



Salt Spring Island Advisory Planning Commission

Minutes of a Regular Meeting

Date of Meeting: Thursday, August 12, 2021

Location: Electronic Meeting

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

Regrets: Jean Brouard, Commissioner
Francine Carlin, Commissioner
Nancy Krieg, Commissioner

Absent: Neil Morie, Commissioner

Staff Present: Kristine Mayes, Planner 1
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Local Trustee
Laura Patrick, Local Trustee

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

Planner Mayes called the meeting to order at 1:02 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the October 22, 2020 APC Meeting

By general consent, the minutes of the October 22, 2020 Salt Spring Island Advisory Planning Commission meeting were adopted.

3. BUSINESS ITEMS

3.1 Election of the Chair

Planner Mayes announced the election procedures.

Planner Mayes called for nominations for Chair. Commissioner Cooke was nominated and declined the nomination. Commissioner Thompson was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Thompson was elected Chair by acclamation.

Planner Mayes called for nominations for Vice Chair. Commissioner Welman was nominated and accepted the nomination. Planner Mayes called three times for further nominations. Hearing none, she declared the nominations closed. Commissioner Welman was elected Vice Chair by acclamation.

3.2 SS-RZ-2020.2 - Peter Hunt / Meghan Carr - 125 Churchill Road

Planner Mayes presented a memorandum dated July 29, 2021 regarding proposed amendments to the Salt Spring Island Land Use Bylaw No. 355 (LUB) and the Salt Spring Island Official Community Plan No. 434 (OCP) to make lawful a restaurant and two commercial accommodation units.

In discussion the following comments and questions were noted:

- There was a question regarding whether there have been complaints and/or concerns from the neighbours. Planner Mayes reported the rezoning application was triggered by a building permit review for a change of use from accessory to commercial, as a commercial use is not permitted on the subject property.
- There was a comment that the rezoning application addresses the septic capacity and the issues identified in the staff report are traffic and parking. There was a question regarding further clarification of authority over traffic and parking concerns. Planner Mayes reported the application is in the referral process including a referral to the Ministry of Transportation and Infrastructure (MOTI) and MOTI may require a commercial access to the property or street parking requirements. The Local Trust Committee has recognized that parking is a concern. The LUB does not require parking spaces for outdoor seats.
- There was a question regarding whether parking requirements and traffic impacts are within the Islands Trust jurisdiction. Planner Mayes reported impacts on the neighbourhood are considered as part of a rezoning application process. The applicants have provided a parking plan to meet parking requirements as per the LUB. The Islands Trust has the authority to require parking spaces for uses on a lot.
- There was a question regarding whether there are neighbourhood concerns regarding parking.
- There was a suggestion to increase the parking spaces on the property to reduce the demand for street parking.
- There was a question regarding regulation of septic capacity. The applicants have proposed a septic system with capacity for 38 seats.

It was MOVED and SECONDED,

That the Salt Spring Island Advisory Planning Commission recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw Nos. 523 and 524 proceed, subject to the following recommendations:

- Request the Ministry of Transportation and Infrastructure (MOTI) to provide guidance regarding parking on the roadway;
- Suggest that the applicant consider providing additional parking on the property to relieve roadside parking; and
- Ensure that the septic capacity is adequate.

CARRIED

3.3 Ganges Village Area Planning Project

Planner Garbo introduced herself as project lead. Planner Gordon presented a PowerPoint presentation regarding the Ganges Village Area Planning Project. Planner Garbo reported a consultant has been engaged to lead the public engagement process.

In discussion the following comments and questions were noted:

- There was a suggestion to include economic development in the project objectives.
- There was a question regarding the selection process for the public engagement consultant. Planner Garbo reported the selection process for the consultant is not a public process.
- There was a question regarding whether this is the time to provide input regarding Ganges Village. Planner Garbo reported the APC would be consulted to provide input as part of the public engagement plan.

3.4 Salt Spring Housing Action Program Project

Planner Gordon presented a PowerPoint presentation regarding the Salt Spring Housing Action Program Project. Planner Garbo reported staff would lead the public engagement process.

In discussion the following comments and questions were noted:

- There was a question regarding whether there is a target completion date for this project. Planner Garbo reported the target completion date is 2-years and a detailed timeline document is available on the project page of the website.
- There was a question regarding Agricultural Land Reserve (ALR) within the Ganges Study Area.
- There was a comment regarding a past design proposal for a three-story building on the Ganges Marina property and a question regarding First Nation interests in the Ganges Marina area. Planner Garbo reported staff is working with Senior Intergovernmental Policy Advisor Lisa Wilcox on coordination and early and ongoing consultation with First Nations.

4. OTHER BUSINESS

4.1 Future Meetings

Planning Team Assistant Pingle reported in person meetings may be required on September 30, 2021.

5. ADJOURNMENT

By general consent the meeting adjourned at 2:30 p.m.

Jeff Thompson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder