



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date: Thursday, March 10, 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)
Beverly Suderman, Contract Planner, Island Planning Services
Chris Hall, Contract Planner, Island Planning Services
Jason Youmans, Planner 2
Seth Wright, Acting Planner 2
Shelley Miller, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 3 members of the public - a.m.
Approximately 29 members of the public - p.m.

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

1. CALL TO ORDER

Trustee Grams called the meeting to order at 9:31 a.m. He introduced himself, Trustee Grove and staff and acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish First Nations. He reported Chair Luckham was delayed due to weather conditions.

2. APPROVAL OF AGENDA

The following supplemental items to the agenda were presented for consideration:

8.2.1 4020 - Draft Bylaw No. 491 - Ganges Village Area Planning - Boardwalk

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

The following additions to the agenda were presented for consideration:

7.6 Trust Fund Board Report

9.2 J. Harkley, Salt Spring Mercantile - Dated March 4, 2016 - Concerning Appointment for a Rural Agency Store, Fulford Harbour

17 Closed Meeting

By general consent the agenda and addendum were approved.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the February 11, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of February 11, 2016 were adopted.

3.2 Resolutions Without Meeting Report

The report was received.

3.3 Draft Minutes of the Advisory Planning Commissions – None

4. 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.

SS-2016-41

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to organize a Town Hall meeting on Piers Island.

CARRIED

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 4056 - Proposed Bylaw No. 484 - Grantville Neighbourhood

Planner Youmans presented a staff report dated March 1, 2016 regarding proposed Bylaw No. 484 and the Grantville Neighbourhood project.

There was discussion and the following items were noted:

- include a mechanism to fast track applications ;
- add the phrase “new wells cannot be drilled within 30 metres of the proximity of a septic system”;
- a standing resolution could provide further direction regarding repairs and replacement of septic systems.

SS-2016-42

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a standing resolution and amend Bylaw No. 484, as discussed.

CARRIED

Trustee Grams called a recess at 10:20 a.m. Chair Luckham arrived and the meeting was reconvened at 10:31 a.m.

8.2 4020 - Draft Bylaw No. 491 - Ganges Village Area Planning - Boardwalk

8.2.1 4020 - Draft Bylaw No. 491 - Ganges Village Area Planning - Boardwalk

Planner Chris Hall, Island Planning Services, presented a staff report dated March 1, 2016 regarding draft Bylaw No. 491 and the Ganges Boardwalk project.

There was discussion and the following items were noted:

- add wording in respect to maintaining the view corridor on the Farmers' Institute property;
- consider a potential reduction of the side lot setbacks and reduction of the shoreline setback to the high water mark;
- consider increasing the lot coverage ratio beyond 33%;
- consider rezoning the residential zoned properties to Park or Commercial zones;
- maintain a positive relationship with property owners;
- assemble the joint Task Force as soon as possible;
- consider removing vehicle rentals as permitted use;
- the name “Harbour Walk” is preferred.

SS-2016-43

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 491, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2016”, be read a first time.

CARRIED

SS-2016-44

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee reviewed the Islands Trust Policy Statement Directives Only Checklist and determine that Bylaw No. 491, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2016", is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2016-45

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer Bylaw No. 491 to First Nations, government referral agencies, and the Advisory Planning Commission.

CARRIED

SS-2016-46

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to forward comments made by the Salt Spring Island Local Trust Committee in response to the presentation on March 10, 2016 to the Advisory Planning Commission.

CARRIED

8.3 4015 - Draft Bylaws No. 488, 489 & 490 - Industrial Land Uses

Planner Beverly Suderman, Island Planning Services, presented a staff report dated March 3, 2016 regarding draft Bylaws No. 488, 489 and 490 as well as an update on the Industrial Land Use project.

Chair Luckham called a recess at 11:36 a.m. The meeting was reconvened at 11:39 a.m.

SS-2016-47

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to develop a comprehensive First Nations engagement strategy for consideration of the implications of these bylaws, with particular focus on Bylaw No. 488 to amend the Official Community Plan.

CARRIED

SS-2016-48

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer Bylaws No. 488, 489, and 490 to First Nations, government referral agencies, public agencies, the Advisory Planning Commission, the Salt Spring Parks and Recreation Commission, and the Salt Spring Island Transportation Commission.

