



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, November 30, 2017
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, Island Planner
Seth Wright, Planner 2
Jaime Dubyna, Planner 1
Susan Palmer, Contract Planner
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 40 members of the public - a.m.
Approximately 38 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 additional item to the agenda was presented for consideration:
10.1.3 Follow Up Letter to North Salt Spring Waterworks District

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 November 2, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of November 2, 2017 were adopted.

3.1.2 Draft Minutes of the November 4, 2017 SSI LTC Special Business Meeting

The following amendment to the minutes was presented for consideration:
item 4 remove "sliver" prior to "of land".

By general consent, the minutes of the November 4, 2017 Salt Spring Island Local Trust Committee Regular Meeting were adopted as amended.

3.2 Resolutions Without Meeting Report

The report was received.

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the November 16, 2017 Agricultural Advisory Planning Commission Meeting

The minutes were received.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-Up Action List

The report was received.

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING

6.1 Recess for Public Hearing

The meeting recessed at 9:40 a.m.

6.1.1 Proposed Bylaw 506 - Housing Agreement Bylaw - Lot 3 Bishops Walk, SSI

6.2 Recall to Order

The meeting reconvened at 9:52 a.m.

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

7.2 Work Program Top Priorities Report

The report was received.

Trustee Grams expressed concerns regarding delays to holding a Public Hearing for the Industrial Land Use bylaws.

7.3 Projects List

The report was received.

SS-2017-181

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee agreed to add Official Community Plan (OCP) review to the Projects List.

CARRIED

7.4 Applications with Status Report

The report was received.

7.5 Expense Report - None

7.6 Trust Fund Board Report - None

7.7 Executive Committee Report to SSI LTC

A briefing dated October 27, 2017 regarding under spending on projects was received for information.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaw No. 487 and Draft Bylaw No. 496 - Rural Watershed Land Use Bylaw and Official Community Plan Amendments

Planner Youmans presented a memorandum dated November 23, 2017 regarding Agriculture in Rural Watershed Zones.

The meeting recessed at 10:30 a.m. and reconvened at 10:35 a.m.

8.2 Draft Bylaw No. 491 - Ganges Village Area Planning - Harbourwalk

Planner Youmans presented a Staff Report dated November 23, 2017 regarding the Ganges Harbourwalk.

Pat Malone, Dillon Consulting presented the Community Consultation Summary and Recommendations – Ganges Harbourwalk Upland report regarding the community consultation event that was held on November 4, 2017.

SS-2017-182

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to review the status of the Development Permits and land owners compliance or failure to comply regarding the properties under review.

CARRIED

SS-2017-183

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to write to the Province to request that they consult with the Local Trust Committee prior to renewal or replacement of a tenure on the water areas adjacent to the subject properties.

CARRIED

SS-2017-184

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to report back with options for next steps and possible project charter amendments at a future Local Trust Committee meeting.

CARRIED

9. CORRESPONDENCE

9.1 L. Gorrill, owner of El Loco Taco, to the Local Trust Committee and Islands Trust staff, dated November 19, 2017 concerning application workflow

The correspondence was received.

RPM Cermak presented an update regarding the application.

10. OTHER BUSINESS

10.1 New Business

10.1.1 Japanese Canadian Historic Places Project - Executive Committee Briefing

A briefing dated October 27, 2017 regarding a Japanese Canadian Historic Places Project was presented.

SS-2017-185

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward the briefing dated October 27, 2017 regarding the Japanese Canadian Historic Places Project to the Salt Spring Island Historical Society for comment.

CARRIED

10.1.2 Salt Spring Island Local Trust Committee 2018 Regular Meeting Schedule

RPM Cermak presented a memorandum dated November 7, 2017 regarding the Salt Spring Island Local Trust Committee 2018 regular meeting schedule.

SS-2017-186

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to investigate convening the 2018 Local Trust Committee Regular Meetings at Meaden Hall.

CARRIED

SS-2017-187

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the proposed 2018 Regular Meeting schedule as presented in Appendix 1 of the November 7, 2017 staff memorandum to establish a meeting schedule as required by Salt Spring Island Meeting Procedures Bylaw No. 391.

CARRIED

10.1.3 Follow Up Letter to North Salt Spring Waterworks District

SS-2017-188

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to contact North Salt Spring Waterworks District to schedule a meeting between the Local Trust Committee and the North Salt Spring Waterworks District Board.

CARRIED

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2017-189

At 11:22 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)(j), information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act; and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2017-190

At 11:59 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

11.3 Rise and Report - None

The meeting recessed at 12:00 p.m. and reconvened at 12:05 p.m.

12. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Agricultural Advisory Planning Committee; the Salt Spring Alliance regarding governance; the Financial Planning Committee; the Drake Road Steering Committee; and various members of the community regarding water issues. Trustee Grove attended the Salt Spring Island Parks and Recreation strategic planning workshop; the Croftonbrook open house and the Harbourwalk Community Information Meeting.

Trustee Grams reported that he attended meetings with the following: the Financial Planning Committee; the Trust Programs Committee; the Executive Committee; the Agricultural Advisory Planning Committee; the North Pender Island Local Trust Committee; and the Mayne Island Local Trust Committee. Trustee Grams attended the Harbourwalk Community Information Meeting; a Transport Canada briefing regarding the abandoned vessels program and spoke to the Freshwater Sustainability Forum that is planned for 2018. Trustee Grams announced that Don Hodgins, Co-chair of the Salt Spring Island Watershed Protection Authority Technical Working Group has submitted his resignation.

13. CHAIR'S REPORT

Chair Luckham reported that he attended an initial consultation session regarding Transport Canada's Oceans Protection Plan and a meeting regarding the Mount Aerosmith Biosphere Region. Chair Luckham reported the next Trust Council meeting will be held December 5 to 7, 2017 in Victoria.

14. CRD DIRECTOR'S REPORT - None

15. DELEGATIONS

15.1 K. Weisner on behalf of Save Our Shoreline

Kathy Weisner spoke on behalf of Save Our Shoreline and requested the Local Trust Committee not proceed with draft Bylaw No. 491 and expressed support for a comprehensive Ganges Harbour management plan.

15.2 C. Anderson

Chris Anderson expressed concerns regarding the Ganges Harbourwalk project and requested the Local Trust Committee request the Ministry of Forests, Lands and Natural Resource Operations to not renew the Ganges Marina foreshore lease. Mr. Anderson presented a written submission dated November 30, 2017.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:28 p.m.

A member of the public spoke on behalf of the Water Preservation Society and expressed support to rescind draft Bylaw No. 491 and suggested that staff contact the federal agencies that have jurisdiction over the foreshore areas in Ganges Harbour for comment. Concern was also expressed regarding the mapping for the Affordable Housing - Cottages project and it was requested that the next set of maps show the drinking water lake watersheds to ensure that areas with groundwater issues are excluded.

A member of the public expressed concerns regarding the Ganges Harbourwalk project and spoke to the historical damage to Ganges Harbour including raw sewage dumping and fill. The member of the public expressed support for a sidewalk to increase pedestrian safety on Fulford Ganges Road.

A member of the public expressed support for the decision to contact the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development regarding referral of the Ganges Marina foreshore lease renewal and spoke to the importance that the letter be sent from the Local Trust Committee to the Minister. The member of the public requested staff to contact the Ministry regarding an error in the database pertaining to the Ganges Marina foreshore lease renewal.

A member of the public spoke to the three classes of cottages proposed in split-zoned properties in Rural Watershed 1 (RW1) in the Affordable Housing - Cottages project and expressed concern regarding the mapping.

A member of the public expressed support for the El Taco Loco application and requested the Local Trust Committee to consider options to move the application forward.

A member of the public presented a written submission entitled "BoardWay (certainly not) to Heaven" dated November 30, 2017.

17. APPLICATIONS AND REFERRALS

17.1 SS-DVP-2017.8 - R. Wright - 223 Jennifer Way, SSI

Planner Dubyna presented a Staff Report dated November 16, 2017 regarding a Development Variance Permit application to vary the setback to allow an accessory building.

SS-2017-191

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.8 (223 Jennifer Way).

CARRIED

17.2 SS-DP-2017.7 - P. & D. Way - 412 Isabella Point Road, SSI

Planner Dubyna presented a Staff Report dated November 22, 2017 regarding a Development Permit application authorizing the cutting and removal of trees.

SS-2017-192

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.7, conditional upon receipt of a letter from Ryzuk Geotechnical confirming full compliance of completion of the works (412 Isabella Point Road).

CARRIED

17.3 SS-RZ-2016.1 - R. Langevin - 805 Vesuvius Bay Road, SSI

Planner Wright presented a Staff Report dated regarding an application to rezone a property from Commercial Accommodation 2 (CA2) to Residential 8 (R8).

Present were the applicant, Robert Langevin, and a representative of BC Ferries. Both people spoke to the application.

SS-2017-193

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 502, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 3, 2017", be read a second time.

CARRIED

SS-2017-194

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee amend Bylaw No. 503, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2017", as specified in Attachment 2 of the Staff Report dated November 30, 2017.

CARRIED

SS-2017-195

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 503, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2017", be read a second time, as amended.

CARRIED

SS-2017-196

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to schedule a Public Hearing for Bylaws No. 502 and 503.

CARRIED

17.4 SS-BL-506 - Salt Spring Island Community Services - Lot 3 Bishops Walk Road

Planner Wright presented a Staff Report dated November 21, 2017 regarding a Housing Agreement for the provision of 24 units of affordable housing.

SS-2017-197

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 506, cited as "Salt Spring Island Housing Agreement Bylaw No. 506, 2017," be read a second time.

CARRIED

SS-2017-198

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 506, cited as "Salt Spring Island Housing Agreement Bylaw No. 506, 2017," be read a third time.

CARRIED

SS-2017-199

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 506, cited as "Salt Spring Island Housing Agreement Bylaw No. 506, 2017," be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

The meeting recessed at 1:02 p.m. and reconvened at 1:12 p.m.

17.5 SS-RZ-2017.4 - J. Gauthier, J.G. Consulting Services Ltd. - 132 Corbett Road (Croftonbrook)

Planner Palmer presented a verbal update regarding a rezoning application to allow 34 affordable dwelling units and office use at 132 Corbett Road.

Applicant Janice Gauthier spoke to the application.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on December 21, 2017 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

The Salt Spring Island Local Trust Committee closed the meeting at 1:26 p.m. See items 11.1 and 11.2. The meeting reconvened at 1:53 p.m.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:55 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder