



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date:	Tuesday, February 26, 2019
Location:	Harbour House Hotel 121 Upper Ganges Road, Salt Spring Island, BC
Members Present:	Peter Luckham, Chair Peter Grove, Local Trustee Laura Patrick, Local Trustee
Staff Present:	Jason Youmans, A/Regional Planning Manager Seth Wright, Island Planner Geordie Gordon, Planner 1 Serena Klaver, Planner 1 William Shulba, Senior Freshwater Specialist Shad Mayne, Contract Planner Sarah Shugar, Recorder
Media and Others Present:	Richard Kerr, Capital Regional District (CRD) Salt Spring Island Electoral Area Alternate Director Gulf Islands Driftwood Reporter Approximately 7 members of the public - a.m. Approximately 10 members of the public - p.m.

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

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:33 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory.

2. APPROVAL OF AGENDA

The following items were presented for consideration:

- 9.3 Indigenous People of the Salt Spring Island Local Trust Area
- 9.4 Salt Spring Island Area Farm Plan

By General Consent the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the January 26, 2019 SSI LTC Special Meeting

By General Consent, the minutes of the January 26, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.1.2 Draft Minutes of the January 29, 2019 SSI LTC Regular Meeting

By General Consent, the minutes of the January 29, 2019 Salt Spring Island Local Trust Committee meeting were adopted.

3.2 Resolutions Without Meeting Report

The report dated February 2019 was received.

3.3 Draft Minutes of the Advisory Planning Commissions – None

3.4 Local Trust Committee Public Hearing Record

3.4.1 Proposed Bylaws 510 and 511 – 155 Rainbow Road Dated January 29, 2019

The public hearing record was received.

4. PREVIOUS MEETINGS BUSINESS ARISING FROM MINUTES

4.1 Follow-Up Action List

The report was received.

5. COMMUNITY INFORMATION MEETING – None

6. PUBLIC HEARING – None

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

7.2 Work Program Top Priorities Report

The report was received.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The Applications with Status report was received.

7.5 Expense Report

The report dated December 2018 was received.

7.6 Islands Trust Conservancy Report - None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaw No. 512 - Affordable Rental Housing - Cottages

Planner Wright presented a staff report dated February 20, 2019 regarding consideration of proposed Bylaw No. 512 - Affordable Rental Housing - Cottages.

SS-2019-32

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018", be amended by deleting section 2.2 and renumbering subsequent sections accordingly.

CARRIED

SS-2019-33

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018", as amended.

CARRIED

SS-2019-34

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018" be amended as attached to this Staff Report.

CARRIED

Resolution SS-2019-35 was rescinded at the SS LTC Regular Meeting of April 30, 2019 through Resolution SS-2019-83

SS-2019-35

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018” be read a second time, as amended.

CARRIED

8.2 Water Sustainability

Senior Freshwater Specialist Shulba presented a staff report dated February 14, 2019 regarding a Groundwater Preservation Project: Community Aquifer Recharge Areas.

SS-2019-36

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Groundwater Preservation Project Charter by allocating \$5,000 from the Water Sustainability 2018-2019 budget to identify Community Aquifer Recharge Areas on Salt Spring Island.

CARRIED

SS-2019-37

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the parties involved in creating the Terms of Reference for Integrated Water Management on Salt Spring Island, provide the Islands Trust with the opportunity to review and comment on the Terms of Reference and the draft report.

CARRIED

8.3 Ganges Village Planning - Harbourwalk

Planner Youmans presented a memorandum dated February 19, 2019 regarding a Ganges Harbourwalk - Project Update and reported that Trustee Grove, CRD Director Holman and staff met with the owners of the Ganges Marina on February 25, 2019.

8.4 Proposed Bylaws 496 & 487 - Rural Watershed Uses

Planner Youmans presented a staff report dated February 7, 2019 regarding proposed Bylaws No. 496 and 487 - Agriculture in Rural Watershed Zones.

SS-2019-38

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 496 cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2016.”, be adopted.

CARRIED

SS-2019-39

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 487 cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2015.”, be adopted.

CARRIED

SS-2019-40

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a press release relating to the adoption of Bylaws No. 496 & 487.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 Proposed Siting of a Radio Antenna and Tower at 120 Blain Road (Royal Canadian Legion)

Planner Gordon presented a staff report dated February 15, 2019 regarding a request for statement of concurrence for a proposed CREST VHF radio tower and circulated emails from a member of the public and CRD Director Holman dated February 24, 2019.

Applicant Gord Horth spoke to the application.

SS-2019-41

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the location of the proposed CREST VHF radio tower at 120 Blain Road to the Advisory Planning Commission for comment.

CARRIED

9.1.2 2019 Saanich Inlet Protection Society (SIPS Roundtable Schedule)

An email dated January 23, 2019 received from Ian Cameron regarding the 2019 Saanich Inlet Protection Society roundtable was presented.

SS-2019-42

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint Trustee Laura Patrick to represent the Local Trust Committee at the 2019 Saanich Inlet Protection Society Roundtable.

CARRIED

9.1.3 Notice Regarding Federal Cannabis Licensing - 533 Skywater Drive, SSI

The notice was received for information.

9.1.4 Notice Regarding Federal Cannabis Licencing - 1867 North End Road, SSI

The notice was received for information.

9.2 Proposed Bylaw No. 516 - Amendment to Salt Spring Island Bylaw Notice Enforcement No. 446

Planner Youmans presented a staff report dated February 14, 2019 regarding amendments to Bylaw Enforcement Notification Bylaw No. 446.

SS-2019-43

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 516, cited as “Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 446, 2010, Amendment No. 1, 2018”, be adopted.

CARRIED

9.3 Indigenous People of the Salt Spring Island Local Trust Area

Trustee Patrick referenced a report entitled “Indigenous People of the Salt Spring Island Local Trust Area”.

SS-2019-44

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to coordinate the referral of the “Indigenous People of the Salt Spring Island Local Trust Area” materials to First Nations for comment.

CARRIED

9.4 Salt Spring Island Area Farm Plan

Trustee Grove reported the Salt Spring Island Agricultural Alliance has requested the Salt Spring Island Local Trust Committee support renewal of the Salt Spring Island Area Farm Plan.

SS-2019-45

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to advise the Local Trust Committee regarding how to support the renewal of the Salt Spring Island Area Farm Plan.

CARRIED

10. CORRESPONDENCE

- 10.1 R. Hawkins to LTC, Dated January 28, 2019 - Concerning Housing Affordability and the Environment on SSI
- 10.2 H. Warner to LTC, Dated February 8, 2019 - Concerning Housing
- 10.3 V. Horsdal to LTC, Dated February 8, 2019 - Concerning Housing
- 10.4 R. Richard to LTC, Dated February 11, 2019 - Concerning Housing

SS-2019-46

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to provide an update regarding bylaw enforcement of unlawful dwellings.

CARRIED

- 10.5 E. Booth to LTC, Dated February 9, 2019 - Concerning Mobile Homes
- 10.6 R. Hawkins to LTC, Dated February 3, 2019 - Concerning Climate Change
- 10.7 Trust Council to Pacific Institute for Climate Solutions, Dated February 14, 2019 - Concerning Proposed Climate Change Project
- 10.8 K. Marr, President, Windsor Plywood to LTC, Dated February 7, 2019 - Concerning DP-2017.4 (Salt Spring Marina)

The correspondence items were received for information.

The meeting recessed for lunch at 11:30 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Patrick reported Islands Trust Area Services is seeking volunteers to participate in a focus group scheduled February 28, 2019 regarding media communications. Trustee Patrick reported approximately 180 responses were received regarding the Islands Trust 2019-20 draft budget survey and the survey results will be considered at the next Trust Council. She noted the Salt Spring Island Watershed Protection Alliance is planning to schedule a strategic planning meeting. Trustee Patrick also reported a Local Trust Committee special meeting regarding strategic planning is scheduled on March 15, 2019 and expressed support for ongoing public consultation events.

Trustee Grove reported he attended a meeting with CRD Director Holman, staff and the Ganges Marina owner regarding the Harbourwalk project. Trustee Grove attended the Responding to Emergencies and Organizing in Our Neighbourhoods - A Community Conversation event hosted by the Salt Spring Community Alliance and CRD Director Holman on February 25, 2019.

12. CHAIR'S REPORT

Chair Luckham reported he attended the swearing-in ceremony for Member of the Legislative Assembly Sheila Malcolmson at the BC Legislature on February 14, 2019 and noted Snuneymuxw First Nation Chief Mike Wyse and elders were in attendance at the ceremony. Chair Luckham spoke to climate change and reported the next Trust Council will be held March 12-14, 2019 on Gabriola Island.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Salt Spring Island Electoral Alternate Director Richard Kerr reported CRD Director Holman sent his regrets as he is attending a meeting with the Capital Region Housing Corporation and presented a report dated February 26, 2019 on his behalf. CRD Alternate Director Kerr reported CRD Director Holman met with Trustee Grove, Islands Trust staff and the Ganges Marina owner regarding the Harbourwalk project and CRD Director Holman is planning to schedule a Harbourwalk Steering Committee meeting. He reported CRD Director Holman and the Salt Spring Community Alliance hosted a Responding to Emergencies and Organizing in Our Neighbourhoods - A Community Conversation event on February 25, 2019 and highlighted the following options for emergency preparedness communications: the Salt Spring Island Emergency POD program, the Salt Spring Island Emergency Program Facebook page and the Salt Spring Island Public Alert Notification System (PANS).

14. DELEGATIONS – None

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:18 p.m.

A member of the public spoke to comments made at the January 29, 2019 Salt Spring Island Local Trust Committee meeting regarding public input concerning application SS-DVP-2018.10 (185 Grantville Street) and expressed support for the Islands Trust mandate.

16. APPLICATIONS AND REFERRALS

16.1 SS-RZ-2018.4 - Gulf Island Seniors Residence Association - 154 Kings Lane, SSI

Planner Mayne presented a staff report dated February 18, 2019 regarding proposed Bylaw No. 515 for consideration of second reading.

Applicant Richard Walker spoke to the application.

SS-2019-47

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018", be read a second time.

CARRIED

SS-2019-48

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 515, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018”, be referred to the Capital Regional District Ganges Water & Sewer Commission, and re-referred to Island Health, for comment and written confirmation that:

- the CRD Ganges Water & Sewer Commission approve amending service boundaries to include the subject property and that there is sufficient sewer system capacity for the proposed development; and
- Island Health is satisfied that future residents of Meadowlane will be provided with a safe, potable, and sustainable source of water.

CARRIED

SS-2019-49

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant to submit an Archaeological Impact Overview with opportunity for First Nations comment as the development is located within a traditional Cowichan Nation village place.

CARRIED

SS-2019-50

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve, in principle, the draft housing agreement attached to this staff report.

CARRIED

16.2 SS-DP-2018.8 - F. Dos Santos - 210 Norton Road, SSI

Planner Klaver presented a staff report dated February 20, 2019 regarding a proposed 2-lot subdivision in Development Permit Area 4 (Lakes, Streams and Wetlands).

Applicant Donald Gunn and representative of the applicant Dave Gooding spoke to the application.

SS-2019-51

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DP-2018.8 (210 Norton Road).

CARRIED

16.3 SS-SUB-2017.2 - Polaris Land Surveying Inc. - 370 Baker Road, SSI

Planner Klaver presented a staff report dated February 20, 2019 regarding a water treatment system covenant and storm water management covenant as conditions of a proposed 2-lot subdivision.

Applicant Jordan Litke was present.

SS-2019-52

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept an amended water treatment system covenant under Section 219 of the Land Title Act from the registered owners of 370 Baker Road, attached as Appendix 2 to this staff report, and designate any member of the Local Trust Committee to sign the covenant.

CARRIED

SS-2019-53

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept an amended third party storm water management covenant under Section 219 of the Land Title Act from the registered owners of 370 Baker Road to be held jointly with the Ministry of Transportation and Infrastructure, attached as Appendix 3 to this staff report, and designate any member of the Local Trust Committee to sign the covenant.

CARRIED

16.4 SS-RZ-2016.4 - Gulf Islands Brewing Ltd. - 270 Furness Road, SSI

Planner Wright presented a staff report dated February 20, 2019 regarding proposed Bylaws 500 and 501 for consideration of adoption.

SS-2019-54

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 500, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2017", be adopted upon registration of the draft covenant.

CARRIED

SS-2019-55

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 501, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", be adopted upon registration of the draft covenant.

CARRIED

16.5 SS-RZ-2017.1 - G. Campbell - 347 Bridgman Road, SSI

Planner Wright presented a staff report dated February 26, 2019 regarding an OCP amendment and rezoning from Commercial Accommodation to Rural zone variant.

Resolution SS-2019-56 was rescinded at the SS LTC Regular Meeting of October 1, 2019 through Resolution SS-2019-188

SS-2019-56

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 498, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017”, be adopted upon registration of the draft covenant.

CARRIED

Resolution SS-2019-57 was rescinded at the SS LTC Regular Meeting of October 1, 2019 through Resolution SS-2019-189

SS-2019-57

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 499, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017”, be adopted upon registration of the draft covenant.

CARRIED

17. CLOSED MEETING – None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on March 26, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

19. ADJOURNMENT

By General Consent the meeting adjourned at 1:15 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder