 2 (Guidelines for Shared Residential Zoning Applications)
Objective B.2.3.1.2 To redirect the island's future pattern of settlement from one of "modest overall density" to one that includes clusters of development interspersed with large areas of open space, protected areas, and resource lands. To guide future development into clusters and towards existing or new villages and hamlets where <i>non-automotive</i> transportation alternatives and appropriate services are available and most efficiently and affordably provided.	yes	
Objective B.2.3.1.6 To promote efficient land use with zoning that accommodates mixed or shared uses where appropriate and by encouraging joint use of major community developments.	yes	

Policy B.2.3.2.4 Subdivision applicants will be encouraged to cluster new lots onto that part of their land that has the best capacity for residential development, and the least value for agriculture, forestry or environmental protection, or protection of archaeological sites or other First Nations cultural sites. The Local Trust Committee will develop informational materials for subdivision applicants that illustrate how they could maintain their development potential while preserving open space (<i>See example below</i>).  Figure A 100 acre parcel 20 lots (5 acres each) No open space No pond access except from four lots  Figure B 100 acre parcel 20 lots (3 acres each) 40 acres of open space Pond access for all residents	maybe	The SS LTC could consider clustering development.
Policy B.2.3.2.6 The Local Trust Committee may consider changes to zoning regulations, such as lot coverage, in order to achieve overall settlement pattern objectives and other objectives of this Plan.		
Objective B.6.1.1 To recognize and retain traditional resource-based livelihoods such as agriculture, forestry and fishing. To maintain and protect their land bases, support <i>sustainable</i> management practices and to develop zoning that accommodates supportive land uses. To resist pressures to manage agriculture, forestry and fishing for reasons that are primarily aesthetic.	yes	A draft bylaw could provide more options for farmworker dwellings outside the ALR.
Objective B.6.2.1.1 To support farming as a social, cultural and economic priority, and an ecologically responsible land use on Salt Spring Island.	yes	A draft bylaw could provide more options for farmworker dwellings outside the ALR.
Objective B.6.2.1.2 To maintain and protect the long term potential for farming and agro-forestry on Salt Spring Island; to preserve <i>agricultural land</i> and necessary water supplies.	yes	A draft bylaw could provide more options for farmworker dwellings outside the ALR.
Objective B.6.2.1.3 To incorporate the spirit and intent of the provincial <i>Agricultural Land Commission Act</i>, the <i>Agricultural Land Reserve Use, Subdivision And Procedure Regulation</i>, and the <i>Farm Practices Protection ("Right to Farm") Act</i> into local land use policies and bylaws.	yes	A draft bylaw could incorporating the intent of provincial legislation in the context of provision of farmworker dwellings outside the ALR.
Objective B.6.2.1.4 To limit the non-farm use of <i>agricultural land</i>.	yes	A draft bylaw could propose dwellings limited by floor area.
Objective B.6.2.1.5 To accommodate a level and type of residential use on <i>agricultural land</i> that reflects the business needs of farm operations and is consistent with objectives for island population.	yes	A draft bylaw could provide more options for farmworker dwellings outside the ALR.
Objective B.6.2.1.6 To reduce the potential for conflicts between agricultural areas and those areas that have been identified for higher density settlement.	yes	Agricultural land is distributed across the island, potential conflict may be minimal. Some agricultural land is located in close proximity to areas designated for higher density (e.g. Ganges)
Objective B.6.2.1.8 To ensure that sufficient water supplies remain available for agricultural purposes.	maybe	A draft bylaw could require proof of water (ie. pumping tests) to confirm the required volume of water for residential uses is available. Large volumes of water for agricultural purposes may require a groundwater license .
Objective B.6.2.1.9 To recognize agriculture's contribution to the island's social, economic and environmental nature and appeal, and to retain and build on the island's agricultural base, especially organic.	yes	A draft bylaw could offer options to farmers to house workers and expand/more easily maintain agricultural capacity.

Policy B.6.2.2.1 The Local Trust Committee should maintain an Agricultural Advisory Committee to: a. provide community advice about bylaw changes, applications for rezoning or subdivision, and applications to the Agricultural Land Commission. b. help in developing and interpreting local policies about farming. c. identify other ways that the Local Trust Committee can encourage and support farming in the community.	yes	A draft bylaw could be referred to the AAPC.
Policy B.6.2.2.2 To The Local Trust Committee will work with the local farming community, the Ministry of Agriculture and Lands, and the Agricultural Land Commission to develop common policies to the benefit of farming on Salt Spring Island and to support implementation of the Area Farm Plan.	yes	A draft bylaw could propose to implement some recommendations from the Salt Spring Island Agricultural Alliance (SSI AA), Ministry of Agriculture, and proposes to implement some recommendations from the Salt Spring Island Area Farm Plan Renewal (SSI AFPR). Referral to agricultural bodies is recommended.
Policy B.6.2.2.3 The areas designated for Agriculture and Watershed-Agriculture are shown on Map 1. Map 27 shows land in the ALR and non-ALR land used for agriculture.	N/A	
Policy B.6.2.2.4 Zoning within the Agriculture and Watershed-Agriculture Designations will continue to allow the land uses, structures and densities allowed by existing zoning and subdivision bylaws. Where existing zoning allows <i>general employment</i> and commercial uses, these will remain as permitted uses unless the property owner applies for a zoning change.	yes	A draft bylaw could propose utilizing existing subdivision potential, which would not increase residential density.
Policy B.6.2.2.5 Farming activities and necessary structures should continue to be allowed by zoning in other Designations on all properties where they are currently allowed.	yes	
Policy B.6.2.2.8 On the advice of the Agricultural Advisory Committee, the Local Trust Committee should continue to support local farming by: a. addressing the need for additional housing on agricultural land. b. permitting appropriate farm uses as defined by the Agricultural Land Reserve Act and Regulations. c. recognizing the traditional uses of the property owned by the Salt Spring Island Farmer's Institute on Rainbow Road. d. allowing for the processing and warehousing of island farm products on the Institute's property. e. supporting zoning that would allow various forms of community farming activities. f. supporting the development of farmers' markets. g. considering changes to the Land Use Bylaw, based on the objectives of the Area Farm Plan and in consultation with the Agricultural Land Commission and the Ministry of Agriculture and Lands, to permit additional dwellings for farm workers. h. considering changes to the Land Use Bylaw to further support agri-tourism. i. supporting efforts to ensure a viable local livestock industry. j. updating agricultural information, monitoring changes in the agricultural sector and helping to identify unused or available farmland.	yes	a. A draft bylaw could provide more options for farmworker dwellings outside the ALR. b. N/A c. N/A d. N/A e. Additional housing options may increase community farming activities. f. N/A g. A draft bylaw could incorporating the intent of provincial legislation in the context of provision of farmworker dwellings outside the ALR. h. N/A i. N/A j. N/A
Policy B.6.2.2.22 The Local Trust Committee will consider impacts on local food security when making land use decisions.	yes	
B.6.2.2.23 The farming community of Salt Spring Island is recognized and encouraged in its ongoing efforts in support of local agriculture.	yes	
B.6.2.2.25 The B.C. Assessment Authority is urged to carefully consider its impact on local farming. It is encouraged to develop policies and procedures that recognize the unique challenges faced by the local farming community. The Local Trust Committee will develop and recommend specific policies in consultation with local farmers through the Agricultural Advisory Committee.	N/A	
B.6.2.2.29 The Local Trust Committee will encourage and support efforts by others to promote and sustain local food security.	yes	
B.6.2.2.32 The Local Trust Committee will support the implementation of the Area Farm Plan by the Salt Spring Island Agricultural Alliance.	yes	A draft bylaw could propose to implement some recommendations from the SSI AFPR. Further consultation with the SSI AA is recommended.

Objective C.3.2.1.5 To ensure that zoning changes within the boundaries of water systems do not result in such a level of demand on island water sources that agricultural activities cannot obtain water.	maybe	A draft bylaw could require proof of water (ie. pumping tests/confirmation from a community water system) to confirm the required volume of water for residential uses is available.
Objective C.3.2.2.11 When the Local Trust Committee receives applications for zoning changes within a water system's boundaries, and the zoning change would increase the demand for water, the Committee will consider the impacts on agriculture, as further outlined in Section B.6.2.	maybe	Consultation with community water system is recommended.

H.2 APPENDIX 2 - GUIDELINES FOR SHARED RESIDENTIAL ZONING APPLICATIONS

Background Note: Many larger properties on Salt Spring Island have the potential, under existing local zoning, to be further subdivided. However, without subdivision, local zoning allows only one home on most of these parcels, despite their size. A policy in the Affordable Housing Section says that the Local Trust Committee should consider rezoning applications that would allow the property owner to build (without subdividing) the same number of single family dwellings on the lot as would result from subdivision of the lot. This new zoning has been called "Shared Residential" since it makes it easier for people to share ownership of a property.

H.2.1 Guidelines for Shared Residential Zoning Applications

Applications for Shared Residential Zoning should be consistent with the points listed below.

- H.2.1.1 The total number of dwelling units that would be allowed following the zoning change must not exceed the number that could be constructed after subdivision of the land under the zoning in place at the time of application.
- H.2.1.2 Applications should be consistent with the other policies in this Plan regarding rezoning.
- H.2.1.3 Applications should be accompanied by a site development plan, that will be registered by covenant on the property prior to rezoning, that identifies all proposed *building* sites, and which addresses the following points:
 - a. *Building* sites should not to be subject to geological hazards.
 - b. *Building* sites should be clustered in about 20-30% of the parcel, with the remainder of the land left as open space. Open space should be designed to include *Environmentally Sensitive Areas* or good agricultural soils on the property.
 - c. *Building* sites should be screened by natural vegetation from public roads, neighbouring properties and farmland.
 - d. driveway access to *building* sites should be minimized with shared driveways, although each site must be accessible to emergency vehicles.
 - e. *buildings* sites and driveways should be positioned and constructed to fit local topography and to minimize impacts on the environment.
 - f. where subdivision of the property could have resulted in the dedication of public parkland and public access to a water body, they should also be dedicated as part of a Shared Residential Zoning application.
 - g. *buildings* should incorporate *sustainable building* criteria, including, but not necessarily limited to, energy efficiency and water *conservation* measures.

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 526

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW NO. 355, 1999

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2021”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 By replacing the table under Subsection 9.1.1 – Permitted Uses of Land, Buildings and Structures – with the following:

	A1	A2
Principal Uses, Buildings and Structures		
<i>Agriculture, farm buildings and structures</i> <i>Information Note: By definition, “agriculture” includes the processing, storage, sale of farm products produced on the same lot, or on another lot that is part of the same farm business.</i>	♦	♦
<i>Single-family dwellings</i>	♦	♦
Accessory Uses		
One additional <i>dwelling unit</i> , provided that the existing <i>single-family dwelling</i> is 500 square metres in <i>floor area</i> or less and is consistent with Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019 or any legislation which may be enacted in substitution, that is: a) a pre-existing <i>dwelling unit</i> constructed before February 22, 2019, or b) a <i>mobile home</i> for immediate family constructed between July 4, 2019 and December 31, 2021, or c) a <i>farmworkers’ dwelling unit</i> not exceeding 90 square metres in <i>floor area</i> on agricultural land classified as a farm under the <u>Assessment Act</u> , or d) a <i>full-time rental cottage</i> subject to Section 3.15, or e) a <i>secondary suite</i> subject to Section 3.16, or f) on a lot greater than 40 hectares in area, a <i>dwelling unit</i> not exceeding 186 square metres in <i>floor area</i> . <i>Information Note: For lots 40 hectares or less in area where the single-family dwelling exceeds 500 square metres in floor area, permission to construct an additional dwelling unit for farm use must be applied for and approved in writing by the Agricultural Land Commission.</i>	♦	♦

Processing of the <i>farm products</i> of another farm located within the Salt Spring Island Local Trust Area. <i>Information Note: This use requires the written permission of the Agricultural Land Commission.</i>	♦	♦
Sale of the <i>farm products</i> of another farm, provided that the <i>floor area</i> used for the storage and display of the products from another farm may not exceed 5 square metres or one third of the total <i>floor area</i> on a <i>lot</i> that is occupied by <i>farm product</i> storage and display.	♦	♦
<i>Home-based business use</i> subject to Section 3.13	♦	♦
<i>Commercial guest accommodation</i> in a <i>campground</i> on agricultural land classified as a farm under the <u>Assessment Act</u> , subject to Schedule "F".	♦	

- 2.2 By replacing the table under Subsection 9.1.2 – Siting and Density of Permitted Uses, Buildings and Structures – with the following:

	A1	A2
Lot Coverage		
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> , excluding greenhouses (per cent)	35	35
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> , including greenhouses (per cent)	75	75
Maximum <i>lot coverage</i> of all <i>campsites</i> , <i>buildings</i> and <i>structures</i> in a <i>campground</i> (per cent)	5	N/A
Number of Units and Site Areas		
Maximum number of <i>campsites</i> per ha in a <i>campground</i> on any <i>lot</i>	10	N/A
Maximum number of bedrooms used in a <i>bed and breakfast home-based business</i> and <i>campsites</i> on any <i>lot</i>	10	N/A
Setbacks		
Despite Article 4.3.1(2), the following <i>lot line</i> setbacks apply in the zone indicated:		
Minimum <i>rear lot line</i> setback (metres) for <i>buildings</i> , <i>structures</i> and <i>uses</i> that are not listed in Subsections 4.3.4 through 4.3.9	4.5m	4.5m

And by making consequential numbering alterations to effect this change.

READ A FIRST TIME THIS 29TH DAY OF JUNE 2021

READ A SECOND TIME THIS _____ DAY OF _____ 20_____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20_____

READ A THIRD TIME THIS DAY OF 20

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

 DAY OF 20

ADOPTED THIS DAY OF 20

Chair

Secretary

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

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

1.2 Approval of Draft Minutes for August 19, 2021

By general consent, the minutes of the August 19, 2021 Housing Action Programs Task Force meeting were adopted.

2.1 BYLAW AMENDMENT

Planner Garbo presented the staff memo for a Bylaw amendment to address changes to residential permissions in the Agricultural Land Reserve.

It was MOVED and SECONDED,

That the Housing Action Program Task Force recommend to the Salt Spring Island Local Trust Committee that the draft Bylaw No. 526 proceed with a recommendation that the LTC explore options to make more agricultural housing available.

CARRIED

2.2 Survey

Planner Garbo reported that the survey feedback has been received. Planner Garbo asked for approval to distribute the final version to the public. A member requested that the latest revision be shared with the Task Force before approval for distribution.

There was a question about how the survey fits with the overall engagement plan. Staff suggested to include a review of the public engagement plan at the next meeting.

Staff said "Coffee with a Planner" is being worked on to create further engagement with the community to begin no later than November. Staff also explained that a postcard will be available for review by the Task Force at the next meeting and is a further public engagement item. A member asked if more can be incorporated into the public engagement plan. Staff explained that additional items are welcome from the Task Force to expand and improve the public engagement plan.

There was discussion about the ability to improve the data available to the Task Force. There was discussion about the use of a summer student to increase the staff resources for the Task Force and data collection. There was discussion about the need to engage with employers regarding the needs of their staff for housing. It was discussed that Salt Spring Solutions is surveying community businesses by invitation to learn about their issues. There was discussion about the applications Community Services has received for their housing opportunities and if that data could be collected for use by the Task Force. There was discussion about the housing requests postings on the Salt Spring Exchange as a source of data. It was also suggested that the survey be posted on Salt Spring Exchange.

ADOPTED

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2. MINUTES OF PREVIOUS MEETINGS

2.1 Approval of Draft Minutes for October 20, 2021

By general consent, the minutes of the October 20, 2021 Housing Action Program Task Force meeting were adopted.

3. ADMINISTRATIVE UPDATE

3.1 Options to Amend LUB Section 3.17

Planner Gordon presented a Staff Memorandum on options to amend the Land Use Bylaw (LUB) Section 3.17. Proposed changes would allow large farm operations to utilize subdivision potential to allow for more density.

There was general discussion regarding the potential impacts from the amendments.

There was a question regarding secondary suites. Staff referred to the LUB, which includes secondary suites and Schedule I of the LUB, Secondary Suites Map.

By general consent, the Housing Action Program Task Force received the report for information.

3.2 Tiny Home Village Pilot Project

Planner Garbo presented on the Tiny Home Village Pilot Project.

There was a question regarding the Pilot Project process and if a proponent would be required. Staff responded that no proponent was needed.

Planner Garbo stated that this pilot project is the beginning of many similar projects and presents a learning opportunity.

Member Guermoudi arrived at the meeting at 10:23 a.m.

There was a question regarding the definition of a tiny home in the context of the pilot project. Staff answered that a tiny home would be a maximum of 500 square feet.

There was a question regarding the number of proponents involved and if there will only be one project. Staff answered that there is currently only enough resources to support one development at this time.

There was a question if there will be a cost to the proponent. Staff answered that yes, the developer will have to pay all costs and Islands Trust will not be subsidizing the development. Islands Trust will help streamline the process for rezoning, if required.