CARRIED

SS-2016-49

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to develop a comprehensive community engagement strategy, including direct correspondence with C6 and industrial zoned property and business owners, with appropriate notifications through the media for the larger community.

CARRIED

SS-2016-50

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to add lots on the west side of Jackson Road to Bylaws No. 488 and 489, and contact the property owners to discuss the proposed change.

CARRIED

SS-2016-51

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to investigate the relative advantages of Options 1 and 2 regarding agricultural protection and report back with a recommendation.

CARRIED

SS-2016-52

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to investigate the relative advantages of Options 1 and 2 regarding improving the aesthetic outcomes of new business development and report back with a recommendation.

CARRIED

SS-2016-53

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee advise the Director of Local Planning Services that the Local Trust Committee is prepared to work on a presentation for the Executive Committee to the Agricultural Land Commission at the meeting in April 2016.

CARRIED

Chair Luckham called a recess at 11:51 a.m. The meeting was reconvened at 12:04 p.m.

9. CORRESPONDENCE

9.1 M. Squires to Trust Council - Dated February 17, 2016 - Concerning the Salt Spring Island Watershed Protection Authority

The correspondence was received.

9.2 J. Harkley, Salt Spring Mercantile - Dated March 4, 2016 - Concerning Appointment for a Rural Agency Store in Fulford Harbour

The correspondence was received.

SS-2016-54

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a letter to the British Columbia Liquor Distribution Branch to express support for the Salt Spring Mercantile application for a rural agency store in Fulford Harbour.

CARRIED

10. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: the Salt Spring Island Watershed Protection Authority (SSIWPA); the North Pender Island Local Trust Committee; the Mayne Island Local Trust Committee; the Saturna Island Local Trust Committee; the Trust Programs Committee, the Financial Planning Committee regarding the 2016-2017 budget; the Islands Trust Chief Administrative Officer (CAO) Hiring Committee regarding CAO Russ Hotsenpiller; and with the Chair and Trustees of the North Salt Spring Waterworks District. He also attended an event welcoming the new members of the Salt Spring Island Watershed Protection Authority Technical Working Group; a media training workshop; and three Community Information Sessions regarding the Industrial Land Uses project. Trustee Grams noted he has been working with the SSIWPA coordinator to create signage to be located at the St. Mary Lake beach access.

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee; the Islands Trust Chief Administrative Officer (CAO) Hiring Committee regarding CAO Russ Hotsenpiller; the Capital Regional District (CRD) regarding the proposed recreational playing fields; the Incorporation Study Committee; the Department of Fisheries and Oceans (DFO) and the CRD regarding Ganges Village and the Treehouse Café; Mainroad Contracting regarding road conditions; with Eric Booth regarding a new laundromat; and with Salt Spring Island Community Services regarding affordable housing. He also attended a CRD roundtable session regarding Centennial Park; a media training workshop; a Community Information Meeting and Public Hearing for proposed Bylaw No. 484 (Grantville Neighbourhood); and a Salt Spring Island Historical Society presentation regarding the dispossession of Japanese-Canadian land on Salt Spring Island during World War Two. Trustee Grove 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. CHAIR'S REPORT

Chair Luckham reported that he attended a media training workshop and a presentation by the Nanaimo Port Authority regarding their Marine Domain Awareness project for vessel monitoring. 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.

12. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Department of Fisheries and Oceans (DFO) and Trustees Grams and Groves regarding community input in the management of Ganges Harbour and a planning session with BC Transit. He noted the following highlights from the March 9, 2016 CRD Board meeting: a grant for the Island Pathways Salt Spring Island Trail Mapping project was approved; the Community Works Fund allocation was approved for the Salt Spring Island Economic Development Commission (CEDC) and Southern Gulf Islands Economic

Development Commission Experience the Gulf Islands concept plan; approval was given to proceed with the potential amalgamation of the Ganges Local Sewer Commission, the Maliview Sewer Commission and the Salt Spring Island Liquid Waste Disposal Service; planning for regional trails on Salt Spring Island and the Southern Gulf Islands was received for information; approval was given for additional transportation services on Salt Spring Island; and a delegation by T'Sou-ke First Nation was received regarding a water supply agreement in the Juan de Fuca area. He noted there will be a presentation on improved marine safety in the Salish Sea regarding liquefied natural gas at the April CRD Board Meeting. CRD Director McIntyre reported that the grant application for the Ganges Sewer System Upgrade was unsuccessful and a new grant application has been prepared to cover up to two-thirds of the Ganges Wastewater System renewal costs. He also noted the community consultation regarding playing fields has been delayed due to an illness.

13. DELEGATIONS – None

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:24 p.m.

Eight members of the public expressed opposition to application SS-RZ-2015.3.

One member of the public expressed support for playing fields and green space.

15. APPLICATIONS AND REFERRALS

15.1 SS-RZ-2015.3 - Capital Regional District - 181 Brinkworthy Road

Planner Wright presented a staff report dated February 16, 2016 regarding a proposal to amend the Land Use Bylaw zoning and Official Community Plan designation to allow Recreational Playing Fields.

Applicant Dan Ovington, CRD Manager, Parks and Recreation was present. Karla Campbell, CRD Senior Manager, Salt Spring Island Administration was also present and spoke to the application.

The Salt Spring Island Local Trust Committee noted they recognize residents of Brinkworthy Place as major stakeholders and encourage the applicant to engage with community representatives as soon as possible. It was also encouraged that the applicant explore the option of alternate road access.

SS-2016-55

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a professional parking and traffic demand analysis and plan of the proposed facility (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

SS-2016-56

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a complete stormwater drainage plan, prepared, signed and sealed by a Professional Engineer with experience in stormwater drainage (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

SS-2016-57

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a professional landscaping and site works plan (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

SS-2016-58

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a professional water demand and supply analysis and plan and demonstrates adequate supply of water for the proposed uses without reducing groundwater levels for neighbouring properties (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

SS-2016-59

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant carry out community engagement, including residents of Brinkworthy Place, with regard to mitigation of potential impacts and possible alternatives to the plan for the sports field park (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

Chair Luckham called a recess at 1:40 p.m. The meeting reconvened at 1:47 p.m.

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

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

Planner Wright presented a staff report dated March 2, 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-2016-60

It was MOVED and SECONDED,

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

CARRIED

15.3 SS-DP-2015.11 - M. Ogilvie - 111 Rainbow Road

Planner Miller presented a staff report dated February 23, 2016 regarding the construction of a new mixed-use building in Development Permit Area 1.

Applicant Martin Ogilvie was present and spoke to the application.

SS-2016-61

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-DP-2015.11 for Lot 13, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, to the Salt Spring Island Advisory Planning Commission for review and comment (111 Rainbow Road).

CARRIED

SS-2016-62

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-DP-2015.11 for Lot 13, Block B, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 1371, to the Salt Spring Island Transportation Commission for review and comment (111 Rainbow Road).

CARRIED

SS-2016-63

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit a drainage plan prepared by a Professional Engineer that identifies conditions to be incorporated into a development permit to protect the property from flooding, erosion or from other environmental impacts as the result of storm water runoff alterations (SS-DP-2015.11, 111 Rainbow Road).

CARRIED

15.4 SS-TUP-2016.1 - J. Fraser - 151 Lower Ganges Road

Planner Youmans presented a staff report dated March 1, 2016 regarding a Temporary Use Permit application to allow additional commercial uses.

Applicant John Fraser was present and spoke to the application.

SS-2016-64

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the applicant submit an amended site plan that identifies where each proposed use will occur (SS-TUP-2016.1, 151 Lower Ganges Road).

CARRIED

16. OTHER BUSINESS – None

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2016-65

At 2:38 p.m. it was **MOVED** and **SECONDED** that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a service that are at their preliminary stages.

CARRIED

17.2 Motion to Open the Meeting

SS-2016-66

At 3:35 p.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee re-opens this meeting to the public subject to Part 4, Division 3, Section 89 of the Community Charter.

CARRIED

17.3 Rise and Report – None

18. UPCOMING MEETINGS

A Special Meeting to receive project reports is scheduled for 9:30 a.m. on March 31, 2016 the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on April 7, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:35 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder