



Saltair District Residents Association (SDRA)

www.sunnysaltair.ca

www.saltairdra.ca

February 2024

Residents/Property Owners!

February 24, 10 AM – 12:30 PM

Saltair Community Centre, Oyster School Road

1st Local **Focus Group** meetings **Housing & Growth Options**

First come, first served, so if you're interested in sharing your vision, exploring options for a 10 year plan with fellow residents, email info@saltairdra.ca to reserve

Since the spring of 2023 and certainly since November, residents have expressed levels of dissatisfaction with the approach of the CVRD to the Official Community Plan and specifically the Local Area Plan process. The methodology has been lengthy but somewhat obscure and folks don't seem clear on what the CVRD has in mind for us – what Saltair will look like or feel like in 5 or 10 years. Will it be a community?

Change is inevitable; there will certainly be significant population pressures. If we don't plan our community's future, we are relinquishing our best opportunity to direct it as we see fit. If residents don't participate, we lose our voice. And new legislation will affect us significantly (see below) – how do WE want to implement it?

SO: What do we consider to be appropriate options for housing and growth in the various spaces in/around Saltair and area G in the next 10 years?

AND To make this vision happen – what might be required, when, where, how?(dependencies)

These are the questions the focus groups will wrestle with at the February 24 meeting. We will have several follow up focus group meetings to tackle the many dependencies that are identified now and later – e.g. infrastructure, transportation, water, etc., etc. – all will be documented for presentation to the area Director and CVRD planners.

We are asking that residents please come out and make themselves part of the 10 year plan..... email info@saltairdra.ca to reserve a chair in one of our focus groups. And spread the word to neighbours and friends in Saltair.

Community Conversations Meeting - #3 – originally for January - cancelled due to weather – will reschedule for March or April

Secondary Suite Incentive Program (SSIP) adds housing in 16 regional districts - including Cowichan Valley <https://news.gov.bc.ca/releases/2024HOUS0015-000107>

The three-year pilot SSIP was introduced in September 2023 and is set to launch in April 2024 to support the delivery of as many as 1,000 affordable rental units per year for three years. To do so, the SSIP will provide approximately 3,000 homeowners with forgivable loans for as much as \$40,000 to create a new secondary suite or an accessory dwelling unit (ADU) on their property. To qualify, the units must be rented below market rates for at least five years.

“Rural homeowners who want to create a rental suite and people looking for affordable homes in rural B.C. will have more options soon,” said Roly Russell, Parliamentary Secretary for Rural Development. The sixteen of B.C.’s 27 regional districts have the necessary building bylaws and building-permit and inspection services across their electoral areas that make them eligible for the SSIP pilot. If bylaws need to change, such changes will be facilitated.

The SSIP project is part of the Homes for People action plan and the \$19-billion housing investment by the B.C. government. Since 2017, the Province has more than 77,000 homes delivered or underway.

Quick Facts:

- Legislation was introduced on Nov. 1, 2023, to allow secondary suites and ADUs across B.C.
- The Province will review whether it can add additional regional districts in years 2 or 3 of the SSIP.
- The Province allocated as much as \$91 million over three years for a pilot project encouraging homeowners to develop new secondary suites in 2024.
- There are approximately 228,700 units that could be rented out as secondary suites in British Columbia, according to BC Assessment data from 2022.

Learn More:

For information about the Secondary Suite Incentive Program and to sign up for updates, visit:

<https://bchousing.org/secondary-suite>

To read the Home Suite Home guide, visit: <https://www2.gov.bc.ca/gov/content/housing-tenancy/secondary-suites#suite>

BC’s population growth at highest rate since the 1970s

<https://www.ubcm.ca/about-ubcm/latest-news/bcs-population-growth-highest-level-70s>

A report prepared by BC Stats shows that British Columbia’s population growth rate has surged over the past three years due to higher national immigration targets. Nearly 150,800 migrants came to the province in 2022, roughly 52,000 of which were permanent immigrants. In 2023 the population of BC experienced an annual growth rate above 3%, marking the highest annual increase since the 1970s.

Under BC Stats’ current projection, the BC’s population is anticipated to continue increasing through 2046, from 5.5 million people in 2023 to 7.9 million in 2046. It is also anticipated that BC’s population will increase by one million people by 2032. *(And how much will that change if the trend continues upward)*

The report also explores where immigrants to BC are settling. Of the 197,355 immigrants who settled in BC between 2016 and 2021, 78.4% settled in Metro Vancouver. Victoria was the next most significant destination, with just over 10,000 immigrants or 5.1% of the total.

Pro’s & Con’s – Land Based Fish Farming

This is another tug-of-war issue that has proponents and critics. There are nuances and details too far into the weeds to go here – but here’s a summary. Sources - various



On the positive side:

- produces a healthy product without negatively impacting wild salmon populations or marine ecosystems
- isolated from wild fish, eliminating concerns about transfer of disease between wild and farmed populations
- reuses almost 98% of the water if the technology called recirculating aquaculture systems (RAS) is used
- raised close to local markets, the carbon footprint resulting from transporting fish to market is low
- when humanely done, the process is good for the fish, provides rewarding local jobs, is sustainable on marginal land and leaves more wild salmon in the wild to rebuild stocks and sustain the environment

However,

- biological conditions in land-based facilities are difficult to control and fish are sensitive to poor water quality
- due to high energy use, greenhouse gas emissions could be high
- the technology has to be mastered and requires expertise and state-of-the-art material (e.g. new tank materials and construction materials and processes)

So you know.....RAS: (Wikipedia)

- Reduced water requirements as compared to raceway or pond aquaculture systems
- Reduced land needs due to the high stocking density
- Site selection flexibility and independence from a large, clean water source
- Reduction in wastewater effluent volume (filtration)
- Increased biosecurity and ease in treating disease outbreaks
- Ability to closely monitor and control environmental conditions to maximize production efficiency. Similarly, independence from weather and variable environmental conditions

(Maybe this, like vertical and high-intensity hydroponic farming, might work in Cowichan Valley – especially on marginal ALR land not suitable for traditional crops – support the 100 mile diet – utilize government support programs)

Speaking of Which.... Federal & Provincial Support of Alternative Farming

Vertical Farming (<https://www.bennettjones.com/Blogs-Section/Whats-Driving-Vertical-Farming-in-Canada>)

Federal—The Sustainable Canadian Agricultural Partnership (Sustainable CAP) is a 5-year agreement between the federal, provincial and territorial governments. It took effect on April 1, 2023 and provides \$1 billion in federal programs and activities, along with \$2.5 billion in cost-shared programs and activities funded by federal, provincial and territorial governments. Significant adaptations of robotics equipment used in vertical farms are included in the AgriInnovate Program. The Sustainable CAP also includes an AgriScience Program to accelerate innovation.

British Columbia—In February 2022, the B.C. government announced it was improving the Agricultural Land Reserve (ALR) Use Regulation to allow for more vertical farming.

The B.C. Centre for Agritech Innovation opened in September 2022 and a vertical farming project was one of the first to receive funding.

There used to be a Greenhouse Carbon Tax Relief Grant Program for Commercial greenhouse vegetable operators in British Columbia – perhaps it will be reestablished.



Hydroponics/Agritech



The BC On-Farm Technology Adoption Program provides cost-shared funding to eligible participants to adopt new technologies on-farm that will enhance profitability, productivity, and/or efficiency.

Led by the Ministry of Agriculture and Food and delivered through Innovate BC, the program is funded under the Sustainable Canadian Agriculture Partnership, a five year (2023-2028) federal-provincial-territorial initiative to strengthen the competitiveness, innovation, and resiliency of Canada's agriculture and agri-food sector.

See also Ramp Up, visit: www.AgritechRampUp.ca

Tippling Fee Increase Effective January 1, 2024 - CVRD Recycling Centres

Effective January 1, 2024, there has been tipping fee increases at all CVRD Recycling Centres (Bings Creek, Peerless Road and Meade Creek). <https://www.cvrld.ca/CivicAlerts.aspx?AID=2602>

Material	Description	Current Tipping Fee	2024 Tipping Fee
Garbage	Per Tonne	\$192.00	\$204.00
Asphalt Roofing	Per Tonne	\$120.00	\$204.00
Clean Wood	Per Tonne	\$90.00	\$100.00
Couches	Per Tonne	\$300.00	\$315.00
Mattresses	Per Unit	\$15.00	\$16.00
Organics/Food Waste	Per Tonne	\$135.00	\$140.00
Painted Wood	Per Tonne	\$192.00	\$204.00
Rubble	Per Tonne	\$75.00	\$80.00
Yard Waste Commercial	Per Tonne	\$60.00	\$70.00

Less than one third of Old Growth Management Areas (OMGA's) are actually old growth

<https://www.campbellrivermirror.com/local-news/>

Canadian Parks and Wilderness Society British Columbia found the province's Old Growth Management Areas "do not meet conservation standards and contain little old growth." The report looked specifically at OGMAs in the Campbell River Resource District. CPAWS-BC found "frequent boundary changes to permit logging, and fragmented areas that cannot foster biodiversity."

The report found that the actual composition of these areas, are mostly (58 per cent) made up of young forest, with old forests (roughly 141 to 250 years, depending on the kind of forest), making up just under one third of the total area protected by Old Growth Management Areas. The remaining 13 per cent is either not forested (12 per cent), or does not have sufficient data (1 per cent).

"When broken down into individual OGMAs, 37 per cent of the approximately 22,000 legal OGMAs in B.C. do not contain any old forest," the report says. "Active cut blocks overlap 27,300 hectares of legal OGMAs in the province, an area 68 times larger than Stanley Park."

CPAWS recommends that the province amend the OGMA guidelines to ensure old growth is protected; conduct a provincial review of OGMAs; and reform laws to ensure boundary changes and industrial activity cannot take place in the protected areas.

Please check out our new website (www.saltairdra.ca)

"Alone, we can do so little; together, we can do so much." – Helen Keller