



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, March 1, 2018
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Peter Luckham, Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Seth Wright, A/Planner 2
Rob Milne, Island Planner
David Marlor, Director of Local Planning Services
Fiona XETXÁTTEN MacRaid, Senior Intergovernmental Policy Advisor
Andrew Templeton, Communications Specialist
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 25 members of the public - a.m.
Approximately 18 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 9:30 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory and expressed his gratitude.

2. APPROVAL OF AGENDA

The following additions were presented for consideration:

- 5.1.3 Local Trust Committee Public Hearing Record dated February 8, 2018 - Bylaws 487 and 496 (Rural Watershed Uses)
- 5.1.4 Local Trust Committee Public Hearing Record dated February 16, 2018 - Bylaws 488, 489 and 490 (Industrial Land Uses)
- 9.6 Chief W. Seymour, Cowichan Tribes to Chair Luckham - Dated November 21, 2017 - Concerning Ganges Referrals
- 9.7 Chair Luckham to Chief W. Seymour, Cowichan Tribes - Dated February 26, 2018 - Response to letter dated November 21, 2017
- 17.1.6 Salt Spring Island Watershed Protection Alliance

By general consent the agenda and addendum were adopted.

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Bylaw No. 509 - SS-RZ-2017.8 - 805 Lower Ganges Road Land Use Bylaw Amendment and Rezoning to allow for additional recreational uses

Planner Youmans presented an update regarding proposed Bylaw No. 509 and reported that there was a procedural error in processing the application and that Bylaw No. 509 would need to be amended.

4. PUBLIC HEARING

4.1 Recess for Public Hearing

4.1.1 Proposed Bylaw No. 509 - SS-RZ-2017.8 - 805 Lower Ganges Road Land Use Bylaw Amendment and Rezoning to allow for additional recreational uses

SS-2018-36

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer the Public Hearing for proposed Bylaw No. 509 to the March 29, 2018 Local Trust Committee meeting.

CARRIED

4.2 Recall to Order - None

5. PREVIOUS MEETINGS

5.1 Draft Minutes of the Salt Spring Island Local Trust Committee

5.1.1 Draft Minutes of the February 8, 2018 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of February 8, 2018 were adopted.

5.1.2 Draft Minutes of the February 8, 2018 SSI LTC Special Meeting

By general consent, the Salt Spring Island Local Trust Committee Special Meeting Minutes of February 8, 2018 were adopted.

5.1.3 Local Trust Committee Public Hearing Record dated February 8, 2018 Bylaws 487 and 496 (Rural Watershed Uses)

The public hearing record was received.

5.1.4 Local Trust Committee Public Hearing Record dated February 16, 2018 Bylaws 488, 489 and 490 (Industrial Land Uses)

The public hearing record was received.

5.2 Resolutions Without Meeting Report - None

5.3 Draft Minutes of the Advisory Planning Commissions – None

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-Up Action List

The report was received.

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 report was received.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report

The report was received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaw No. 491 - Ganges Village Area Planning – Harbourwalk Consideration of Options

Planner Youmans presented a staff report dated February 22, 2018 regarding the Ganges Harbourwalk project.

SS-2018-37

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee support the principle of the Local Trust Committee submitting an application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for a Right-of-Way for the Ganges Harbourwalk and request staff to advise on the details of that process and timeline.

CARRIED

SS-2018-38

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to write the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to advise that an application is likely forthcoming for the right of way and suspend renewal of the (Ganges Marina) lease to such time that the application has been processed to conclusion.

CARRIED

SS-2018-39

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to inform Capital Regional District staff regarding the actions taken today with respect to the Ganges Harbourwalk application.

CARRIED

8.2 Proposed Bylaws No. 488, 489, 490 - Industrial Lands Project Public Hearing Report

Planner Milne presented a staff report dated February 22, 2018 regarding the Industrial Lands project.

SS-2018-40

It was MOVED and SECONDED,

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended by amending item 2.1(ii) by replacing the text "from Industrial 1(b) – (In1(b)) to General Employment 2(a) – (GE2(a)), as shown on Plan No. 1" in its entirety and replacing it with the text, "from Industrial 1(b) – (In1(b)) to General Employment 2(b) – (GE2(b)), as shown on Plan No. 1" and amending Plan No. 1 accordingly.

CARRIED

SS-2018-41

It was MOVED and SECONDED,

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be given second reading as amended.

CARRIED

*Resolution SS-2018-41
was rescinded at the SS
LTC Regular Meeting of
August 16, 2018 through
Resolution SS-2018-158.*

Resolution SS-2018-42
was rescinded at the SS
LTC Regular Meeting of
September 27, 2018
through Resolution
SS-2018-218.

SS-2018-42

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee give third reading to Bylaw No. 488, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2016".

CARRIED

Resolution SS-2018-43
was rescinded at the SS
LTC Regular Meeting of
August 16, 2018 through
Resolution SS-2018-158.

SS-2018-43

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee give third reading to Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016".

CARRIED

Resolution SS-2018-44
was rescinded at the SS
LTC Regular Meeting of
August 16, 2018 through
Resolution SS-2018-174.

SS-2018-44

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee give third reading to Bylaw No. 490, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016".

CARRIED

SS-2018-45

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to engage in secondary public consultations with the affected property owners for the purpose of identifying any outstanding concerns.

CARRIED

9. CORRESPONDENCE

- 9.1 Eagle Ridge Neighbours to SSI LTC - Dated February 2, 2018 - Concerning proposed project for 304 Eagle Ridge Drive, SSI**
- 9.2 N. Budd to SSI LTC - Dated February 7, 2018 - Concerning proposed project for 304 Eagle Ridge Drive, SSI**
- 9.3 D. Robertson to SSI LTC - Dated February 8, 2018 - Concerning Croftonbrook (SS-RZ-2017.4)**
- 9.4 L. Read, President of the SSI Chamber of Commerce to SSI LTC – Dated February 11, 2018 - Concerning letter of support for El Loco Taco applications**
- 9.5 E. Booth to SSI LTC - Dated February 20, 2018 - Concerning Ganges Sewer System**

SS-2018-46

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee direct staff to solicit a detailed response from the Capital Regional District regarding the letter received from Mr. Booth dated February 20, 2018.

CARRIED

9.6 Chief W. Seymour, Cowichan Tribes to Chair Luckham - Dated November 21, 2017 - Concerning Ganges Referrals

9.7 Chair Luckham to Chief W. Seymour, Cowichan Tribes - Dated February 26, 2018 - Response to letter dated November 21, 2017

The correspondence was received.

10. CLOSED MEETING

10.1 Motion to Close the Meeting

SS-2018-47

At 10:54 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 Part 4, Division 3, Section 90(1) (m) a matter that, under another enactment, is such that the public may be excluded from the meeting; and Section 90(1)(c) labour relations or other employee relations; and that staff be invited to remain.

CARRIED

10.2 Motion to Open the Meeting

SS-2018-48

At 11:42 a.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

10.3 Rise and Report - none

The meeting recessed at 11:43 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Grove reported he attended meetings with the following: the Salt Spring Island Community Alliance; Trust Planning Committee; Harbourwalk Steering Committee; Financial Planning Committee; and the Salt Spring Island Watershed Protection Alliance. Trustee Grove attended a Salt Spring Island Parks and Recreation Strategic Planning workshop, the Farmers' Institute annual general meeting and the Public Hearing for the Industrial Lands project.

Trustee Grams reported he attended meetings with the following: Executive Committee; Mayne Island Local Trust Committee; North Pender Island Local Trust Committee; Trust Programs Committee; Financial Planning Committee; and Salt Spring Island Watershed Protection Alliance (SSIWPA).

12. CHAIR'S REPORT

Chair Luckham reported he attended the House of Commons to speak as an expert witness to Bill C-64, an Act respecting wrecks, abandoned, dilapidated or hazardous vessels and salvage operations and attended a meeting with Honourable Marc Garneau, Minister of Transport regarding vessel anchorages. Chair Luckham spoke to changes regarding vessel anchorages and reported Transport Canada's Interim Anchorages Protocol is available on the Islands Trust website for comment. The next Trust Council is scheduled March 13 to 15, 2018 on Salt Spring Island.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre attended meetings with the following: Salt Spring Island Watershed Protection Alliance; Capital Regional Emergency Services Telecommunications Services; Harbourwalk Steering Committee; the Lady Minto Hospital Foundation Board Chair; and the Capital Regional Housing Board. CRD Director McIntyre attended a Salt Spring Island Parks and Recreation Strategic Planning workshop and the Island Pathways annual general meeting.

14. DELEGATIONS

14.1 R. Hawkins - Concerning Affordable Housing - Cottages Projects

Mr. Hawkins verbally presented and submitted a written submission entitled "Affordable Rental Housing: Secondary Suites, Cottages" dated March 1, 2018.

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:32 p.m.

Robin Williams, Chair of the Salt Spring Island Transportation Commission presented a recommendation and offered to collaborate with the Local Trust Committee to work towards resolving parking issues in Ganges.

A member of the public expressed concerns on behalf of Pedestrians United regarding the bus stop at the bottom of Ganges Hill, parking, and pedestrian and cyclist safety in Ganges.

A member of the public expressed support for the proposal to submit an application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for a Right-of-Way for the Ganges Harbourwalk and requested CRD Director McIntyre and other stakeholders to support the application. The member of the public also requested CRD Director McIntyre to continue advocacy for the Salt Spring Island recycle depot funding and asked Director McIntyre for clarification regarding the costs and benefits for Salt Spring Island to be included in the CRD Regional Transportation Plan.

16. APPLICATIONS AND REFERRALS

16.1 SS-BL-509 - SS Tennis Association - 805 Lower Ganges Road

Planner Youmans presented a staff report dated February 22, 2018 regarding an application to Amend PR 3 (a) zoning to allow an additional indoor tennis facility and not outdoor tennis courts.

Representative of the Applicant Erica Ross spoke to the application.

SS-2018-49

It was MOVED and SECONDED,

that second reading of Salt Spring Island Land Use Bylaw No. 509, cited as "Salt Spring Island Land Use Bylaw 1999, Amendment No. 7, 2017," be rescinded.

CARRIED

SS-2018-50

It was MOVED and SECONDED,

That Salt Spring Island Land Use Bylaw No. 509, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017", be amended by deleting clause 2.1 (3)(c) and reference to active outdoor recreation in clause 2.1 (4) and by adding a new clause 4 stating that the maximum number of buildings for this additional use is 3.

CARRIED

SS-2018-51

It was MOVED and SECONDED,

that Salt Spring Island Land Use Bylaw No. 509, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017", be read a second time as amended.

CARRIED

SS-2018-52

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Public Hearing for Bylaw No. 509 cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017".

CARRIED

16.2 SS-RZ-2017.1 - G. Campbell - 347 Bridgman Road

Planner Wright presented a staff report dated February 21, 2018 regarding an Official Community Plan amendment and rezoning from Commercial Accommodation to Rural zone variant.

Applicant Gregory Campbell spoke to the application. Fiona XEIXÁITEN MacRaidl, Senior Intergovernmental Policy Advisor spoke to the First Nations referral process.

SS-2018-53

It was MOVED and SECONDED,

that 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 read a first time.

CARRIED

SS-2018-54

It was MOVED and SECONDED,

that 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 read a first time.

CARRIED

SS-2018-55

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff refer Bylaws No. 498 and 499, to agencies and First Nations in accordance with the staff report presented at the meeting of March 1, 2018.

CARRIED

17. OTHER BUSINESS

17.1 New Business

17.1.1 Ganges Parking For Consideration

By general consent, the Salt Spring Island Local Trust Committee agreed to defer this item.

17.1.2 Aquaculture and the Farm Practices Protection (Right to Farm) Act

A memorandum dated February 22, 2018 regarding the BC Farm Industry Review Board and aquaculture was presented.

17.1.3 North Pender Local Trust Committee Referral of Proposed Bylaws No. 216 & 217

A staff report dated February 21, 2018 regarding a bylaw referral from the North Pender Island Local Trust Committee was presented.

SS-2018-56

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaws No. 216 & 217, indicating that interests are unaffected.

CARRIED

17.1.4 Galiano Island Local Trust Committee Referral of Proposed Bylaws No. 265 & 266

A staff report dated February 21, 2018 regarding a bylaw referral from the Galiano Island Local Trust Committee was presented.

SS-2018-57

It was MOVED and SECONDED,
that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaws No. 265 & 266, indicating that interests are unaffected.

CARRIED

17.1.5 Mayne Island Local Trust Committee Referral of Proposed Bylaw No. 171

A staff report dated February 21, 2018 regarding a bylaw referral from the Mayne Island Local Trust Committee was presented.

SS-2018-58

It was MOVED and SECONDED,
that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Mayne Island Local Trust Committee for Bylaw No. 171, indicating that interests are unaffected.

CARRIED

17.1.6 Salt Spring Island Watershed Protection Alliance

SS-2018-59

It was MOVED and SECONDED,
that the Salt Spring Island Local Trust Committee encourage the Salt Spring Island Watershed Protection Alliance to prioritize mapping the aquifer(s) in the vicinity of Vesuvius / Channel Ridge.

CARRIED

SS-2018-60

It was MOVED and SECONDED,
that the Salt Spring Island Local Trust Committee request the Salt Spring Island Watershed Protection Alliance to investigate the possibility of having all properties that draw water from St. Mary Lake be metered so that an accurate account of overall water draw off from the lake can be obtained.

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on March 29, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:31 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder