



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date:	Tuesday, March 26, 2019
Location:	Harbour House Hotel 121 Upper Ganges Road, Salt Spring Island, BC
Members Present:	Dan Rogers, Alternate Chair Peter Grove, Local Trustee Laura Patrick, Local Trustee
Staff Present:	Stefan Cermak, Regional Planning Manager Jason Youmans, Island Planner Seth Wright, Island Planner Geordie Gordon, Planner 1 Serena Klaver, Planner 1 Miles Drew, Bylaw Compliance & Enforcement Manager (BCEM) Karol Kudyba, Bylaw Compliance & Enforcement Officer (BCEO) William Shulba, Senior Freshwater Specialist (SFS) Kristine Mayes, Recorder
Media and Others Present:	Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director Gulf Islands Driftwood Reporter Approximately 17 members of the public - a.m. Approximately 27 members of the public - p.m.

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

1. CALL TO ORDER

Alternate Chair Rogers called the meeting to order at 9:31 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:

- 10.6 CREST Letter
- 9.1.3 Salt Spring Island Area Farm Plan Renewal

The following item was amended:

- L. Appleby to LTC, Dated March 12, 2019 - Concerning Strategic Priorities was amended to L. Appleby to LTC, Dated March 11, 2019 - Concerning Strategic Priorities

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 February 26, 2019 SSI LTC Regular Meeting

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

3.1.2 Draft Minutes of the March 15, 2019 SSI LTC Special Meeting

By General Consent, the minutes of the March 15, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.2 Resolutions Without Meeting Report – None

3.3 Draft Minutes of the Advisory Planning Commissions – None

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.

SS-2019-59

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff bring back advice regarding drafting a standing resolution that referrals by staff to the Agricultural Advisory Planning Commission go directly to the Commission for comment prior to going to Local Trust Committee.

CARRIED

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 report was received.

7.5 Expense Report

The report dated January 2019 was received.

7.6 Islands Trust Conservancy Report – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Salt Spring Island Watershed Protection Alliance (SSIWPA)

Planner Youmans presented a verbal report regarding an upcoming SSIWPA Work Program Planning Workshop on April 2, 2019 and also noted Senior Freshwater Specialist William Shulba completed the Project Charter for a Community Aquifer Recharge Mapping Project and that SSIWPA coordination expires March 31, 2019.

SS-2019-60

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to forego posting a Request For Proposal for SSIWPA coordination for the 2019/20 fiscal year and beyond until after the April 2, 2019 SSIWPA work program planning workshop.

CARRIED

SS-2019-61

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to use information arising from the April 2, 2019/20 SSIWPA work program planning workshop and a meeting of the SSIWPA Steering Committee to inform the qualifications and deliverables of the Request For Proposal for SSIWPA coordination.

CARRIED

SS-2019-62

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the above resolution by adding 'and refer the Request For Proposal to the next meeting of the Local Trust Committee for review'.

CARRIED

8.2 Proposed Bylaws 488, 489 and 490 - Industrial Lands Review Project

Planner Youmans presented a staff report dated March 18, 2019 regarding the Industrial Lands Review Project - Bylaws No. 488, 489 and 490 for consideration of amendment and Public Hearing.

SS-2019-63

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind second reading of Bylaw 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" and Bylaw No. 490, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016."

CARRIED

SS-2019-64

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include Lot L, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan 8350 (251 Fulford-Ganges Road) in the General Employment 1 zoning designation.

CARRIED

SS-2019-65

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 490, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016" be amended to include Lot A, Section 4, Range 3, South Salt Spring Island, Cowichan District, Plan 23071, Except Part in Plan VIP58337 (124 Lee Road) in the Rural zone designation.

CARRIED

SS-2019-66

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 489 by introducing the following new article into the proposed General Employment 2(c) zone variation: "Additional uses permitted under Article 11 must be set back 60 metres from the natural boundary of any water body."

CARRIED

SS-2019-67

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include Lot B, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan VIP 54681 (331 Upper Ganges Road) in the General Employment 1(b) zone.

CARRIED

SS-2019-68

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be read a second time as amended.

CARRIED

SS-2019-69

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 490, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016” be read a second time as amended.

CARRIED

SS-2019-70

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to ensure that public hearing notification for Bylaws 488, 489 and 490 is mailed to property owners within 100 metres of any properties proposed for rezoning.

CARRIED

SS-2019-71

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a community information meeting for Bylaws 488, 489 and 490 at least one week prior to the public hearing.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 Notice Regarding Federal Cannabis Licensing - 186 Atkins Road, SSI

The notice was received for information.

9.1.2 Request for Zoning Confirmation to Establish a Place of Interment - C. Valentine - 2100 Fulford-Ganges Road, SSI

Planner Gordon presented a staff report dated March 18, 2019 regarding a request for zoning confirmation to establish a Place of Interment.

Cathy Valentine spoke to the request.

A representative from Hayward’s Funeral Service spoke to legislation regarding cemeteries.

SS-2019-72

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee confirm that a Place of Interment is a permitted use for 2100 Fulford-Ganges Road.

CARRIED

9.1.3 Salt Spring Island Area Farm Plan Renewal

Trustee Grove and RPM Cermak spoke to the update of the Salt Spring Island Area Farm Plan.

10. CORRESPONDENCE

10.1 J. Petch to LTC, Dated February 27, 2019 - Concerning Climate Change Action

The correspondence items were received for information.

10.2 Planner J. Youmans to the Capital Regional District, cc: LTC, Dated March 4, 2019 - Concerning Integrated Water Management

The correspondence items were received for information.

10.3 North Salt Spring Waterworks District to Salt Spring Island Watershed Protection Alliance, Dated March 4, 2019 - Concerning Integrated Water Management

The correspondence items were received for information.

10.4 K. Bell to LTC, Dated March 4, 2019 - Concerning Parking in Downtown Ganges

The correspondence items were received for information.

10.5 L. Appleby to LTC, Dated March 11, 2019 - Concerning Strategic Priorities

The correspondence items were received for information.

10.6 CREST Letter

Trustee Grove and RPM Cermak spoke to correspondence received from CREST Chairman, Gordie Logan, dated March 20, 2019.

CRD Director Holman spoke to the CREST Emergency Communications system.

By general consent consideration of the CREST Radio Antenna and Tower was deferred until the meeting of April 30, 2019.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2019-73

At 11:30 a.m., **It was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1): (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2019-74

At 12:00 p.m. **It was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

11.3 Rise and Report – None

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

12. TRUSTEE REPORTS

Trustee Patrick reported that she attended a meeting of the Bowen Island Council in March, attended Local Trust Meetings on North Pender, South Pender and Thetis Islands, and attended Trust Council on Gabriola from March 12-14, 2019 where a Climate Emergency was declared. She also attended the quarterly Saanich Inlet Roundtable meeting where it was noted that North Cowichan is relocating their sewage outfall south of the Salt Spring Island Local Trust Area and also attended a meeting regarding vandalism in the downtown core of Ganges. She noted that a workshop for SSIWPA is being held on April 2, 2019. Trustee Patrick thanked members of the public who attended the Strategic Priorities special meeting, noting key items discussed included of forestry, affordable housing, climate change and farming. She also brought attention to the Trustee corner section of the Islands Trust website and noted she hopes to utilize it in the future.

Trustee Grove reported he attended Trust Council on Gabriola from March 12-14, 2019 where a Climate Emergency was declared and the “Protecting the Coastal Douglas-fir Zone & Associated Ecosystems” toolkit was received. He also reported the Financial Planning Committee approved the budget and passed a motion to request Executive Committee investigate rainwater catchment rebates. Trustee Grove attended a meeting of the Salt Spring Community Alliance regarding affordable housing and discussed proposed cottage Bylaw No. 512. He also shared that Linda Adams, former Chief Administrative Officer of the Islands Trust, noted that Salt Spring Island is headed in the right direction in respect to affordable housing.

12. CHAIR'S REPORT

Alternate Chair Rogers reported he attended Trust Council on Gabriola from March 12-14, 2019 where a Climate Emergency was declared and noted that the strategic planning process has begun. He noted that the Islands Trust Council made a Reconciliation Declaration and read it to the audience. Alternate Chair Rogers reported he attended a meeting of the Mayne Island Local Trust Committee and that he would be attending an Executive Committee meeting in Victoria on March 27, 2019. He is also scheduled to meet with the Squamish Nation on April 8, 2019. He thanked the Salt Spring Island Trustees and staff for their work.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Salt Spring Island Electoral Director Holman welcomed Alternate Chair Rogers to Salt Spring Island and reported the CRD budget was approved with an increase to 1.8% to address emergencies, Ganges village, safety, and increase of bylaw enforcement in parks. He also noted that approval was secured to use gas tax funds for affordable rental projects with funding to address alternative water sources due to the North Salt Spring Waterworks District water moratorium. CRD Director Holman also noted there will be a substantial increase in gas tax funds to local governments from the federal budget. He noted that a workshop for SSIWPA is being held on April 2, 2019 and that there would be consideration of a provincial initiative to study of water management on Salt Spring Island. He reported that he, Trustee Grove and Planner Youmans met with owners of Ganges Marina in Vancouver regarding the Harbourwalk. CRD Director Holman advised the CRD Board declared a Climate Emergency and noted key initiatives to combat climate change include capturing additional methane to convert to power from the Heartland Landfill with plans to exceed the mandated 75%, and, partner with BC Hydro to hire an energy manager for Salt Spring Island or for the Capital Regional District as a whole. He noted that Salt Spring Island has a climate action plan and shared plans to update and take it back to the public for comment to aid in reducing emissions on Salt Spring Island to zero. Additionally, CRD Director Holman spoke to a health survey in respect to addressing homelessness and his efforts in working to find a permanent location for the Gulf Islands Horse Association. He also spoke to the new public washrooms being built in Centennial Park, noting that the Salt Spring Island Parks and Recreation Commission will consider recommendations from staff regarding beautification of the building. He also spoke to the CREST emergency services tower noting that the RCMP will use the system once it has been installed and shared that cell service may be co-located to the tower but recognized this may have potential health impacts. Lastly, CRD Director Holman noted his Director's Report will be in the March 27, 2019 edition of the Gulf Islands Driftwood.

15. DELEGATIONS

15.1 K. Weisner - re: Protection of McFadden Creek Watershed, Concerning Rezoning Application SSRZ-2017.3 (2188 North End Road, SSI)

Kathy Weisner spoke to the Protection of McFadden Creek Watershed, Concerning Rezoning Application SS-RZ-2017.3 and submitted delegation materials dated March 11, 2019 and submitted a document entitled "Regarding SS-RZ-2017.3: 2188 North End Road" for consideration.

15.2 R. Hawkins - re: Development and Sustainability

R. Hawkins spoke to Development and Sustainability and submitted delegation materials dated March 13, 2019 and submitted a document entitled "Inverting the Pyramid: The Climate Change Imperative" for consideration.

16. TOWN HALL AND QUESTIONS

Alternate Chair Rogers opened the Town Hall at 12:51 p.m.

A member of the public spoke to SS-DVP-2018.11 (210 Norton Road) and expressed concern regarding drainage, surface water runoff and the effects on the water table and the impacts of sewerage line construction on a neighbouring agricultural property and local businesses.

A member of the public requested more information regarding SS-DVP-2018.11 (210 Norton Road) in respect to works currently being undertaken on the site.

A member of the public spoke to SS-ALR-2017.3 (360 Upper Ganges Road) in support of Pitchfork Social and expressed disappointment of the loss of a cultural and social community experience.

A member of the public spoke to Salt Spring Island Agricultural Alliance, its efforts to update the Salt Spring Island Area Farm Plan and requested the Salt Spring Island Local Trust Committee make it a Top Priority.

A member of the public spoke in support of the update of the Salt Spring Island Area Farm Plan and to the importance of concerns brought forth by agricultural land owners regarding applications.

A member of the public expressed support for the Islands Trust Council declaration of a climate emergency and the “Protecting the Coastal Douglas-fir Zone & Associated Ecosystems” toolkit.

A member of the public expressed that they felt their concerns were not noted in the forestry breakout session at the Strategic Priorities Special Meeting and requested an update on the timing of when a summary report could be expected.

A member of the public spoke to agricultural issues on the island regarding housing on farmland and expressed concern that Trustees and staff were misinformed regarding Agricultural Land Commission regulations.

17. APPLICATIONS AND REFERRALS

16.1 SS-DVP-2018.11 - F. dos Santos and D. Gunn - 210 Norton Road, SSI

Planner Klaver presented a staff report dated March 19, 2019 regarding a request to vary connection to community water system, vary requirement for an on-site sewage disposal, and vary requirement for the installation of a storm water management plan (SS-DVP-2018.11) and acceptance for multiple covenants (SS-SUB-2017.4) for the proposed subdivision at 210 Norton Road.

Applicant Donald Gunn spoke to the application.

SS-2019-75

It was **MOVED and **SECONDED**,**

that the Salt Spring Island Local Trust Committee refer SS-DVP-2018.11 to the Advisory Planning Commission and both SS-DVP-2018.11 and SS-SUB-2017.4 s. 219 Leave Strip Covenant to the Agricultural Advisory Planning Commission for review and comment back to the Salt Spring Island Local Trust Committee by no later than April 30, 2019.

CARRIED

SS-2019-76

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a Water Treatment System Covenant under section 219 of the Land Title Act from the registered owners of That Part of the West 6 Chains of Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Lying to the North of the Lower Ganges Road and designate any member of the Salt Spring Island Local Trust Committee to sign the covenant (SS-SUB-2017.4, 210 Norton Road).

CARRIED

SS-2019-77

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept an amendment of Section 219 Covenant CA4184187 for both Proposed Lot 1 and Lot 2, That Part of the West 6 Chains of Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Lying to the North of the Lower Ganges Road, to include Preliminary Storm Water Management Plan, Gooding Hydrology, February 2019, subject to receipt of a Letter of Credit in the amount of \$212,025.00, and designate any member of the SSILTC to sign the amended covenant (SS-SUB-2017.4, 210 Norton Road).

CARRIED

16.2 SS-DVP-2018.18 - N. Morie - 310 Old Scott Road, SSI

Planner Klaver presented a staff report dated March 14, 2019 regarding a request to vary the front lot line setback to permit the reconstruction of a single-family dwelling with attached carport and workshop.

Applicant Neil Morie spoke to the application.

SS-2019-78

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2018.18.

CARRIED

16.3 SS-RZ-2017.7 - Irving Pitcher Architects Ltd. - 121 Upper Ganges Road (Harbour House Hotel), SSI

Planner Youmans presented a staff report dated March 15, 2019 regarding proposed Bylaw No. 508 for consideration of adoption.

Applicant Bob Irving spoke to the application.

SS-2019-79

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 508, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2017", be adopted.

CARRIED

16.4 SS-ALR-2017.3 - M. Wilson, Bullock Lake Farm, LLC - 360 Upper Ganges Road, SSI

Planner Youmans presented a staff report dated March 18, 2019 regarding a non-farm use application for forwarding to the Agricultural Land Commission.

Applicant Molly Wilson and owner Zach Hemstreet spoke to the application.

SS-2019-80

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to forward file SS-ALR-2017.3, as described in the staff report of March 26, 2019, to the Agricultural Land Commission with support and for the following reasons:

- a) The application has been referred to, and supported by, the Agricultural Advisory Planning Commission in accordance with OCP policies B.6.2.2.7 and B.6.2.2.15;
- b) The applicants continue to invest the agricultural capability of the farm, including installation of a large dug irrigation pond, development of a new u-pick berry field, and drainage preparations for a new orchard; and
- c) The proposed non-farm uses have been demonstrated to diversify and broaden the income of the farm in accordance with OCP policy B.6.2.2.15.

CARRIED

SS-2019-81

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee recommend the Agricultural Land Commission approve file SS-ALR-2017.3 with the following conditions:

- a) The total floor area of the commercial kitchen/café be limited to 75m².
- b) That the applicants undertake an ALR inclusion/exclusion to remove the multi-purpose building, café, and parking areas from the ALR while including a portion of the non-ALR Commercial Accommodation 2 (CA2) zoned land in the ALR.

CARRIED

16.5 SS-DVP-2019.2 - G. Janssen and D. Janssen - 148 Lyoness Drive, SSI

Planner Wright presented a staff report dated March 18, 2019 regarding a request to vary the rear lot line setback to permit the siting of a single family dwelling

A representative of the applicant, Phillip Van Horn spoke to the application.

SS-2019-82

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2019.2 as amended.

CARRIED

18. UPCOMING MEETINGS

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

19. ADJOURNMENT

By General Consent the meeting adjourned at 3:02 p.m.

Dan Rogers, Alternate Chair

CERTIFIED CORRECT:

Kristine Mayes, Recorder