

# LAND USE

## LAND USE – Group 1

1. Deforestation
  - a) Private land tree cutting and carbon sequestration
  - b) Limits (%) of cleaning
  - c) Development Permit Areas for GHG emissions
  - d) Erosion effects – work with CRD
2. Work with landowners on their use of property – educate, inform, support
3. Permaculture – island wide
4. Zoning based on ecological/resource considerations first
5. Education an important tool (not just regulation)
6. Stewardship of land involves appropriate use of resources
  - a) Forest management
  - b) Agriculture – carbon sequestration
7. Create incentives for investment in land
8. Take advantage of most productive land (Agriculture, fruit trees etc)
9. Allow agriculture in Parks – remove obstacles
10. Allow increased densities on Agriculture land to support several families actively farming together – helps to address problem of affording land for farming
11. Planners need to understand permaculture
12. Zoning category that allows Co-op/multiple ownership/tenure of productive agricultural land.
13. Nodes of development along transportation corridors (not strip development)
14. Encourage density transfer from areas where more development is not desirable to villages and nodes
15. Co-housing, eco-villages be permitted in LUB
16. Community owned land for gardens close to residential development and/or as part of developments
17. Trails and networks required in subdivisions – connect areas together with pedestrian and cycling routes
18. Restrict use of “damaging tools” – pesticides, bulldozers etc.
19. Reward communities that protect land/trees etc that sequester carbon:

- a) Legislative changes
- b) Carbon credits

20. Look at land use from island wide ecological perspective and include permaculture

21. Create investment/tenure options that meet these objectives – community investment in agriculture

22. Prepare Development Permit Areas to reduce GHG

23. Encourage sustainable agriculture and land use and nature

## LAND USE – GROUP 2

1. Provide bike trails adjacent to roads thru easements on private property and property tax rebates for provision of such easements should be supported

2. Tax incentive to set land aside for conservation but allow use as sustainable forestry

3. Encourage sustainable working forest- provides local materials and local management

4. Co-housing and community living should be encouraged

5. Open up land use – allow secondary suites to reduce GHGs

6. How do we use cluster or use other mechanisms to reduce GHGs

7. How to have provincial regulation partnered in local initiatives e.g. compost toilets

8. Allow value added economic activity to support local economy e.g. sawmills

9. Support working of agriculture land – need security in value of the land e.g. sharing of land

10. Encourage water catchment/storage

11. Pastoral agricultural land does not reflect full extent of local potential – examine integrated agriculture with other uses – e.g. selectively logged forest and sheep grazing

12. Look at integrating commercial/industrial/agricultural land uses in zoning

13. Look at social/economic/environmental sustainability.

14. Link history and needs for the future. – How has land use moved to accommodate needs for future

15. Importance of trees in carbon sequestration- look at trees as a resource – address tree protection by effective laws on both public and private lands (i.e. not just on forest lands)

16. Cluster housing – define areas for use in relation to water supply, co-services etc.

17. Look for existing models (land trusts etc) as examples

18. Salt Spring Island is not a park – it is to be a viable community- there are conflicting objectives – CRD and Islands Trust often in conflict with each other.

19. Need local services and local government – or better way to integrate decision-making to better reflect community needs and aspirations

**Land Use Group 2 Summary Comments**

1. Broader diversity of land use serves local needs and reduces GHG
2. Enhance local governance – though not necessarily through incorporation
3. Identify where land use conflicts exist and examine means to resolve

Summary comments from the two groups:

- There was a strong theme around adopting an attitude of stewardship towards the land and the natural resources it supports (e.g. Forestry and agriculture) rather than property rights.
- Recognize the importance of education and information to support individual property owners in stewarding natural processes on their lands.
- Create more opportunities to support sustainable farming – this includes increasing tenure options (e.g. multiple ownership –or cooperative ownership) and zoning that allows several families living on one farm. Also create opportunities for the community to invest in the local farm economy.
- Protect nature – approach land use from an ecological and natural perspective first and look at land use from an island-wide perspective – not just individual properties.
- Cluster development in nodes along transportation corridors – especially eco-villages.
- More needs to be done to enhance the economic self-sufficiency of the island that would also contribute to GHG emissions reductions. There should be a greater diversity of land uses that allows for a broader range of economic activity integrated with existing development – especially industrial development.
- Enhance local governance with a view towards implementing actions. Address the fragmentation of decision-making. This does not necessarily imply incorporation.
- We need to develop the skill of consensus decision-making.
- Acknowledge that there will be inherent conflicts in some areas – e.g., tree protection and agriculture.
- We should be preparing a zoning bylaw that looks to future needs not just present needs – e.g. co-housing. We should also incorporate green infrastructure into development.