



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, March 3, 2022

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Jeff Thompson, Chair
Mairi Welman, Vice Chair
Jean Brouard, Commissioner
Ron Cooke, Commissioner
Leigh Large, Commissioner
Stanley Shapiro, Commissioner

Regrets: Nancy Krieg, Commissioner
Neil Morie, Commissioner

Staff Present: Jason Youmans, Island Planner
Geordie Gordon, Planner 2
Sarah Shugar, Recorder

Others Present: Laura Patrick, Local Trustee
Applicant David Fulbrook
One member of the public

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

Chair Thompson called the meeting to order at 1:00 p.m.

1. APPROVAL OF AGENDA

By **general consent** the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the November 25, 2021 APC Meeting

By **general consent**, the minutes of the November 25, 2021 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 SS-DP-2018.14 – Kirsten Reite Architecture (KRA) – 2621 and 2661 Fulford Ganges Road, SSI – Proposed development of 17 commercial accommodation units, a restaurant, retail space,

reception area and 2 parking lots in DPA2, DPA3, DPA6 and DPA7

Planner Youmans presented an overview of the applications and reported the Salt Spring Island Local Trust Committee referred application SS-DP-2018.14 to the Salt Spring Island Advisory Planning Commission for its review and comment on the application's consistency with the development permit area guidelines marked in yellow in Appendix 2 of the staff report dated February 15, 2022.

Applicant David Fulbrook presented a Powerpoint presentation.

In discussion the following comments and questions were noted:

- Concern was expressed regarding sea level rise and there was a suggestion for the septic system to be located at a higher elevation. The applicant responded that the septic system is a watertight system that would shut down in the case of flooding;
- There was a comment that the APC is not qualified to determine whether the site can be built on or not;
- There was a comment that storm activity could enhance the impacts of sea level rise and a question regarding the elevation of the lower portion of the property. The applicant reported the elevation of the lowest portion of the property is approximately 2.5 meters;
- There was a question regarding the expected lifespan of the development. The applicant advised the typical depreciation for a commercial development is 30 years;
- There was a suggestion to consult with the Department of Fisheries Oceans and marine scientists regarding impacts to Fulford Creek and the estuary;
- There was a question regarding water availability. The applicant reported there is one unlimited water license on Fulford Creek that was issued in 1930 and there is a second water license on Soule Creek and the applicant has applied to connect the site to the Fulford Water Service Area;
- There was a question regarding the water licenses. The applicant reported the old Fulford Inn property has a water license on Soule Creek and the upland property has a water license on Fulford Creek. The intention is to connect with the Fulford Water Service Area and to not draw water from the creeks;
- There was a question regarding whether 11% site coverage includes the parking areas. The applicant reported the 11% site coverage includes the structures only;
- There was a question regarding whether there is a vegetative buffer between the road and the parking area. The applicant reported there would be a landscaped area along the side of the parking area;
- There was discussion regarding a strategic plan for water availability in the Fulford Village.

Planner Youmans presented the development permit area guidelines marked yellow in Appendix 2 of the staff report for consideration:

- Development permit area guideline E.2.5.3 - Emergency vehicles should be able to readily reach all parts of the development;
 - Support was expressed that this guideline has been satisfied subject to Salt Spring Island Fire Rescue approval;
- Development permit area guideline E.2.6.4 - Where development is allowed along shorelines, it should be designed to conform to, rather than conceal the natural contours of the land that borders the shoreline;
 - Support was expressed that this guideline has been satisfied;

- Development permit area guideline E.2.6.6 - Where practical, building roofs should be similar in design to those on neighbouring structures;
 - Support was expressed that there is not a consistent neighbourhood style of buildings and that Fulford Village has an eclectic building style;
- Development Permit Area Guideline E.2.6.8 - Large areas of curtain-wall glazing should not be used;
 - There was a comment that the applicant should take design considerations to prevent the commercial frontage from looking like a strip mall;
 - A member of the public spoke to the reflection of light onto Fulford Creek and spoke to potential harm to biodiversity including fish and aquatic invertebrates. The member of the public suggested the type of glass, the angle of the glass and the angle of the building should be designed for the least impact to the creek;
 - There was a question regarding whether staff have taken the reflective glass impact concerns into consideration. Planner Youmans reported the guidelines are meant to provide guidelines on form and character, not environmental impacts;
 - Support was expressed that this guideline has been satisfied;
- Development permit area guideline E.2.7.1 - Where a large new commercial service or industrial building is visible from public streets, an effort should be made to make it unobtrusive;
 - Support was expressed that this guideline has been satisfied;
- E.2.10.3 - Plastic, back lit signs should not to be used;
 - This guideline was not discussed;
- E.2.12.1 - New commercial or general employment developments that will create more than 280 m² of new impervious surfacing should include a report prepared by a Professional Engineer that determines the extent of changes to the natural drainage. It should identify any conditions that should be incorporated into the development permit to protect property from flooding, erosion or from other undesirable impacts as a result of changes to stormwater runoff. Particular attention should be paid to ensuring that drainage changes will not result in detrimental impacts such as flooding or reduced groundwater availability on agricultural lands or watercourses that either adjoin the development or are located in the same watershed;
 - A member of the public asked if there is sufficient evidence that cumulative effects will not impact Fulford Creek and the Fulford Creek Estuary and asked that an independent engineer report and independent biologist report be required;
- E.2.12.3 - Development should not result in the pollution of surface or groundwater supplies. Particular care should be taken to ensure that there are no detrimental impacts on agricultural land or fishbearing watercourses because of water pollution;
 - There was a question regarding whether staff monitor for pollution to surface and/or groundwater. Planner Youmans reported the applicant would monitor and submit the results to Islands Trust staff. The applicant reported the systems are designed for performance based systems and the data would be submitted to Islands Trust staff for a period of 5 years.

It was MOVED and SECONDED,

That the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee consider the adequacy of the landscape design to compensate for window reflection on Fulford Creek when the LTC considers this application for approval.

CARRIED

It was MOVED and SECONDED,

That the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee to proceed with application SS-DP-2018.14 (2621 and 2661 Fulford Ganges Road) subject to the following recommendations:

- That guideline E.2.5.3 – “Emergency vehicles should be able to readily reach all parts of the development” has been satisfied, subject to Salt Spring Island Fire Rescue approval;
- The application conforms to guideline E.2.6.4 – “Where development is allowed along shorelines, it should be designed to conform to, rather than conceal the natural contours of the land that borders the shoreline”;
- The application conforms to guideline E.2.6.6 – “Where practical, building roofs should be similar in design to those on neighbouring structures”;
- The application conforms to guideline E.2.6.8 - “Large areas of curtain-wall glazing should not be used”.

CARRIED

3.2 Draft Bylaw No. 526 – Changes to Residential Permissions in the Agricultural Land Reserve & Bylaw Amendment Options for Dwellings on Large Farms - Staff Report

This item was not dealt with due to lack of time.

4. OTHER BUSINESS

4.1 Adoption of Salt Spring Island Local Trust Committee Bylaw Nos. 474 and 475 - 2850 Fulford-Ganges Road, SSI – For Information

Received.

4.2 2022 APC Meeting Schedule – For Information

Received.

5. ADJOURNMENT

By general consent the meeting adjourned at 2:54 p.m.

Jeff Thompson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder