



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Wednesday, June 29, 2016
Location: Gulf Islands Secondary School
232 Rainbow Road, 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
Claire Olivier, Legislative Clerk
Thomas Loo, Bylaw Enforcement Officer (BEO)
Megan Walker, Student Planner
Sarah Shugar, Recorder

Media and Others Present: Darryl Martin, Capital Regional District (CRD) Alternate Director
Karla Campbell, CRD Senior Manager, Salt Spring Island Administration
Tom Fletcher, CRD Consultant
Judy McLeod, CRD Consultant
Gulf Islands Driftwood Reporter
Approximately 7 members of the public - a.m.
Approximately 135 members of the public - p.m.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:32 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

The following addition to the agenda was presented for consideration:
11.5 Capital Regional District Peck Cove Project

By general consent the agenda was approved as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the June 2, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of June 2, 2016 were adopted.

3.2 Resolutions Without Meeting Report - None

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.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report

The report was received.

SS-2016-126

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Financial Planning Committee to provide an explanation as to why the Special Projects Budget was emasculated without referral to the Salt Spring Island Local Trust Committee.

CARRIED

7.6 Trust Fund Board Report - None
8. LOCAL TRUST COMMITTEE PROJECTS

8.1 4015 - Industrial Uses

RPM Cermak presented a staff report dated June 9, 2016 regarding the Advisory Planning Commission's comments and recommendations for the Industrial Land Uses.

SS-2016-127

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to review: the general employment definition, the creative industry definition, the residential use provisions, and the office use provisions in draft Bylaws No. 488 and 489, and to incorporate the results of that review into draft Bylaws No. 488 and 489 for consideration.

CARRIED

SS-2016-128

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to add accessory retail sales to the CF2 zone in draft Bylaw No. 490, and to review the parking requirements for accessory retail sales in the CF2 zone, and to incorporate the results of that review into draft Bylaw No. 490 for consideration.

CARRIED

SS-2016-129

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to inform the Salt Spring Island Advisory Planning Commission that their recommendations regarding the Industrial Land Uses were accepted by the Salt Spring Island Local Trust Committee.

CARRIED

9. CORRESPONDENCE

9.1 M. Leichter, SSI Water Preservation Society - Dated June 20, 2016

SS-2016-130

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint Peter Grove to be the Salt Spring Island Local Trust Committee representative at the Salt Spring Island Water Preservation Society event scheduled on August 18, 2016.

CARRIED

10. APPLICATIONS AND REFERRALS - AM

10.1 SS-ALR-2016.1 - N. Fraser - 240 Atkins Road

RPM Cermak presented a staff report dated June 21, 2016 regarding an application for exclusion from the Agricultural Land Reserve.

The applicant was present and spoke to the application.

SS-2016-131

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-ALR-2016.1 for Lot 1 Section 2 Range 2 East North Salt Spring Island Cowichan District Plan VIP86207, to the Salt Spring Island Agricultural Advisory Planning Commission for review and comment (240 Atkins Road).

CARRIED

The meeting recessed at 10:17 a.m. and reconvened at 10:20 a.m.

10.2 SS-TUP-2016.2 - Gulf Island Recycling Service - 1415 Fulford-Ganges Road

RPM Cermak presented a staff report dated June 20, 2016 regarding a Temporary Use Permit application to allow a commercial in-vessel composting facility.

Applicant Bryan Crowder was present and spoke to the application.

SS-2016-132

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2016.2 for Strata Lot A, Section 78, South Salt Spring Island, Cowichan District, Strata Plan VIS6760 for a term of 3 years (1415 Fulford-Ganges Road).

CARRIED

10.3 SS-BL-339 - Salt Spring Island Community Services - Lot 3 Charlesworth Road

RPM Cermak presented a staff report dated June 21, 2016 regarding a request to amend a Housing Agreement for Affordable Housing.

SS-2016-133

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to enter into a cost recovery agreement with Salt Spring Island Community Services for Islands Trust legal review of the revised Land Use Covenant and Housing Agreement

originally adopted as “Salt Spring Island Local Trust Committee Affordable Housing Agreement Bylaw No. 339, 1995”, according to a terms of reference mutually agreed to by the applicant and Islands Trust staff.

CARRIED

SS-2016-134

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee allocate up to \$1600 from its communications budget for Public Hearing Statutory Notification costs for amending the Land Use Covenant and Housing Agreement originally adopted as “Salt Spring Island Local Trust Committee Affordable Housing Agreement Bylaw No. 339, 1995.”

CARRIED

10.4 SS-RZ-2013.7 - E. Booth, Salt Spring Ventures - Park Drive

RPM Cermak presented a staff report dated June 20, 2016 regarding an Application to Amend the Land Use Bylaw.

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant provide a water servicing plan prepared by a professional engineer that contains the following related to the provision of potable and non-potable water to the subject lot:

1. Confirmation that potable water in the amount required to obtain occupancy permits can be provided under the plan for all proposed units and that water in the amount required for fire suppression and irrigation can also be provided;
2. Where potable water is to be supplied by groundwater, a pump test(s) conducted by a professional engineer and containing supporting documentation that the test was of sufficient duration to establish the long-term reliability of the water supply in accordance with generally acceptable hydrological engineering practices;
3. Where potable water is to be supplied by groundwater, a water quality analysis that demonstrates that the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system; and
4. Where potable water is to be supplied by groundwater, assessment of how groundwater use on site will impact:
 - a. Nearby wells or other neighbourhood water supplies
 - b. Agricultural activities
 - c. Springs necessary to maintain fish habitat.

SS-2016-135

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the motion to include a fifth bullet: That the applicant makes every effort to include rainwater as part of the water supply plan.

CARRIED

Chair Luckham called the question on the amended motion as follows:

SS-2016-136

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant provide a water servicing plan prepared by a professional engineer that contains the following related to the provision of potable and non-potable water to the subject lot:

1. Confirmation that potable water in the amount required to obtain occupancy permits can be provided under the plan for all proposed units and that water in the amount required for fire suppression and irrigation can also be provided;
2. Where potable water is to be supplied by groundwater, a pump test(s) conducted by a professional engineer and containing supporting documentation that the test was of sufficient duration to establish the long-term reliability of the water supply in accordance with generally acceptable hydrological engineering practices;
3. Where potable water is to be supplied by groundwater, a water quality analysis that demonstrates that the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system; and
4. Where potable water is to be supplied by groundwater, assessment of how groundwater use on site will impact:
 - a. Nearby wells or other neighbourhood water supplies;
 - b. Agricultural activities;
 - c. Springs necessary to maintain fish habitat.
5. That the applicant makes every effort to include rainwater as part of the water supply plan.

CARRIED

SS-2016-137

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff, upon receipt of a water servicing plan from the applicant, to refer the plan to the Secretary to the Comptroller of Water Rights, Island Health, CRD Building Inspection and the North Salt Spring Water District for review and comment.

CARRIED

11. OTHER BUSINESS

11.1 New Business - none

11.2 Cowichan Valley Bylaw Referral, Bylaw No. 4024

RPM Cermak presented a memorandum dated June 14, 2016 regarding a Bylaw Referral from the Cowichan Valley Regional District.

SS-2016-138

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Cowichan Valley Regional District for Bylaw No. 4024, indicating that interests are unaffected.

CARRIED

11.3 Galiano Island Local Trust Committee Bylaw Referral, Bylaws No. 259 & 260

RPM Cermak presented a memorandum dated June 15, 2016 regarding a Bylaw Referral from the Galiano Island Local Trust Committee.

SS-2016-139

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaws No. 259 and 260, indicating that interests are unaffected.

CARRIED

11.4 Royal Roads University Clam Garden Project

RPM Cermak presented a memorandum dated June 6, 2016 regarding the Royal Roads University Clam Garden Project.

SS-2016-140

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct Chair Luckham to write a letter to Royal Roads University to thank them for their work on the Clam Garden Project.

CARRIED

11.5 Capital Regional District Peck Cove Project

SS-2016-141

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee provide the Capital Regional District with written support for the plan for an engineering assessment of the original boardwalk structure and the renovation of Peck's Cove Park.

CARRIED

The meeting recessed at 11:15 a.m. and reconvened at 12:15 p.m.

12. CLOSED MEETING - None

13. TRUSTEE REPORTS

Trustee Grams reported he has been working with Islands Trust staff and the Salt Spring Island Watershed Protection Authority (SSIWPA) coordinator on the Integrated Watershed Management Plan for Salt Spring Island. The plan will attempt to quantify the amount of water available from lakes, groundwater and rain. The plan will also ensure that there are policies in place that demand the efficient use of that water and whether the quantity available is compatible with the Official Community Plan and Land Use Bylaw. Trustee Grams attended Trust Council on North Pender Island and continues to update and maintain the SSIWPA and the Salt Spring Island Incorporation Study Committee websites.

Trustee Grove reported that he attended meetings with the following: the Islands Trust Chief Administrative Officer (CAO) Hiring Committee; the Salt Spring Island Incorporation Study Committee, and the Capital Regional District regarding the "Experience the Gulf Islands" initiative. He attended Trust Council on North Pender Island and an Affordable Housing Forum in Cowichan Bay. Trustee Grove acknowledged the success of the "Gulf Island Tour des Iles 2016" event.

14. CHAIR'S REPORT

Chair Luckham reported the following highlights from Trust Council on North Pender Island: a National Area Protection Tax Exemption Program (NAPTEP) application for Link Island was approved; the 2015-2016 Annual Report was approved;; Chair Luckham has written to the Prime Minister of Canada to express the Islands Trust Council's opposition to the proposal to establish new freighter anchorages off the northeast coast of Gabriola Island and ask for a moratorium on any new freighter anchorages within the waters surrounding the Islands Trust Area; and Chair Luckham has also written a letter to the Prime Minister of Canada requesting that Canada not proceed with participation in the Trans-Pacific Partnership Trade Agreement without certainty that the agreement will have no impact upon local government authority with respect to regulation, procurement, service provision and environmental protection. Chair Luckham thanked members of the community for their calls regarding land use planning and process.

15. CRD DIRECTOR'S REPORT

Alternate Capital Regional District (CRD) Director Martin acknowledged the success of the Gulf Islands "Tour des Iles" 2016 event with over 2000 passenger rides between the islands of Salt Spring, Gabriola, Pender, Mayne and Saturna. He reported that the Capital Regional District has approved an "Eco Plan" study to enhance pedestrian and cyclist travel between the Southern Gulf Islands.

16. DELEGATION

16.1 Support for the Non-Farm Use Application on the Brinkworthy Property and Insight Into Community Need and Benefits of Sports that Engage Teenagers and Specifically Girls in our Community - Shari Hambrook, Salt Spring Fastpitch Association - Girls Fastpitch

Shari Hambrook expressed support for the Non-Farm Use Application for recreational playing fields.

16.2 Feedback for Islands Trust on the Application for Non-Farm Use of 181 Brinkworthy for Recreational Playing Fields - Malcolm Legg, Salt Spring Island United Soccer Club and SS Minor Baseball Association

Malcolm Legg expressed support for the Non-Farm Use Application for recreational playing fields.

16.3 Concerning the ALR and Rezoning Applications for 181 Brinkworthy Road - Samantha Sanderson, Wendy Kaye, Brinkworthy Residents

Samantha Sanderson expressed opposition to the Non-Farm Use Application for recreational playing fields.

16.4 Support for the Non-Farm Use Application on the Brinkworthy Property - Corey Johnson, SSI Minor Baseball Association

Corey Johnson expressed support for the Non-Farm Use Application for recreational playing fields.

16.5 To Address the application for Non-Farm Use at 181 Brinkworthy and Comments on the Agricultural Implications of the Draft General Employment Bylaws - Elizabeth White, SS Agricultural Alliance

Elizabeth White expressed opposition to the Non-Farm Use Application for recreational playing fields

16.6 Brinkworthy Rezoning and ALR Applications - Concerning the Width and Quality of Brinkworthy Road - Helen Hinchliff

Helen Hinchliff expressed opposition to the Non-Farm Use Application for recreational playing fields.

16.7 181 Brinkworthy - Petitions, Problems and Potential Solutions - Alan Kaplan

Alan Kaplan and Sharon Bronstein expressed opposition to the Non-Farm Use Application for recreational playing fields.

16.8 181 Brinkworthy - Intersection of 3 Watersheds - Jan Slakov

Jan Slakov expressed opposition to the Non-Farm Use Application for recreational playing fields.

16.9 181 Brinkworthy - The Value of Ecological Goods and Services Provided by the Subject Lands in their Current State, Including the Headwaters for Three Streams/Creeks - Ian Peace

Ian Peace expressed opposition to the Non-Farm Use Application for recreational playing fields.

17. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 1:20 p.m.

Ten members of the public expressed support for application SS-ALR-2015.2.

Eleven members of the public expressed opposition for application SS-ALR-2015.2.

One member expressed concern regarding the termination of three members of the Agricultural Advisory Planning Committee.

The meeting recessed at 2:04 p.m. and reconvened at 2:12 p.m.

18. APPLICATIONS AND REFERRALS - PM

18.1 SS-ALR-2015.2 - Capital Regional District - 181 Brinkworthy Road

RPM Cermak presented a staff report dated June 20, 2016 regarding a Non-Farm Use Application for Recreational Playing Fields.

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

SS-2016-142

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-ALR-2015.2 for Lot 3, Section 5, Range 2 East, North Salt Spring Island, Cowichan District, Plan 4936, Except Parcel A (DD 385790I) to the Agricultural Advisory Planning Commission for review and comment (181 Brinkworthy Road).

CARRIED

SS-2016-143

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to update the inventory of farmland and Agricultural Land Reserve Land on Salt Spring Island and that this project be added to the projects list.

CARRIED

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

RPM Cermak presented a staff report dated June 20, 2016 regarding a Proposal to amend the Official Community Plan Designation and Zoning to Allow a Sports Field Park.

SS-2016-144

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer Draft Bylaw No 494, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2016" to the Advisory Planning Commission for comment (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

SS-2016-145

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer Draft Bylaw No.495, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 5, 2016" to the Advisory Planning Commission for comment (SS-RZ-2015.3, 181 Brinkworthy Road).

CARRIED

19. UPCOMING MEETINGS

SS-2016-146

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to reschedule the July 14, 2016 Salt Spring Island Local Trust Committee meeting to July 21, 2016 and to cancel the August 11, 2016 Salt Spring Island Local Trust Committee meeting.

CARRIED

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on July 21, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting adjourned at 3:21 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder