

From: [REDACTED]
Sent: Wednesday, January 28, 2026 4:09 PM
To: Jason Youmans <jyoumans@islandstrust.bc.ca>
Cc: 'Jenn LeBlanc' <chair@ssifarmlandtrust.org>; 'Andrea Palframan' <andrea@ssifarmlandtrust.org>
Subject: Input for the Trust Policy Statement from the Salt Spring Island Farmland Trust

Hi Jason,

Please find attached some specific input on the TPS from the Farmland Trust, for your consideration in the revision. Thanks for all your great work to date, including and especially your work on behalf of farmers and food security, and on Indigenous reconciliation. Please do not hesitate to contact us with any questions.

Yours,

Jon Cooksey
Board member
Salt Spring Island Farmland Trust
Cc: Jenn LeBlanc, Board President
Andrea Palframan, Executive Director



SALT SPRING ISLAND FARMLAND TRUST

Islands Trust Policy Statement Response

SSI Farmland Trust

Drafted January 2026

Recommendations

4.1.10 4.1.11 4.1.12 Trust Council encourages the Ministry of Transportation to ensure that, where a road must sever agricultural land to provide access to lands beyond, the road is built to the minimum standard necessary to service that land.

Trust Council encourages the British Columbia Land Reserve Commission to **approve applications from property owners for inclusion of their land** with potential for agriculture in the Provincial Agricultural Land Reserve.

Trust Council encourages the Provincial government and the British Columbia Assessment Authority to:

- **retain a separate farm class** to provide significant property tax incentives;
- ensure that **the threshold for farm income necessary for farm class status is appropriate** to agriculture within the Trust Area; and
- acknowledge that **the total land area subject to the farm class may include land left uncultivated.**

Trust Council should also urge the ALC to **work cooperatively with the Trust, regional districts, water districts and farmers to address the unique needs of farmers so that agencies speak with one voice** and agency conflicts are quickly resolved.

With regards to on-farm housing, farmers need special consideration, particularly :

- a) permission to create housing outside of villages/services
- b) the ability to have develop adequate farmworker housing including rental housing.

Trust Council should recommend **incorporation of farm worker housing language into OCPs and bylaws** —i.e. allow temporary and accessory worker housing on agricultural lands with clear criteria.

Build on temporary farmworker housing frameworks (Saanich, Kelowna) so that **seasonal and year-round farmworker housing is expressly permitted**, with permitting conditions designed to minimize impacts on agricultural land.

Extend temporary use permitting **for structures (like tiny homes or mobile units)** for **up to 5 years**, with renewal option, on agricultural land when use is tied to farmworker activity.
