



**Salt Spring Island
Advisory Planning Commission
Minutes of a Regular Meeting**

Date of Meeting: Thursday, November 14, 2019

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Richard Hayden, Chair
Susan Hannon, Commissioner
Nancy Krieg, Commissioner
Stanley Shapiro, Commissioner
Jeff Thompson, Commissioner

Regrets: Jean Brouard, Commissioner
Francine Carlin, Commissioner
Neil Morie, Commissioner
Maggie Squires, Commissioner
Janet Stethem, Commissioner

Staff Present: Jason Youmans, Island Planner
Serena Klaver, Planner 1
Geordie Gordon, Planner 1
Kristine Mayes, Planning Team Assistant
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Trustee
One member of the public

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

Chair Hayden called the meeting to order at 1:03 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the October 17, 2019 APC Meeting

It was **MOVED** and **SECONDED**,
that the minutes of the October 17, 2019 Salt Spring Island Advisory Planning Commission meeting be adopted.

CARRIED

3. BUSINESS ITEMS

3.1 Strategic Priorities for the 2018-2022 Local Trust Committee Term

A worksheet entitled “Goal: Preserve and Protect the Environment” was circulated at the October 17, 2019 meeting and by email. Chair Hayden reported Commissioners Squires and Brouard submitted the worksheets to be included in the discussion.

Planner Klaver presented an email from RPM Cermak regarding the Strategic Priorities and highlighted the objective for the Advisory Planning Commission to seek consensus on one or two of the best performance measures for each strategic priority.

In discussion regarding “Implement Climate Change and Mitigation Measures” the following comments were noted:

- All land use decisions should be made through the lens of climate change and mitigation.
- Consider Development Permit Areas and other measures for the protection of Coastal Douglas-Fir areas.
- Include emission targets in the Official Community Plan.
- Advocate for improved public transit.
- Building Permit regulations should encompass improved energy efficient woodstoves and building materials.
- Strive for lower carbon dioxide emissions which includes measuring current levels and developing a strategy with quantifiable goals and objectives and annually measure the success.
- Increase oxygen production by planting more trees and vegetation and monitor the success.
- Plan for sea level rise, changing eco systems, higher winds, and wildfire prevention.
- Leadership in Energy and Environmental Design (LEED) building certification incentives.
- Improve recycling incentives.
- Review building and septic regulations in vulnerable areas.
- Permit rainwater to be used for flushing toilets.
- Use the full range of tools that the Islands Trust has to work towards climate change adaptation and mitigation.
- Install an electric vehicle charging station at the Islands Trust office.
- Create an Islands Trust climate change specialist staff position.
- Support was expressed to base planning tools on objective, reliable climate change science.
- There was a question regarding whether Islands Trust has the jurisdiction to regulate siting of buildings to plan for sea level rise. Planner Klaver reported that the Capital Regional District (CRD) is the regulatory agency for building permits and that Islands Trust DPA’s can include sea level rise objectives.

In discussion regarding “Protect the Coastal Douglas-Fir (CDF) Ecosystem”, the following comments were noted:

- Consider Development Permit Areas and other measures for the protection of Coastal Douglas-Fir areas that include the goal of no net loss and mandated reforestation.
- Map CDF and associated ecosystems.
- Add deer culling and invasive species control to the Coastal Douglas-Fir toolkit.
- Develop tree harvesting plans for agricultural and residential development.

- Promote covenants including an educational component.
- Advocate for clustered development closer to villages that could include incentives for density transfers.
- Concern was expressed regarding the conflict between agriculture and protecting the trees. Concern was expressed that areas on Salt Spring Island are being clear cut for agriculture use such as the Skywater Properties area.

In discussion regarding “Ensure Freshwater Sustainability”, the following comments were noted:

- Encourage and advocate for rainwater harvesting regulations.
- Provide incentives for alternative water systems.
- Map surface and groundwater water sources on Salt Spring Island.
- Develop a model of water availability to determine the long-term carrying capacity for Salt Spring Island.
- Protect wetlands in all areas on Salt Spring Island, including agricultural land. Planner Klaver reported DPA 4 speaks to the protection of lakes, streams and wetlands although normal farm practices under the *Farm Practices Protection (Right to Farm) Act* are often exempt from regulations.
- Add an Islands Trust water conservation officer staff position. Planner Klaver reported William Shulba is the Islands Trust Senior Freshwater Specialist.
- Encourage water authorities to work together to establish science based water user rates.
- There was a question regarding what agency regulates rainwater harvesting. Planner Klaver reported Island Health (VIHA) is the agency that regulates water for all development.

A member of the public arrived at 1:50 p.m.

In discussion regarding “Increase Availability of Affordable Housing”, the following comments were noted:

- Support ongoing initiatives to provide affordable housing.
- Determine exactly what makes housing on Salt Spring Island unaffordable and compare to other locations where there is affordable housing such as the Cowichan Valley.
- Focus on specific actions that can achieve lower housing costs.
- Encourage non-traditional residential housing such as eco villages, caretaker homes, tiny homes, and farmworker housing.
- Make affordable housing projects a priority and designate staff appropriately.
- Allow all seasonal cottages that meet safety, water and building inspection regulations for full time use. Planner Klaver reported proposed Bylaw No. 512 (Affordable Housing - Cottages) project seeks to address this but is limited to a 5% increase in density.
- Enforce short-term vacation rentals.
- “Affordable” should be defined.
- Concern was expressed regarding high building costs and it was suggested that there could be strategies to reduce building costs such as reduced rates for contractors and building supplies travel on BC Ferries.

In discussion regarding “Protect and Enhance Agriculture”, the following comments were noted:

- Review Agricultural Land Reserve (ALR) land on Salt Spring Island to identify areas that are not suitable for farmland such as slopes and to identify areas that should be included in the ALR to protect the agricultural capacity.

- Allow farmworker housing.
- Work collaboratively with the Agricultural Land Commission (ALC) to promote island friendly farming regulations such as retail operations, farmworker housing and small farms.
- Determine what is hindering agriculture development such as high land costs.
- Support farmers leasing farmland to the younger generation of farmers.

In discussion regarding “Increase Meaningful and Consultation with Citizens, Agencies and First Nations”, the following comments were noted:

- Establish a First Nations museum or cultural centre.
- It was noted Lisa Wilcox is the Islands Trust Senior Intergovernmental Policy Advisor.
- Facilitate interagency cooperation as a means to forward projects.
- Focus on “meaningful” consultation which should include clear and brief communications with summations of main points.

In discussion regarding “Village Planning” the following comments were noted:

- There was a question regarding why Village Planning is a priority. Concern was expressed that Village Planning is not on the same level of importance as the other priorities and would not be the best use of limited staff resources. Trustee Grove reported the Ganges Village Plan - Harbourwalk project was previously a top priority for the Local Trust Committee.
- It was noted that village planning impacts the other priorities including affordable housing, water sustainability and climate change adaptation.
- Encourage interagency cooperation on the priorities for a Ganges Village master plan and implementation of those priorities.
- Determine the desired future state of our villages.

The “Goal: Preserve and Protect the Environment” worksheets were submitted to staff.

Planner Klaver left the meeting at 2:45 p.m.

3.2 Regulation of the Production of Cannabis

Planner Youmans presented a staff report date October 29, 2019 regarding regulation of cannabis production.

In discussion, the following comments were noted:

- There was a question regarding why the Salt Spring Island Local Trust Committee want to restrict cannabis production. Planner Youmans reported cannabis productions often have problematic land use impacts including water use and light pollution. Cannabis production for personal consumption is Federal jurisdiction.
- There was a question regarding what percentage of land in the Agricultural Land Reserve (ALR) is cleared for agriculture. Planner Youmans reported the BC Ministry of Agriculture’s Salt Spring Island Agricultural Land Use Inventory would have that information.
- There was a question regarding whether the Agricultural Land Commission (ALC) has been consulted. Planner Youmans reported the proposed bylaw would be referred to the ALC.
- Concern was expressed regarding water availability.
- Support was expressed for vegetative buffer/screening to be specified in the proposed bylaw.
- Support was expressed for vegetative buffers adjacent to streams and wetlands.

- Concern was expressed regarding the potential for negative impacts to food producing farms. It was suggested there could be options to allow food producing farms to grow specified percentages of cannabis or contribute to a mandatory local food growers fund.
- Support and concerns were expressed regarding allowing food producing farms on non-ALR land to be permitted to have outdoor cannabis production up to 100 square meters.
- Concern was expressed that currently cannabis production is permitted in rural residential areas and there can be negative impacts such as clear cutting and light pollution.

A member of the public expressed concern regarding a cannabis production and processing facility that is being constructed above the Cedars of Tuam water aquifer area. The member of the public recommend that the water use should be metered and water outflow should be monitored for pollution.

There was a question regarding the processing of cannabis products. Planner Youmans presented the definition of “farming operations” from the Official Community Plan and the proposed definition of “cannabis production” from proposed Bylaw No. 518.

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee proceed with proposed Bylaw No. 518, subject to the following recommendations:

- Include regulations concerning a vegetative buffer (screening) along roadways.
- Include regulations concerning vegetative buffers adjacent to streams and wetlands.
- Ensure that the location does not affect water bodies and ground water.
- Include regulations concerning light pollution.
- Include provisions to reduce the negative impacts to food producing agriculture.
- Consideration of the impacts from processing of cannabis products.

CARRIED

4. **OTHER BUSINESS** – None

5. **ADJOURNMENT**

By general consent the meeting adjourned at 3:30 p.m.

Richard Hayden, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder