



Making a difference...together

SALT SPRING ISLAND MARKET ADVISORY GROUP

Notice of Meeting on **Tuesday, November 8, 2016 at 5:00 PM**

Portlock Park Portable Meeting Room, 145 Vesuvius Bay Road, Salt Spring Island, BC

Malcolm Legg (Chair-Public)

Sean Goddard (Vendor)

Bree Eagle (Vendor)

Donna Johnstone (Fabric) r

Julia Grace (Island Natural Growers)

Wendy Squirrel (Pottery) r

Donna Cochrane (Basketry)

Rob Pingle (Coordinator)

Rosemary Trump (Public)

Tye O'Connor (Vendor)

Garth Hendren (PARC)

Alvaro Sanchez (Jewelry)

Janet Clouston (Chamber of Commerce)

Grant Wickland (Woodworkers)

Scott Simmons (SS Arts Council)

(r) = Regrets

AGENDA

1. Approval of Agenda

2. Adoption of Minutes of August 31, 2016

3. Presentations/ Delegations

4. Reports-Chair

5. New Business

5.1 Review of Farmer Definition

That the Market Advisory Group recommends to the Parks and Recreation Commission that staff:

- 1) "Farmer" - a resident who vends unprocessed food items, cultivated plants and/or flowers that are grown on land, classified for farming purposes, that the farmer owns or leases. Eligibility is determined by valid BC assessment indicating farm status or a valid BC Farmer ID Card:
 - a. A farmer is permitted to sell value-added products whose contents, by volume, contain at least 50% of the product they have received farmer certification for.
 - b. A farmer may use 10% of their booth space to sell non-farmed products as long as they have been produced by the farmer and follow the regular market guidelines.

6. Outstanding Business

7. Correspondence

8. Next meeting TBA

9. Adjournment



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**Minutes of the Salt Spring Island Market Advisory Group
Held August 31, 2016 at the Portlock Park Meeting Room, 145 Vesuvius Bay Road, Salt
Spring Island, BC**

DRAFT

Present: **Chair:** Malcolm Legg (member of the public)
Committee Members: Sean Goddard (Vendor), Tye O'Connor 6:18 pm (Vendor), Bree Eagle (Vendor), Jon Suk, Alternate for PARC, Donna Johnstone (Fabric), Alvaro Sanchez (Jewelry), Julia Grace 6:10 pm (Island Natural Growers), Janet Clouston 6:08 pm (Chamber of Commerce), Wendy Squirrell (Pottery), Grant Wickland (Woodworkers), Donna Cochrane (Basketry), Scott Simmons (SS Arts Council), Rosemary Trump (Public)
Staff: Dan Ovington, Parks and Recreation Manager; Rob Pingle, Market Coordinator; Karla Campbell, Senior Manager, SSI Electoral Area; Carin Perrins, Administrative Secretary; Tracey Shaver, Recording Secretary

Public Gallery: estimated 35 people

Chair Legg called the meeting to order at 6:05 pm.

1. Approval of Agenda

MOVED by Alvaro Sanchez, **SECONDED** by Bree Eagle,
That Salt Spring Island Market Advisory Group agenda of August 31, 2016 be approved.

CARRIED

2. Adoption of Minutes

MOVED by Donna Johnstone, **SECONDED** by Alvaro Sanchez,
That the minutes of the Salt Spring Island Market Advisory Group meeting of November 4, 2015 be approved.

CARRIED

3. Presentations/Delegations

3.1 Brian Parterson

Mr. Paterson had three points he wanted to make:

1. Absentee point system should be reinstated. The absent points allow some flexibility for vendors who are under seniority rules which in turn opens up a space for new vendors during their absence.
2. Formation of new partnerships in existing market business allows an established vendor to sell their placement in the market (points).
3. Place a limit to the priority placement of Farmers.

3.2 Amy Sandidge

Ms. Sandidge presented information on a petition with 7 issues to address:

1. Market openness and transparency-consultation with vendors for rule changes
2. Market Advisory Group (MAG)-meetings and membership
3. Absentee Points-reinstate purchase of absent points
4. Definition of vendor types-clarify seniority of seasonal vendors
5. Priority placement given to farmers-location of farmer placement and priority
6. Clarification of farmer categories-definition and value added products
7. Market partnerships and transfers-formal review of process and enforcement

3.3 Aaron Hailman

Ms. Hailman presented arguments towards reinstatement of Absentee Points.

4. Reports – Chair

No report

5. New Business

5.1 Review of Market Issues (Staff Report)

A roundtable style of input from Market Advisory group members highlighted the following:

- Changes to the guidelines were intended to maintain the philosophy of Make It, Bake It, Grow It
- Historically there were not many farmers vending and the priority placement was intended to attract more
- All vendors should be on a level playing field
- 27 Seasonal vendors listed as farmers
- Farmers applying for seasonal spaces must register in February, be qualified, attend 50% of market days and give notice by Thursday on their intention to vend on Saturday.
- Any new farmers applying thereafter are treated as Day Vendors
- Is it appropriate to place a CAP on only 1 category of vendors?
- Perhaps change to a juried system for placement?
- Market space is limited; all vendors have to adapt
- Green product farmers have a limited production window; Tuesday Market helps address this
- Limiting space provides a balance within the year round business community

Chair Legg requested the Market Advisory Group begin deliberations by addressing the staff recommendations in order.

5.1 Part a (Part a was split into 2 separate motions)

MOVED by Chair Legg, **SECONDED** by Alvaro Sanchez,

That the Market Advisory Group recommends that the Parks and Recreation Commission direct staff to update Bylaw 3795, Section 13(7) by deleting "Easement Area A and B" and replacing it with "Easement Area C and D".

CARRIED

Following a discussion the staff motion was moved and resulted in a friendly amendment as follows:

MOVED by Grant Wickland, **SECONDED** by Alvaro Sanchez,
That the Market Advisory Group recommends that the Parks and Recreation
Commission direct staff to update the Market guidelines to allow a maximum of 25
10'x10' Seasonal Farm vendor booths or equivalent square footage.

CARRIED

5.1 Part b

Staff motion for a farmer definition was considered and debated.

Karla Campbell leaves the meeting at 7:25 pm

MOVED by M. Legg, **SECONDED** by S. Simmons,
That the Market Advisory Group refer the definition and qualifications of a "Farmer"
back to staff for further review.

CARRIED

5.1 Part c

Manager Ovington pointed out the main change to the definition of a Partnership is
the required approval of MAG for new partnerships.

MOVED by M. Legg, **SECONDED** by A. Sanchez,
That the Market Advisory Group recommends that the Parks and Recreation
Commission direct staff to revise the definition of a Partnership in Section 11 of the
Market Guidelines to include the following statement: "Partnerships established at the
time of entry into the Market must provide proof of partnership in the form of an
agreement, bank account, Federal Business Registration and Provincial Sales Tax
Registration. New partnerships must be approved by the Market Advisory Group."

CARRIED

5.2 Absentee Points

MOVED by M. Legg, **SECONDED** by A. Sanchez,
That the Market Advisory Group recommends that Parks and Recreation Commission
direct staff to reinstate Section 15 Absent Points from the 2014 Vender Guidelines as
reflected in the following statement:

15. Days Off/Absent Points

Day Vendors, who have vended in the current season, can be absent and still be
eligible to acquire points from the Market for four Saturdays during the Market
Season if he/she wishes. This can be done by paying the day fee, for each of up to
four Saturdays missed, to the Market Coordinator. Absent points may only be
purchased for the current season.

CARRIED

6. Outstanding Business

No outstanding business to discuss.

7. Correspondence

Several items were received for information and consideration.

8. **Next meeting-** to be announced.

9. **Adjournment**

MOVED by S. Simmons, **SECONDED** by G. Wickland,
That the meeting adjourned at 7:45 pm.

CHAIR

SENIOR MANAGER



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**REPORT TO MARKET ADVISORY GROUP
MEETING OF TUESDAY, NOVEMBER 8, 2016**

AGENDA ITEM 5.1

SUBJECT REVIEW OF FARMER DEFINITION

ISSUE

New and existing vendors have been modifying their products to meet the requirement of a farmer so that they can be given priority placement in the market.

BACKGROUND

The Saturday Market has been operating at capacity for a number of years. Vendors are issued seasonal permits based on a historical points system. Day Vendors, new and existing are placed on a wait list and are only able to earn points if a seasonal vendor is absent or a seasonal vendor spot becomes available. Day vendors may have to wait several years before they qualify for a seasonal vendor permit.

Traditionally, farmers have been given priority placement in Gasoline Alley. In recent years staff and vendors have witnessed vendors modifying their products to meet the requirement of a farmer so that they can be given priority placement and gain access to the market.

Farmers are defined as a resident whose products:

- a) Include at least 90% unprocessed food items grown on land he/she owns or leases;
- b) Are at least 90% cultivated plants and/or flowers grown on land he/she owns or leases;
- c) Are 90% value-added products whose contents are, by volume, at least 50% grown on land that he/she owns or leases,
- d) The 90:10 ratio is based on display area.

The addition of food carts and other value-added products that qualify as farmers has moved away from the original intent of the farmer definition in the Market in the Park guidelines. For this reason the farmer definition needs to be reviewed.

Staff reviewed the farmer definition and provided a recommendation to the Market Advisory Group (MAG) on August 31, 2016. The recommendation was referred back to staff for further review. Staff created a sub-committee to further define the farmer definition and make a new recommendation back to MAG. The sub-committee was made up of seven volunteers, including the Market Coordinator and three farmers.

ALTERNATIVES

That the Market Advisory Group recommends to the Parks and Recreation Commission that staff:

- 1) "Farmer" - a resident who vends unprocessed food items, cultivated plants and/or flowers that are grown on land, classified for farming purposes, that the farmer owns or leases. Eligibility is determined by valid BC assessment indicating farm status or a valid BC Farmer ID Card:
 - a) A farmer is permitted to sell value-added products whose contents, by volume, contain at least 50% of the product they have received farmer certification for.
 - b) A farmer may use 10% of their booth space to sell non-farmed products as long as they have been produced by the farmer and follow the regular market guidelines.
- 2) Make no changes to the farmer definition
- 3) Refer back to staff for further review

CONCLUSION

The Saturday Market has been operating at capacity for a number of years and vendors are circumventing the intention of the market vendor guidelines to gain entry. For this reason the farmer definition has been reviewed and potentially redefined.

RECOMMENDATION

That the Market Advisory Group recommends to the Parks and Recreation Commission that staff:

- 1) "Farmer" - a resident who vends unprocessed food items, cultivated plants and/or flowers that are grown on land, classified for farming purposes, that the farmer owns or leases. Eligibility is determined by valid BC assessment indicating farm status or a valid BC Farmer ID Card:
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 - b. A farmer may use 10% of their booth space to sell non-farmed products as long as they have been produced by the farmer and follow the regular market guidelines.



Dan Ovington
Parks and Recreation Manager



Karla Campbell, Senior Manager
Salt Spring Island Electoral Area

DO/ctp:ts

Appendix A – About Farm Land Assessment (excerpt from www.bcassessment.ca)

Appendix B – BC Agriculture Council-BC Farmer ID Card (excerpt from www.bcac.bc.ca)

Appendix A

About farm land assessment

What land is eligible for farm class?

The Classification of Land as a Farm Regulation, B.C. Reg. 411/95, made under the Assessment Act, provides that, upon application, the following land may qualify for farm class:

- a) land used for a qualifying agricultural use;
- b) land used for purposes that contribute to a qualifying agricultural use (e.g., irrigation, access to farm outbuildings, shelter belts);
- c) land used for a farmer's dwelling;
- d) land in an agricultural land reserve (ALR) that is used for a retired farmer's dwelling;
- e) land used for the training and boarding of horses when operated in conjunction with horse rearing; and
- f) in some cases, vacant land associated with a farm.

Other requirements will also apply.

All farm structures used in connection with the farm operation, including the farmer's dwelling, will be classified as Class 1 - residential.

How do I apply?

To have land classified as a farm the next taxation year, the owner must submit a General Application for Farm Classification or a Retired Farmer's Dwelling Land Application. These forms can be found on the Forms page (/forms) under "Farm Forms".

The Farm forms are also available at your local BC Assessment area office. Please submit your application form to the local office by October 31. This application is not required every year, but BC Assessment may require information periodically to support continued farm classification.

The Retired Farmer's Dwelling Land Application is available online here (<https://eforms.bcasessment.ca/Retired%20Farmers%20Dwelling%20Land%20Application.pdf>) and at your local BC Assessment area office.

An application to have land used for a retired farmer's dwelling classified as a farm must be made every year.

For 2014 and subsequent tax years, the deadline is October 31.

What if only a part of my property is farmed?

Land that is used for a purpose other than farming will be classified according to that use. Land that has no present use and located in the ALR may qualify for farm class if part of the parcel is farmed. If the land is not in the ALR, unused land may qualify for farm class if part of the property is farmed, the land is not zoned or held for business, commercial or industrial purposes, and:

- it meets a prescribed highest and best use test;
- at least 50% of the land outside the ALR is in production or contributes to production, provided the land is farmed by the owner; or
- at least 25% of the land outside the ALR is in production, and the farm meets a higher income requirement, provided the land is farmed by the owner.

Why does BC Assessment need to know about my farm income?

To receive and maintain farm class, the land must generate income from one or more qualifying agricultural uses.

Income for the purposes of farm class will be calculated based on the farm gate amount you receive for your qualifying agricultural products. This income must be generated in one of two relevant reporting periods (i.e., once every two years).

For the 2014 and subsequent tax years, the relevant reporting periods will be:

- a) the person's income tax year ending in the calendar year that is two years before the tax year (e.g., the income tax year ending in 2013 for the 2015 tax year); and
- b) the person's income tax year ending in the calendar year that is three years before the tax year (e.g., the income tax year ending in 2012 for the 2015 tax year).

With respect to new farm applications and developing farms, income earned in the taxation year the application is made or production commences (as applicable), may qualify land for farm class the following tax year. There is a different reporting period applicable in these situations because there is no history of farming.

You must sell qualifying agricultural products in each reporting period (i.e., every year). Crops grown for home consumption will not be considered part of your farm income. Minimum income requirements are calculated as follows:

- a) \$10,000 on land less than .8 hectares (1.98 acres);
- b) \$2,500 on land between .8 hectares (1.98 acres) and 4 hectares (10 acres);
- c) on land larger than 4 hectares (10 acres), you must earn \$2,500 plus five per cent of the actual value of any farm land in excess of 4 hectares;
- d) \$10,000, in order to qualify unused land where the area in production by the owner makes up at least 25 per cent of the portion of the parcel outside the ALR. Some sales of qualifying agricultural products must occur every year.

What is “qualifying agricultural use”?

For the purposes of farm classification, qualifying agricultural use is:

- apiculture
 - aquaculture
 - Christmas tree culture (plantation and cultured native stand)
 - dairying
 - floriculture
 - forage production
 - forest seedling and seed production
 - fruit and vegetable production
 - grain and oilseed production
 - herb production
 - horticulture
 - intense cultivation of plantations of Populus species (Poplar trees) and Salix species (Willow trees)
 - management of the Betula species (Birch trees) and the Acer species (Maple trees) for the production of sap or syrup
 - raising insects for biological pest control
 - livestock raising (includes dairying, horse rearing, poultry and egg production, wool, hide, feather or fur production, raising animals for food for human or animal consumption)
 - medicinal plant culture
 - seed production
 - turf production
 - raising crops for food for human or animal consumption
-

The following are not considered qualifying agricultural uses:

- (a) the production of manufactured derivatives from agricultural raw materials;
- (b) the production of qualifying agricultural products for domestic consumption on the farm;
- (c) the production of agricultural by-products other than breeding products;
- (d) agricultural services other than horse stud services;
- (e) the breeding and raising of pets other than horses;
- (f) the production of any substance set out in item 1 [opium poppy], 2 [coca] or 17 [cannabis] of the Schedule to the Narcotic Control Regulations under the Controlled Drugs and Substances Act (Canada), other than the production of industrial hemp in accordance with the Industrial Hemp Regulation under that Act.

What does “farm gate amount” mean?

Farm gate amount is the dollar value you receive from direct farm sales, the value of qualifying agricultural products that are used for processing, or, in some cases, crop or livestock insurance payments. In the case of livestock, farm gate amount means the live weight sale price, less any purchase costs and less any slaughter, cut and wrap costs.

What happens if I cannot supply sales receipts?

In the absence of receipts, BC Assessment staff may rely on local market prices or other local sources. You may be required to provide a sales log or other proof of farm sales.

As a result of the changes to the reporting periods, we recommend that you keep receipts, sales logs or other proof of farm income for at least a three-year period.

What happens if my farm does not meet the income requirements, if I fail to provide necessary information, or I stop farming?

BC Assessment will remove the property from the farm class.

Can I apply to have the farm class re-instated in the future?

Yes. If you re-apply for farm classification and meet the prescribed qualifications, your property can qualify for farm class.

How do I maintain farm class on my land?

Property already classified as farm land must continue to meet the requirements to receive farm class for the following year. BC Assessment may ask you to provide additional information in support of continued farm classification. Failure to provide the required information about your farm operation will result in the removal of farm classification from your property.

What if I buy a property that is already classified "farm"?

If you plan to continue to farm the property, you are required to submit a General Application for Farm Classification (<https://eforms.bcassessment.ca/General%20Application%20for%20Farm%20Classification.pdf>) to BC Assessment after you purchase the property. If you are not planning to continue to farm the property, please contact BC Assessment and notify the staff of your plans to cease agricultural activity.

Updated 05/2014

Disclaimer: Where information presented is different from legislation, legislation shall prevail.



Sign up for your Farmer ID Card

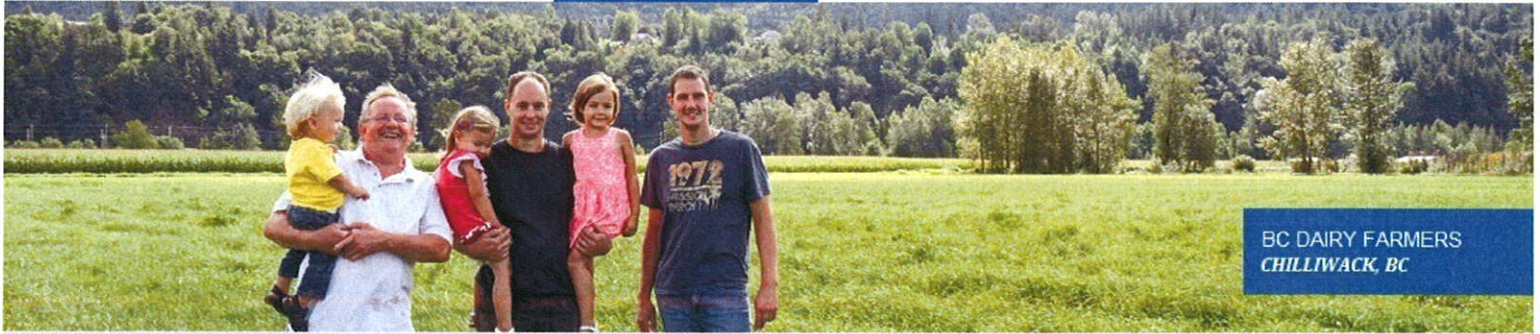


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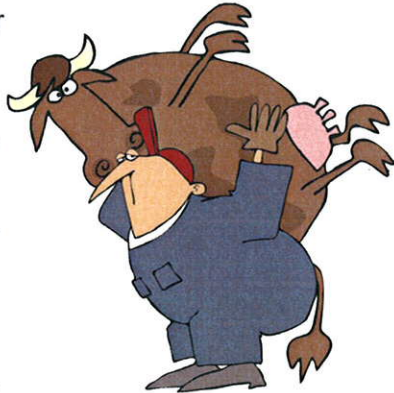
Email: *

Sign up



About Farmer ID Card

Pssst....there's an easier way to prove farm status! Flash your **Farmer ID Card*** to access *coloured fuel*, farmer only *tax benefits*, *insurance* and *travel discounts* and *exclusive offers* from businesses that want your business.



The BCAC Farmer ID Card* is government recognized and only available through the BC Agriculture Council.

* eligibility determined by valid BC assessment indicating farm status

Join Our Community When you become a Farmer ID Card holder you become part of our community. Farmer ID Card holders receive important industry alerts, news clippings and exclusive invitations direct from the BC Agriculture Council. Sales from the Farmer ID Card program are used by the BC Agriculture Council (BCAC) to continually improve the social, economic and environmental sustainability of BC agriculture. [Learn more about BCAC.](#)