



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date: Thursday, February 8, 2018
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

Members Present: Peter Luckham, Chair
Peter Grove, Local Trustee
George Grams, Local Trustee

Staff Present: Jason Youmans, Island Planner
Daniela Murphy, Legislative Clerk
Sarah Shugar, Recorder

Media and Others Present: Driftwood Reporter
Approximately 21 members 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 4:01 p.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory and expressed his gratitude.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. COMMUNITY INFORMATION MEETING

3.1 Bylaws No. 487 and 496

Planner Youmans provided a presentation regarding Bylaws 487 and 496 and the planning process that led to their development.

3.2 Question and Answer Period

Discussion ensued and the following comments were highlighted:

- A member of the public asked for clarification regarding how the setback would be measured and whether fencing along the water bodies would be required. Staff reported the setback would be measured horizontally. Trustee Grams noted the Salt Spring Island Local Trust Committee looked into whether grant funding would be available to assist farmers with infrastructure

costs associated with the new regulations. It was confirmed that there are no grants available at this time.

- A member of the public stated that her family owns four properties that border Cusheon Creek that would be impacted by the new regulations and asked how their sheep farming activity would be impacted. Staff reported that existing agricultural uses would likely be considered lawfully non-conforming, provided they are maintained at existing density and intensity.
- A member of the public asked why farming is being targeted and why the impacts of septic tanks are not being considered as detrimental to water quality.
- A member of the public asked why the term “natural environment” was included and whether there is a definition for “natural environment” included in the bylaw.
- A member of the public asked how accurate the Rural Watershed mapping is and how errors would affect the efficacy of the bylaw.
- A member of the public asked if a property owner would lose their grandfathering rights if they were to take a break from the farm activity. Staff noted the Local Government Act recognizes the seasonal aspect of farming.
- A member of the public asked how the intensity of agricultural activity would be measured.
- A member of the public asked whether “intensive agriculture” includes intensive production of fruits and vegetables. Staff read the definition of “Intensive Agriculture”.
- A member of the public asked why 15 meters is considered an effective barrier to protect water quality and whether secondary drainage water bodies would be included. Staff reported 15 meters is considered a bare minimum setback for water body protection and is the threshold that was used in the Riparian Areas Regulation bylaws. Staff described the work of the Agriculture in Rural Watersheds Steering Committee.
- A member of the public spoke to the limited fresh water supply on Salt Spring Island, expressed support for more robust protection of water bodies and suggested that a 15-meter setback is the bare minimum required for protection.
- A member of the public asked if a man-made pond would be impacted by the new regulations. Staff reported that man-made, dug out ponds that do not divert a natural water body would be exempt from the bylaw.
- A member of the public reported there is an area in the Beddis Watershed that is not identified as Rural Watershed in the Rural Watershed mapping and asked if the mapping could be amended to include the area. It was noted zoning mapping may be revisited at some point in the future.
- A member of the public asked if “farmed game” is an included definition in the bylaw. It was noted “farmed game” is not included in the bylaw.
- A member of the public asked if there would be a timeline for agricultural activity to commence on a property for the property to be considered “farm use”.
- A member of the public asked if a property would have to have current “farm tax status” to qualify as a farm operation.
- A member of the public asked for clarification regarding the definition of “agricultural production” regarding “production, storage and manufacture of a

range of products potentially harmful to water quality”. Staff reported that from a bylaw enforcement perspective, production of animal waste between 15-30 meters of a water body would only be a concern in a contained (penned) area where animal waste was being accumulated.

- A member of the public asked if the list of “products potentially harmful to water quality” is available. Staff reported the list is in the Salt Spring Island Land Use Bylaw.
- A member of the public stated that agricultural activity is exempt from the Riparian Areas Regulations (RAR).
- A member of the public asked why agricultural activity is being targeted as an activity that is harmful to fresh water supply. Trustee Grams noted that the Salt Spring Island Local Trust Committee was approached by several organizations regarding protection of drinking water lakes and Bylaws 487 and 496 are the LTC’s response to those concerns..

4. ADJOURNMENT

By general consent the meeting adjourned at 4:58 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder