



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date:	Thursday, February 11, 2016
Location:	Lions Club, Hart Bradley Memorial Hall 103 Bonnet Avenue, Salt Spring Island, BC
Members Present:	Peter Luckham, Chair Peter Grove, Local Trustee George Grams, Local Trustee
Staff Present:	Stefan Cermak, Regional Planning Manager (RPM) Jason Youmans, Planner 2 Seth Wright, Acting Planner 2 Shelley Miller, Planner 1 Chris Hall, Contract Planner, Island Planning Services Thomas Loo, Bylaw Enforcement Officer (BEO) Sarah Shugar, Recorder
Media and Others Present:	Wayne McIntyre, Capital Regional District (CRD) Director Gulf Islands Driftwood Reporter Approximately 8 members of the public - a.m. Approximately 11 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 in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. PUBLIC HEARING

3.1 Recess for Public Hearing

Chair Luckham called a recess at 9:31 a.m.

3.1.1 Bylaw No. 486 - Salt Spring Squash Club - 805 Lower Ganges Road

3.2 Recall to Order

The meeting reconvened at 9:40 a.m.

4. PREVIOUS MEETINGS

4.1 Draft Minutes of the Salt Spring Island Local Trust Committee

4.1.1 Draft Minutes of the January 14, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of January 14, 2016 were adopted.

4.1.2 Draft Minutes of the January 27, 2016 SSI LTC Special Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of January 27, 2016 were adopted.

4.1.3 Draft Minutes of the January 30, 2016 SSI LTC Special Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of January 30, 2016 were adopted.

4.2 Resolutions Without Meeting Report – None

4.3 Draft Minutes of the Advisory Planning Commissions – None

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-Up Action List

The report was received.

6. REPORTS

6.1 Policy and Standing Resolutions List

The report was received.

6.2 Work Program Top Priorities Report

The report was received.

6.3 Projects List

The report was received.

6.4 Applications with Status Report

The report was received.

6.5 Expense Report

The report was received.

6.6 Trust Fund Board Report – None

7. LOCAL TRUST COMMITTEE PROJECTS

7.1 4014 - Watershed Management

RPM Cermak presented a staff report dated January 29, 2016 regarding a Watershed Management Project Update.

Trustee Grove expressed appreciation to Salt Spring Island Watershed Protection Authority (SSIWPA) and acknowledged Trustee Grams and RPM Cermak.

SS-2016-19

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Chair to sign a letter on behalf of the Salt Spring Island Local Trust Committee to endorse the North Salt Spring Waterworks District proposal to increase the potable water supply in St. Mary Lake by raising the weir.

CARRIED

SS-2016-20

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to undertake an assessment as to whether any legislative changes would be needed regarding Salt Spring Island Local Trust Committee bylaws in order to facilitate implementation of the management actions in the St. Mary Lake Integrated Watershed Management Plan.

CARRIED

SS-2016-21

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive and endorse the St. Mary Lake Integrated Watershed Management Plan - 2015.

CARRIED

SS-2016-22

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Project Charter for Watershed Management version 7.0, last updated January 26, 2016.

CARRIED

SS-2016-23

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee schedule a Special Business Meeting for March 31, 2016 to receive project reports from contractors with expiring contracts in the current 2015/16 fiscal period.

CARRIED

SS-2016-24

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the Request for Decision dated February 2, 2016 and authorize staff to forward it for consideration to Trust Council.

CARRIED

7.2 4020 - Ganges Village Area Plan - Boardwalk

Planner Chris Hall, Island Planning Services presented a staff report dated February 2, 2016 regarding a Ganges Boardwalk project update.

SS-2016-25

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare draft bylaws for the Ganges Boardwalk project in accordance with the recommendations contained in the staff report dated February 2, 2016.

CARRIED

SS-2016-26

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff consult with the Salt Spring Island Parks and Recreation Commission in regards to zoning Peck's Cove Park from Residential 6 (R6) to Park and Reserves (PR4(a)) in recognition of the purpose, status and use of the land.

CARRIED

SS-2016-27

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind resolution SS-2015-148 - concerning a request for proposals to hire a professional appraiser to conduct a property valuation assessment for waterfront properties.

CARRIED

SS-2016-28

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to work collaboratively with the Capital Regional District to establish a joint Task Force made up of staff members from both governments and community representatives, with elected officials as ex officio members, and establish terms of reference for this committee.

CARRIED

7.3 4058 - Salt Spring First Nations Heritage Sites

Planner Youmans presented a staff report dated February 3, 2016 regarding a First Nations Heritage Site Inventory Project Update.

SS-2016-29

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee allocate \$1,500 of existing project funds to a legal review of local government jurisdiction under Part 15 of the Local Government Act with respect to the protection of First Nations heritage and cultural sites.

CARRIED

8. CORRESPONDENCE

8.1 R. Evanoff, MOTI - Dated January 21, 2016 - Concerning Comments Regarding Burgoyne Valley Subdivision

The correspondence was received.

8.2 North Salt Spring Waterworks District - Dated January 25, 2016 - Concerning the Duck Creek Weir Project

The correspondence was received.

Chair Luckham called a recess at 11:30 a.m. The meeting was reconvened at 12:00 p.m.

9. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee (FPC) regarding the 2016-2017 budget; the Special Committee regarding a review of the location of the Islands Trust headquarters; with the Chair of the Salt Spring Island Transportation Commission (SSITC) regarding the Ganges Boardwalk project; the Salt Spring Island Incorporation Study Committee; with the Department of Fisheries and Oceans (DFO) and the Capital Regional District (CRD) regarding Ganges Village including harbours and moorage; and with the potential new owner of the Harbour House Hotel. He also attended two Special Meetings of the Salt Spring Island Local Trust Committee regarding the Ganges Boardwalk project. He noted the Salt Spring Island Incorporation Study Committee is processing public feedback that was received during their open house events.

Trustee Grams reported that he attended meetings with the following: Executive Committee; the North Pender Island Local Trust Committee; the Saturna Island Local Trust Committee; Salt Spring Island Watershed Protection Authority (SSIWPA); with Islands Trust staff and members of the community regarding land use and governance issues; Southern Gulf Islands Capital Regional District (CRD) Director David Howe regarding North Pender Island; the Department of Fisheries and Oceans (DFO) and the CRD regarding Ganges Village including harbours and moorage; and with Green Party representative Adam Olsen regarding the proposed Liquefied Natural Gas plant in Saanich Inlet, First Nation relations and local governance issues. He also attended two Special Meetings of the Salt Spring Island Local Trust Committee regarding the Ganges Boardwalk project as well as the Local Government Leadership Academy 2016 Leadership Forum in Richmond hosted by the Union of British Columbia Municipalities (UBCM) which was also attended by Islands Trust Chief Administrative Officer (CAO) Russ Hotsenpiller.

10. CHAIR'S REPORT

Chair Luckham reported that he attended the Local Government Leadership Academy 2016 Leadership Forum in Richmond hosted by the Union of British Columbia Municipalities (UBCM) and spoke to correspondence sent to Federal and Provincial agencies regarding support for marine safety and ferry advocacy. He noted the next Trust Council meeting is scheduled to be held March 22 to 24, 2016 on Hornby Island where the focus will be the 2016-17 budget.

11. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Salt Spring Island Parks and Recreation Commission (PARC); the Electoral Area Services Committee; with the Department of Fisheries and Oceans (DFO) and the Islands Trust regarding Ganges Village including harbours and moorage; and with Saanich-Gulf Islands Member of Parliament Elizabeth May regarding an infrastructure review, the Canada 150 Grant, climate change issues and Ganges Harbour. He reported a draft feasibility study regarding a shared space for government operations and non-profit community groups on Salt Spring Island was received and that an integrated response from the Islands Trust and the CRD was provided to the consultant. CRD Director McIntyre reported the following highlights from the February 10, 2016 CRD Board meeting: a Community Works fund allocation for the next four-year phase of the North Ganges Transportation Plan was supported; the Burgoyne Bay Septage project with direct consultant management was approved; an Integrated Wastewater Task Force was established; and a regional response is expected from the CRD by March 9, 2016 to the Truth and Reconciliation Committee. He noted that there may be a potential proposal for land acquisition of parkland on Salt Spring Island. CRD Director McIntyre also attended a CRD Committee of the Whole meeting regarding agency response for emergency scenarios and a Salt Spring Island Emergency planning session regarding oil spill response. He reported the CRD has received a draft feasibility study for a First Nations Cultural Centre in Burgoyne Bay Provincial Park and noted the CRD has been awarded a \$650,000 grant for the expansion of the Trans Canada trail network and a \$50,000 grant for trails on the Southern Gulf Islands including Salt Spring Island.

12. DELEGATIONS – None

13. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:17 p.m.

One member of the public expressed opposition to application SS-DP-2015.4 and requested information regarding riparian area protection.

One member of the public expressed support for application SS-TUP-2015.3.

14. APPLICATIONS AND REFERRALS

14.1 SS-DP-2015.4 - R. Barnard Design Ltd. - 146 Natalie Lane

Planner Wright presented a staff report dated February 3, 2016 regarding a domestic water line from Cusheon Lake in Development Permit Areas 4 and 7.

SS-2016-30

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2015.4 for Lot 1, Section 86, South Salt Spring Island, Cowichan District, Plan 22278 subject to receipt of security in the amount of five thousand dollars (\$5,000) (146 Natalie Lane).

CARRIED

RPM Cermak declared conflict of interest with item 14.2 and left the meeting at 12:32 p.m.

14.2 SS-TUP-2015.3 - D. Brown - 155 Rainbow Road

Planner Wright presented a staff report dated January 6, 2016 regarding a Temporary Use Permit for an Art Supply Store.

Applicant David Brown was present and spoke to the application.

SS-2016-31

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2015.3 for Lot 7, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 5827 and That part of Block D, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, lying between Lots 6 and 7, Plan 5827, and to the north of a straight boundary extending from the south east corner of Lot 7 of said plan to the southwest corner of Lot 6 of said plan for a term of three years (155 Rainbow Road).

CARRIED

RPM Cermak returned to the meeting at 12:40 p.m.

14.3 SS-RZ-2015.2 - SS-BL-486 - Salt Spring Squash Club - 805 Lower Ganges Road

Planner Wright presented a staff report dated February 4, 2016 regarding a proposal to amend the Land Use Bylaw PR3(a) zone to allow a Squash Court facility.

Applicant Herb Otto was present.

SS-2016-32

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 486, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015," be read a third time (SS-RZ-2015.2, 805 Lower Ganges Road).

CARRIED

SS-2016-33

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 486, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2015," be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee (SS-RZ-2015.2, 805 Lower Ganges Road).

CARRIED

Trustee Grove declared conflict of interest with item 14.4 and left the meeting at 12:41 p.m.

Chair Luckham called a recess at 12:42 p.m. The meeting reconvened at 12:43 p.m.

14.4 SS-RZ-2015.1 - SS-BL-485 - Salt Spring Island Sailing Club - 150 Douglas Road

RPM Cermak presented a staff report dated February 1, 2016 regarding a rezoning application to amend the Land Use Bylaw from R9 to R9 variant to permit a private boat club house and parking lot for private boat club.

SS-2016-34

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt Proposed Bylaw No. 485, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2015" (SS-RZ-2015.1, 150 Douglas Road).

CARRIED

Trustee Grove returned to the meeting at 12:45 p.m.

15. OTHER BUSINESS

15.1 New Business

15.1.1 Sansum Narrows - Cowichan Tribes Correspondence

Planner Youmans presented a staff report dated February 2, 2016 regarding a proposal from Cowichan Tribes for a Designated Use Area in Sansum Narrows.

SS-2016-35

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to:

1. research and report on available options with respect to Cowichan Tribes' Designated Use Area initiative in Sansum Narrows; and
2. draft a response to Cowichan Tribes regarding the Salt Spring Island Local Trust Committee direction and provide topics for discussion with Cowichan Tribes Chief and Council.

CARRIED

One member of the public spoke about marine harvesting in Pender Harbour on the Sunshine Coast.

15.1.2 Land Use Consultation for Radio Communication Utilities

Planner Miller presented a staff report dated February 1, 2016 regarding Land Use Consultation for Radio Communications Utilities.

SS-2016-36

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request Trust Council consider an Islands Trust policy that includes public consultation procedures and development guidelines for the siting and design of antenna systems, which can then be adopted and implemented by each Local Trust Committee.

CARRIED

15.1.3 Delegation of Some Decision-Making Authority from the Agricultural Land Commission

RPM Cermak presented a briefing dated November 18, 2015 regarding the Delegation of Some Decision Making Authority from the Agricultural Land Commission.

SS-2016-37

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the briefing regarding "Delegation of Some Decision Making Authority from the Agricultural Land Commission" dated November 18, 2015 to the Salt Spring Island Agricultural Advisory Commission for their consideration.

CARRIED

15.1.4 BC Hydro Wood Pole Test and Treat Program 2016

RPM Cermak presented a briefing dated February 4, 2016 regarding the BC Hydro Woodpole Test and Treat Program 2016.

The briefing was received for information.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

SS-2016-38

At 1:29 p.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee closes this meeting to the public subject to Community Charter Section 90(1)(f) concerning law enforcement and that staff be invited to remain.

16.2 Motion to Open the Meeting

SS-2016-39

At 1:49 p.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee re-opens this meeting to the public subject to Section 89 of the Community Charter.

16.3 Rise and Report – None

17. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on March 10, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

18. ADJOURNMENT

By general consent the meeting was adjourned at 1:50 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder