



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, January 18, 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
Susan Palmer, Contract Planner
Rob Milne, Island Planner
Serena Klaver, Planner 1
Miles Drew, Bylaw Enforcement Manager
Karol Kudyba, Bylaw Enforcement Officer
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District Salt Spring Island
Electoral Area Director

Gulf Islands Driftwood Reporter
Approximately 10 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

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 addition was presented for consideration:

9.3 IWAV to SSILTC Dated January 16, 2018 – Concerning Croftonbrook Rezoning Application SS-RZ-2017.4

The following supplemental item was presented for consideration:

10.1.1 Issue Paper – Approval Process for Water Supply Systems on Salt Spring Island

By general consent the agenda and addendum were adopted.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the December 21, 2017 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of December 21, 2017 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

7.2.1 Work Program Summary Quarterly Report

RPM Cermak presented a memorandum dated January 11, 2018 regarding the 2017/18 Work Program.

The report was received.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

7.4.1 Applications Summary Quarterly Report

RPM Cermak presented a memorandum dated January 2, 2018.

The report was received.

7.5 Expense Report

The report was received.

7.6 Trust Fund Board Report - None

8. LOCAL TRUST COMMITTEE PROJECTS - None

9. CORRESPONDENCE

9.1 P. Janyk to SSILTC – Dated December 08 2017 – Concerning how the SSILTC works towards achieving goals

9.2 J. Northey to SSILTC Dated December 16 2017 – Concerning wood smoke and health

9.3 IWAV to SSILTC Dated January 16, 2018 – Concerning Croftonbrook Rezoning Application SS-RZ-2017.4

The correspondence was received.

10. OTHER BUSINESS

10.1 New Business

10.1.1 Issue Paper – Approval Process for Water Supply Systems on Salt Spring Island

Planner Palmer circulated a document entitled “Replacement pages for Approval Processes for Water Supply Systems on SSI” and “Excerpt from Table 4: Assessment of Options for Implementing Trust and OCP Water Policy.

SS-2018-01

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive the attached report, “Approval Processes for Water Supply Systems on Salt Spring Island” (January 11, 2018), as amended for information.

CARRIED

SS-2018-02

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to incorporate the following information requirements into the Development Approval Information Bylaw being drafted: a. Submission of a preliminary water study prepared by a civil engineer for proposed developments that rely on a community water supply system as outlined in the “Approval Processes for Water Supply Systems on SSI” (January 11, 2018) as amended.

CARRIED

SS-2018-03

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee forward the "Approval Process for Water Supply Systems on Salt Spring Island" report to Executive Committee for information.

CARRIED

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2018-04

At 10:48 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) (f) law enforcement if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2018-05

At 11:31 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

The meeting recessed at 11:31 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Trustee Grove reported he had meetings with the following: representatives of the proposed Meadow Lane project on Kings Lane, Laurie Hedger regarding Hedgers Recycling and Waste Services; representatives regarding the Harbour House Hotel project; representatives regarding a Rainbow Road affordable housing initiative; a property owner in Channel Ridge regarding water issues; the Salt Spring Community Alliance regarding governance; the BC Ferry Advisory Committee, North Salt Spring Waterworks District; and the Financial Planning Committee. Trustee Grove attended a Healthcare Provider Symposium and a United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) presentation hosted by MLA Adam Olsen.

Trustee Grams reported he had meetings with the following: the Financial Planning Committee; Executive Committee; the Salt Spring Island Watershed Protection Authority (SSIWPA); the SSIWPA Technical Working Group; Meadowbrook staff regarding the proposed Meadow Lane project on Kings Lane, North Salt Spring Waterworks District regarding agency collaboration; MLA Adam Olsen, CRD Director McIntyre and Trustee Grove regarding local issues. Trustee Grams reported that SSIWPA is the recipient of a Real Estate of BC Foundation grant to advance the Integrated Water Management Program.

13. CHAIR'S REPORT

Chair Luckham reported he had meetings with the following: Executive Committee; Financial Planning Committee regarding the draft budget; with Chief William Seymour of the Cowichan Tribes regarding archaeological interests, historical interests, governance, communication, reconciliation and engagement with First Nations. Chair Luckham and Islands Trust staff met with the Cowichan Nation Alliance regarding the Islands Trust Policy Statement.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre attended meetings with the following: the CRD Board; the Salt Spring Island Parks and Recreation Commission regarding the proposed Dragonfly Affordable Housing project and the Family Bike Park; the Electoral Areas Committee regarding an "Opportunities Salt Spring" feature that highlighted the Salt Spring Island Economic Development Commission's Rural Accelerator Program; with MLA Olsen, Trustee Grams and Trustee Grove regarding local issues; the BC Ferries Advisory Committee; CRD staff and North Salt Spring Waterworks District staff; with Elizabeth May, Member of Parliament regarding access to the Community Futures Fund. He reported the Province has announced 11.4 million dollars for internet remote upgrades in British Columbia; the Capital Regional District has issued a request for proposals for a passenger only ferry service between the Southern Gulf Islands; and that he has a meeting scheduled with Honourable Selina Robinson, Minister of Municipal Affairs and Housing regarding expanding Salt Spring Island's "rural" designation. CRD Director McIntyre attended a Healthcare Provider Symposium hosted by MLA Adam Olsen; the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) presentation hosted by MLA Adam Olsen; and an event hosted by Digital Salt Spring.

15. DELEGATIONS - None

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:20 p.m.

A member of the public expressed concern regarding application SS-DP-2017.14 and expressed support for the use of a Type II septic system.

A member of the public expressed concerns on behalf of the Salt Spring Water Preservation Society regarding permitting full time occupancy of cottages within the Rural Watershed 1 (RW1) areas identified in the proposed Affordable Housing - Cottages project and asked for an update regarding draft Bylaw No. 471 concerning the use of Temporary Use Permits (TUPs) to allow the use of a secondary suite for residential use.

A representative of application SS-RZ-2017.4 (Croftonbrook) expressed support for the "Approval Process for Water Supply Systems on Salt Spring Island" presentation and expressed concern regarding the delay of the application and requested that the project be on the February 2018 agenda.

A representative of BC Housing expressed support for application SS-RZ-2017.4 (Croftonbrook) and expressed concern regarding the delays to the project and how the delays would impact funding.

The applicant for application SS-RZ-2017.4 (Croftonbrook) expressed concern regarding the delays to the application and requested the Local Trust Committee to recognize BC Housing's offer to oversee an occupancy agreement.

A representative of application SS-RZ-2017.4 (Croftonbrook) expressed concerns regarding the delays to the project and spoke to the increased costs associated with construction during the winter months.

A member of the public expressed concerns regarding application SS-RZ-2017.4 (Croftonbrook).

A member of the public asked for information regarding use of a property within Ganges for electric vehicles.

A member of the public expressed concerns regarding the proposed "Coastal House" project and asked the Local Trust Committee to consider revising the "single family dwelling" definition in the Official Community Plan.

A member of the public expressed concerns regarding the proposed "Coastal House" project and spoke to the definition of "single family dwelling" in the Official Community Plan.

A member of the public expressed concern regarding the tendency to push projects forward in an election year and asked the Local Trust Committee to prioritize projects that can be completed prior to the next election.

A member of the public distributed a document entitled "The Second Anniversary – A Celebration" dated January 18, 2018.

The meeting recessed at 1:08 and reconvened at 1:15 p.m.

17. APPLICATIONS AND REFERRALS

17.1 SS-DP-2017.14 – T. Clement – 150 Terminus Street

Planner Klaver presented a report dated January 11, 2018 regarding a Development Permit application to install a septic system and a 675 square foot modular home.

Applicant Terry Clement spoke to the application.

SS-2018-06

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2017.14 (150 Terminus Street).

CARRIED

17.2 SS-RZ-2017.8 – SS Tennis Association – 805 Lower Ganges Road

Planner Youmans presented a staff report dated January 11, 2018 regarding a rezoning application to permit an additional indoor tennis court and outdoor tennis court.

Representatives of the applicant were present.

SS-2018-07

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.

CARRIED

SS-2018-08

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 509, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 7, 2017”, is not contrary to, or at variance with, the Islands Trust Policy Statement.

CARRIED

SS-2018-09

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

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on February 8, 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