



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, September 16, 2021

Location: Electronic Meeting

Members Present: Mairi Wellman, Vice Chair
Ron Cooke, Commissioner
Nancy Krieg, Commissioner
Leigh Large, Commissioner
Neil Morie, Commissioner

Regrets: Jean Brouard, Commissioner
Francine Carlin, Commissioner
Stanley Shapiro, Commissioner

Absent: Jeff Thompson, Chair

Staff Present: Kristine Mayes, Planner 1
Geordie Gordon, Planner 2
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Local Trustee
Applicant Fernando Dos Santos
Applicant Tami Dos Santos
Applicant Hans Hazenboom

These minutes follow the order of the agenda although the sequence may have varied.

Vice Chair Wellman called the meeting to order at 1:05 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the August 12, 2021 APC Meeting

By general consent, the minutes of the August 12, 2020 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 SS-DP-2021.3 & SS-DVP-2021.14 - H. Hazenboom Construction Ltd. - 317 Rainbow Road, SSI

Planner Mayes presented a staff memorandum dated August 31, 2021 regarding a development permit application for development of new retail, general employment or commercial space greater than 185 square metres in gross floor area in DPA2 (Non-Village Commercial and Industrial) and a development variance permit application to make lawful the siting of a retaining wall structure.

In discussion the following comments and questions were noted:

- There was a question regarding whether the application was referred to neighbours. Planner Mayes reported notification of the development variance permit was mailed to neighbours on August 16, 2021 and no responses have been received at this time.
- There was a question regarding the vegetative buffers. Planner Mayes reported the cedar hedge that borders Knott Place is located on the neighbouring strata common property, the vegetation that is adjacent to the front and part of the exterior side lot line is located on the subject property and there is a portion of vegetative buffer along the undeveloped portion of Atkins Road that is located on the Ministry of Transportation and Infrastructure (MOTI) right of way.
- There was a comment that there is one area of vegetative buffer that is on the subject property.
- There was a comment that the storage facility is out of sight and generally would have minimal impact on neighbouring properties.
- There was a question regarding whether the Garden Faire Gallery, Nursery & Campground provided any comments or concerns. Planner Mayes reported no comments or concerns were received from the campground although the Garden Faire Gallery, Nursery & Campground provided a letter regarding planting and maintaining a vegetative buffer located on the adjacent MoTI right of way.

It was MOVED and SECONDED,

That the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that applications SS-DP-2021.3 and SS-DVP-2021.14 (317 Rainbow Road) be approved.

CARRIED

R. Cooke declared conflict of interest regarding Item 3.2 and left the meeting at 1:15 p.m. It was noted there was no longer a quorum of members present.

3.2 SS-RZ-2017.2 - Fernando & Tammy Dos Santos - 221 Drake Road, SSI – none

Item 3.2 was not considered due to a lack of quorum.

Vice Chair Wellman requested staff to schedule a special meeting to consider item 3.2 - SS-RZ-2017.2 (Fernando & Tammy Dos Santos, 221 Drake Road), in a timely manner.

4. OTHER BUSINESS - none

5. ADJOURNMENT

By general consent the meeting adjourned at 1:24 p.m.

Mairi Wellman, Vice Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder