



Salt Spring Island Local Trust Committee Minutes of a Special Meeting

Date: Thursday, November 18, 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, Planning Team Assistant
Sarah Shugar, Recorder

Others Present: Bradley Dammsgard, Agricultural Alliance
Theresa Duynstee, Agricultural Alliance
Zack Hemstreet, Agricultural Advisory Planning Committee
Anne Macey, Agricultural Alliance
Conrad Pilon, Agricultural Advisory Planning Committee
Brian Webster, Agricultural Alliance

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 4:00 p.m. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham introduced himself, the Trustees, staff and attendees and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory. Chair Luckham acknowledged the recent flooding events.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. BUSINESS ITEMS

3.1 Local Trust Committee Chair's Welcome and Opening Remarks

Chair Luckham advised 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 (SSI) Agricultural Alliance on agriculture related issues.

3.2 Minutes from the July 15, 2021 Salt Spring Island Local Trust Committee and Agricultural Advisory Planning Commission Meeting

The minutes of the July 15, 2021 Salt Spring Island Local Trust Committee Special meeting were received.

3.3 Salt Spring Island Land Use Inventory Report and Map

The Agricultural Land Use Inventory for Salt Spring Island dated September 2017 and maps entitled "Salt Spring Island Agricultural Land Use Inventory 2017" were presented.

In discussion the following question and comment were noted:

- There was a question regarding whether there were any comparisons done between the Salt Spring Island Agricultural Land Use Inventory 2017 and the 2007 Agricultural Land Use map that was done for the 2007 Salt Spring Island Area Farm Plan. RPM Cermak will look into this.
- There was a comment that approximately 17% of properties on Salt Spring Island are in the Agricultural Land Reserve (ALR) and another approximately 17% of properties on Salt Spring Island are zoned for agriculture although they are not within the ALR. There is as much farmland outside of the ALR as in the ALR on Salt Spring Island.

3.4 Draft Bylaw No. 526 - Changes to Residential Permissions in the Agricultural Land Reserve and Bylaw Amendment Options for Dwellings on Large Farms

Planner Mayes presented a staff report regarding Draft Bylaw No. 526 - Changes to Residential Permissions in the Agricultural Land Reserve and Bylaw Amendment Options for Dwellings on Large Farms dated November 9, 2021.

An item of correspondence was received and circulated by email from the Salt Spring Island Agricultural Alliance regarding "Potential Changes to the Land Use Bylaw Regarding Housing on Agricultural Land", dated November 17, 2021.

In discussion the following comments and questions were noted:

- There was a comment that the referral discussed by the SSI Agricultural Alliance did not include the recommendation that is being presented at this meeting. There was a question regarding whether the draft bylaw in the meeting agenda package replaces the draft bylaw that was previously referred to the SSI Agricultural Alliance. Planner Mayes reported the recommendations presented in the staff report are in addition and if approved, would be included in Draft Bylaw No. 526 prior to referral.
- There was a suggestion that all properties being actively farmed on SSI should be included in Draft Bylaw No. 526.

- There was a suggestion that the requirement to be considered an active farm such as farm tax status could be used for farmland outside of the ALR.
- There was a suggestion to remove the word “permanent” prior to “employee” as it is very difficult to define a permanent employee working on farms.
- There was a comment that the recent Agricultural Land commission (ALC) permissions include that farms may have additional dwellings and a secondary suite. There was a question regarding whether Draft Bylaw No. 526 would allow farms to have a secondary suite and/or a second dwelling. Planner Mayes reported Draft Bylaw No. 526 would allow a secondary suite or an additional dwelling.
- There was a comment that farm tax status would be an insufficient metric to determine whether a property is actively farmed.
- There was a question regarding whether a housing agreement could be used to regulate the additional dwellings are to be used for farm use.
- There was a concern expressed that when new dwellings are built on farmland it may have the impact of making farms too expensive for farmers. It is important to consider the long-term impacts on the cost of farmland.
- There was a comment that it is important to have additional mechanisms above farm tax status to make sure the additional dwellings would be used for farmworkers and/or retired family members.
- There was a request for all of the changes to Draft Bylaw No. 526 to be grouped together in one document.

SS-2021-230

It was MOVED and SECONDED,

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.”

CARRIED

SS-2021-231

It was MOVED and SECONDED,

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

CARRIED

4. ADJOURNMENT

By general consent the meeting adjourned at 5:02 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder