



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

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**Date of Meeting:** Thursday, June 13, 2019

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

**Members Present:** Bree Eagle, Chair  
Zack Hemstreet, Commissioner  
George Laundry, Commissioner  
Conrad Pilon, Commissioner  
Jan Steinman, Commissioner

**Regrets:** Ruth Waldick, Commissioner

**Absent:** Ken Byron, Commissioner

**Staff Present:** Serena Klaver, Planner 1  
Geordie Gordon, Planner 1  
Sarah Shugar, Recorder

**Media and Others Present:** Applicant Elizabeth FitzZaland  
Applicant Deborah Lauzon  
Property Owner Adam Gold  
Property Owner Rebecca Bloch

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

Planner Klaver called the meeting to order at 3:00 p.m.

**1. APPROVAL OF AGENDA**

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

**2. MINUTES OF PREVIOUS MEETING**

**2.1 Draft Minutes of the April 11, 2019 Salt Spring Island Agricultural Advisory Planning Commission Meeting**

**It was MOVED and SECONDED,**  
that the minutes of the April 11, 2019 Salt Spring Island Agricultural Advisory Planning Commission meeting be adopted.

**CARRIED**

### 3. BUSINESS ITEMS

#### 3.1 Election of Chair

Planner Klaver announced the election procedures.

Commissioner Eagle was nominated and accepted the nomination. Planner Klaver called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Eagle was elected Chair by acclamation.

Chair Eagle called for nominations for Vice Chair. Commissioner Steinman was nominated and declined the nomination. Commissioner Hemstreet was nominated and accepted the nomination. Chair Eagle called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Hemstreet was elected Vice Chair by acclamation.

#### 3.2 Designate Member to sit as Ex-Officio Member of Advisory Planning Commission

**By general consent**, the Salt Spring Island Agricultural Advisory Planning Commission appointed Commissioner Hemstreet as the ex-officio member of Advisory Planning Commission.

#### 3.3 SS-ALR-2018.2 - Green City Builders - 192 Vesuvius Bay Road, SSI

Planner Klaver presented a staff report dated April 26, 2019 regarding a Non-Farm Use Application in the Agricultural Land Reserve.

Applicant Elizabeth FitzZaland and property owner Rebecca Bloch spoke to the application.

In her absence, Commissioner Waldick provided a written submission dated June 5, 2019 addressing SS-ALR-2018.2 and the following points were presented for consideration at the meeting:

- Concern was expressed regarding the proposal to convert 27,000 square feet of sand base to an impermeable cement base as it would reduce the area of land available for soil based cultivation in the future.
- Support was expressed for preserving farmland for local food cultivation and food security in light of climate change that will impact food prices and production.
- Support was expressed for protecting soils, water infiltration, water quality and sensitive ecosystems within the Watershed-Agriculture (WA) and Watershed & Islet Residential (WIR) land use designation and Development Permit Area 7 (Lakes, Streams and Wetlands).

Discussion ensued and the following comments were noted:

- There was a question regarding whether the applicant has considered options for an alternative base instead of a concrete base. Property owner Adam Gold reported there may be alternative surfaces that would meet the Health Canada requirements and Applicant FitzZaland reported a concrete base is the industry standard for cannabis production.

- There was a question regarding whether the applicant would consider installing a concrete base in only 40% of the arena. Property owner Rebecca Bloch reported the proposal is based on economy of scale for the business case.
- There was a question regarding whether the Islands Trust has created new policies regarding cannabis production following the Agricultural Land Commission (ALC) decision to designate local government as the approving agency for cannabis production within the Agricultural Land Reserve (ALR).
- There was a comment that consideration of the concrete floor base within the ALR is more important to the Agricultural Advisory Planning Commission than the farm product that will be produced.
- Concern was expressed that regulations are consistently changing regarding cannabis production within the ALR.
- There was a comment that the property owners have taken one of the most historic farms on Salt Spring Island that had not been actively farmed for many years and rehabilitated it into a working, productive farm.
- There was a comment that the property owners have demonstrated their environmental stewardship of the property.
- Support was expressed to find a farm use for the existing 2,500 square foot building, as it is a durable piece of infrastructure.
- Support was expressed for the potential employment opportunities the cannabis production facility would bring to Salt Spring Island.
- There was a question regarding whether the cannabis would be grown using organic farming methods. Property owner Adam Gold reported the cannabis production would be organic.

**It was MOVED and SECONDED,**

that the Salt Spring Island Agricultural Advisory Planning Commission strongly recommend to the Salt Spring Island Local Trust Committee that application SS-ALR-2018.2 for 192 Vesuvius Bay Road be forwarded to the Agricultural Land Commission with the following comments:

- The proposed use is considered to be the highest and best farm use for the existing structure;
- The proposal will bring opportunities for a skilled labour force to Salt Spring Island; and
- The addition of a concrete base to the existing sand base will increase the farming capability rather than decrease the farming capability.

**CARRIED**

**3.4 SS-ALR-2018.3 - A. Lauzon - 1200 Beddis Road, SSI**

Planner Gordon presented a staff report dated May 21, 2019 regarding a Subdivision Application in the Agricultural Land Reserve.

Applicant Deborah Lauzon spoke to the application.

Discussion ensued and the following comments were noted:

- There was a question regarding how many soybeans would be used for tofu production on the property. Applicant Lauzon reported she uses 12-15 tons of soybeans annually for the production of tofu and that she plans to grow a soybean seed that would be suitable for cultivation on Salt Spring Island.
- Support was expressed that the proposed subdivision would increase the agricultural capacity of the property.

**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-2018.3 for 1200 Beddis Road, be forwarded to the Agricultural Land Commission with the following comments:

- the intended use of growing soybeans would be a higher farm use than growing hay; and
- the subdivision would increase farming production.

**CARRIED**

**4. OTHER BUSINESS – None**

**5. ADJOURNMENT**

**By general consent** the meeting adjourned at 4:28 p.m.

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Bree Eagle, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder