



## Salt Spring Island Local Trust Committee Minutes of Regular Meeting

<b>Date:</b>	Thursday, August 16, 2018
<b>Location:</b>	Lions Club, Hart Bradley Memorial Hall 103 Bonnet Avenue, Salt Spring Island, BC
<b>Members Present:</b>	Peter Luckham, Chair George Grams, Local Trustee Peter Grove, Local Trustee
<b>Staff Present:</b>	Stefan Cermak, Regional Planning Manager (RPM) Jason Youmans, Island Planner Seth Wright, A/ Island Planner Justine Starke, Island Planner William Shulba, Senior Freshwater Specialist Serena Klaver, Planner 1 Ian Cox, Planner 1 Sarah Shugar, Recorder
<b>Media and Others Present:</b>	Wayne McIntyre, Capital Regional District (CRD) Salt Spring Island Electoral Area Director Gulf Islands Driftwood Reporter Approximately 25 members of the public - a.m. Approximately 46 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.

### 2. APPROVAL OF AGENDA

By **General Consent** the agenda was adopted.

### 3. COMMUNITY INFORMATION MEETING - None

The meeting recessed at 9:32 a.m. for the Public Hearings.

### 4. PUBLIC HEARINGS

- 4.1 **Proposed Bylaws No. 500 and 501 - SS-RZ-2016.4 - 270 Furness Road, SSI (Gulf Islands Brewing Ltd.)**
- 4.2 **Proposed Bylaws No. 498 and 499 - SS-RZ-2017.1 - 347 Bridgman Road, SSI (G. and M. Campbell)**

The meeting reconvened at 10:17 a.m.

## **5. PREVIOUS MEETINGS**

### **5.1 Draft Minutes of the Salt Spring Island Local Trust Committee**

#### **5.1.1 Draft Minutes of the July 12, 2018 SSI LTC Regular Meeting**

**By General Consent**, the minutes of the July 12, 2018 Spring Island Local Trust Committee meeting were adopted.

#### **5.1.2 Draft Minutes of the July 11, 2018 SSI LTC Special Meeting**

**By General Consent**, the minutes of the July 11, 2018 Salt Spring Island Local Trust Committee Special meeting were adopted.

### **5.2 Local Trust Committee Public Hearing Record dated July 11, 2018 - Bylaw No. 507 (132 Corbett Road, Croftonbrook)**

The Public Hearing Record was received.

### **5.3 Resolutions Without Meeting Report dated August 2018**

The report was received.

### **5.4 Draft Minutes of the Advisory Planning Commissions**

#### **5.4.1 Draft Minutes of the August 2, 2018 Advisory Planning Commission meeting**

The minutes were received.

#### **5.4.1 Draft Minutes of the August 2, 2018 Agricultural Advisory Planning Commission meeting**

The minutes were received.

## **6. BUSINESS ARISING FROM MINUTES**

### **6.1 Follow-Up Action List**

The report was received.

## **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.

Planner Youmans presented a verbal update regarding the Ganges Harbourwalk project. He reported that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) has indicated that it has not assigned the Statutory Right of Way application to a staff member at this time.

#### **7.3.1 Projects Summary - Quarterly Report**

A memorandum dated July 30, 2018 was presented.

### **7.4 Applications with Status Report**

The report was received.

#### **7.4.1 Applications Summary - Quarterly Report**

A memorandum dated July 30, 2018 was presented.

### **7.5 Expense Report**

The report dated June 2018 was received.

### **7.6 Islands Trust Conservancy Report - None**

The meeting recessed for a break at 10:32 a.m.

The meeting reconvened at 10:35 a.m.

## **8. LOCAL TRUST COMMITTEE PROJECTS**

### **8.1 Proposed Bylaws No. 488, 489 and 490 - Industrial Lands Review**

Planner Youmans presented a staff report dated August 8, 2018 regarding the Industrial Lands Review Project (Bylaws 488, 489, and 490).

**SS-2018-158**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee rescind second and third reading of Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016."

**CARRIED**

**SS-2018-159**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include Lot B, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23707 (115 Desmond Crescent) in the General Employment 1(b) (GE1(b)) zone.

**CARRIED**

**SS-2018-160**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include Lot A, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan 8350 (156 Alders Avenue) in the General Employment 1(b) (GE1(b)) zone.

**CARRIED**

**SS-2018-161**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include that portion of Lot A, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 30232 (340 Lower Ganges Road), where the existing car wash facility is located, in the General Employment 2 (GE2) zone to permit ongoing operation of the car wash.

**SS-2018-162**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee amend the previous motion to include "a laundromat and pet washing facilities."

**CARRIED**

Chair Luckham called the question on the motion as amended.

**SS-2018-163**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include that portion of Lot A, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 30232 (340 Lower Ganges Road), where the existing car wash facility is located, in the General Employment 2 (GE2) zone to permit ongoing operation of the car wash, a laundromat and pet washing facilities.

**CARRIED**

**SS-2018-164**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to remove Lot A, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 16240 (106 Jackson Avenue) from the proposed General Employment 1 (GE1) zoning and that the subject property retain its current Commercial 1 (C1) zoning.

**CARRIED**

**SS-2018-165**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to remove Lot 1, Block A, Section 5, Range 3 East, North Salt Spring Island, Cowichan District Plan 7987 (145 Robinson Road) from the proposed General Employment 1 (GE1) zoning and that the subject property retain its current Rural (R) zoning.

**CARRIED**

**SS-2018-166**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to remove Lot 1, Section 1, Range 3 East, North Salt Spring Island, Cowichan District, Plan 20357 (152 McPhillips Avenue) from the proposed General Employment 1 (GE1) zoning and that the subject property retain its current Commercial 1(d) (C1(d)) zoning.

**CARRIED**

**SS-2018-167**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to permit agriculture as a principal use in the General Employment 1 (GE1) and General Employment 2 (GE2) zones.

**CARRIED**

**SS-2018-168**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to remove the proposed General Employment 4 (GE4) zone in its entirety and zone the affected properties General Employment 3(a), a zone variant that will include the provision that "All uses must be marine dependent," and that the minimum setback from the rear property line for buildings and structures is 10 metres.

**CARRIED**

Chair Luckham noted that Recommendation No. 12 in the staff report dated August 8, 2018 is not being considered at this time, at the request of the property owner.

**SS-2018-169**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include Lot B, Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Plan VIP 54681 (331 Upper Ganges Road) in a zone that permits the following uses: commercial truck storage, bulk fuel storage, construction aggregate, and heavy equipment.

**CARRIED**

**SS-2018-170**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to permit sawmill as a permitted use at "that portion of the North West 1/4 of Section 60, South Salt Spring Island, Cowichan District, Except Parts in Plans 24110, 21769, 25612, 26491 and 26909 (190 Reynolds Road).

**CARRIED**

**SS-2018-171**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include commercial truck storage, bulk fuel storage, construction aggregate, and heavy equipment at Lot 2, Section 18, Range 4 East, North Salt Spring Island, Cowichan District, Plan 2289, Except Parts in Plans 3960, 6134, 47303 and Except Part in Parcel A (DD 2534811) and Except that Part in Plans VIP60214 and EPP 19759 (225 Beddis Road).

**CARRIED**

**SS-2018-172**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include the following uses: outdoor storage of derelict vehicles, storage of waste materials, and outdoor storage of goods and vehicles at Lot 1, Section 18, Range 4 East, North Salt Spring Island, Cowichan District, Plan 47303 (181 Beddis Road).

**CARRIED**

**SS-2018-173**

**It was Moved and Seconded,**

that Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" be amended to include the following uses: vehicle and other metal dismantling and recycling, laundromat, and storage of up to 8 derelict vehicles at Lot L, Section 20, Range 4 East, North Salt Spring Island, Cowichan District, Plan 8350 (251 Fulford-Ganges Road).

**CARRIED**

**SS-2018-174**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee rescind second and third reading of Bylaw No. 490, cited as “ Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016.”

**CARRIED**

**SS-2018-175**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee amend Bylaw No. 490 cited as “Salt Spring Island Land Use Bylaw 1999, Amendment No. 2, 2016 to permit a waste transfer station at 124 Lee Road.

**CARRIED**

**SS-2018-176**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee direct staff to review Bylaws 488, 489 and 490 for technical soundness and to identify recommended revisions before the bylaws are further advanced.

**CARRIED**

**SS-2018-177**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee direct staff to undertake a final round of consultation with Capital Regional District (CRD) staff to ensure that Bylaw No. 490 meets that agency’s requirements.

**CARRIED**

The meeting recessed for lunch at 11:42 a.m.

The meeting reconvened at 12:00 p.m.

**8.2 Watershed Management Project – Salt Spring Island Watershed Protection Alliance (SSIWPA) Update**

Planner Starke presented a memorandum dated July 27, 2018 regarding the Salt Spring Island Watershed Protection Alliance (SSIWPA) Annual Report 2017. The report was received. Freshwater Specialist William Shulba spoke to SSIWPA’s Strategic Planning process.

**8.3 Cannabis Regulation**

RPM Cermak presented a staff report dated August 2, 2018 regarding Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail License Application Fees.

**SS-2018-178**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:

- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee.
- The application process shall comprise of a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.
- The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal.
- However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed, at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
  - Name of the applicant and a description of the proposal in general terms;
  - The location of the proposed establishment and the subject site;
  - The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered;
  - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application;
  - How public comments may be submitted to the Local Trust Committee.

**CARRIED**

**SS-2018-179**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a fee for Liquor Control and Licensing Branch non-medical cannabis retail license applications, in the amount of \$2,000.

**SS-2018-180**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee amend the previous motion to increase the fee to \$4,000.

**CARRIED**

Chair Luckham called the question on the motion as amended.

**SS-2018-181**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a fee for Liquor Control and Licensing Branch non-medical cannabis retail license applications, in the amount of \$4,000.

**CARRIED**



## **9. CORRESPONDENCE**

- 9.1 A. Peat, SSI Fire Protection District to SSI LTC dated June 24, 2018 - Concerning Consolidation of Local Government Offices**  
Received for information.
- 9.2 D. Magnusson, D. Ruane and D. Crawford on behalf of Eagle Ridge Neighbours to SSI LTC, dated August 3, 2018 - Concerning clarifying language for Bylaw No. 355**  
Received for information.
- 9.3 N. Wigen to SSI LTC, dated August 8, 2018 - Concerning the protection of environmental covenants**  
Received for information.
- 9.4 Island Stream and Salmon Enhancement Society to SSI LTC dated August 8, 2018 - Concerning protective covenant areas on SSI**  
Received for information.
- 9.5 J. McKinley and F. Baldwin to SSI LTC dated July 19, 2018 - Concerning Local Laws on Cannabis Growing Operations**  
Received for information.
- 9.6 D. and J. Coulter to S. Furstenau, MLA, concerning 169 Seymour Heights, SSI**  
Received for information.

## **10. TRUSTEE REPORTS**

Trustee Grove met with the Honourable Selina Robinson, Minister of Municipal Affairs and Housing, MLA Adam Olsen, Capital Regional District Director McIntyre and Trustee Grams regarding governance issues. Trustee Grove spoke to the affordable housing crisis and noted the Islands Trust Bylaw Enforcement staff are required to respond to complaints and health and safety concerns need to be addressed. He reported a CRD Commission could be established to address affordable housing.

Trustee Grams met with the Honourable Selina Robinson, Minister of Municipal Affairs and Housing, MLA Adam Olsen, Capital Regional District Director McIntyre and Trustee Grove regarding governance issues and reported the elected officials requested an affordable housing task force to address the affordable housing crisis. Trustee Grams spoke to the need for inter-agency assistance to reconcile the Official Community Plan with issues regarding affordable housing needs on Salt Spring Island.

## **11. CHAIR'S REPORT**

Chair Luckham reported he has attended several meetings in preparation for the 2018 elections. The 2018 Union of BC Municipalities Convention will be held September 10-14, 2018. The next Trust Council will be held September 18-20, 2018 on Keats Island. Chair Luckham reported Executive Committee top priorities are the Trans Mountain Communications Strategy; Anchorages Advocacy Strategy and Islands Trust Act Amendments. He spoke to concerns

regarding vessel anchorages including light pollution, noise pollution and safety concerns. The Trust Council Trans Mountain Communications Strategy would include a letter to Prime Minister Justin Trudeau regarding implications to the Trust Area from the proposed purchase of the Kinder Morgan pipeline.

**12. CRD DIRECTOR'S REPORT**

Capital Regional Director Electoral Area Director McIntyre reported he attended the following meetings: BC Ferries Executive; the Salt Spring Island Farmland Trust; and the Capital Regional Housing Corporation. He additionally met with the Honourable Selina Robinson, Minister of Municipal Affairs and Housing regarding housing and Salt Spring Island's Rural Status. Director McIntyre met with the Dragonfly Affordable Housing project property owners, affordable housing advocates regarding rainwater harvesting options, and with the Drake Road Affordable Housing Steering Committee which reported that three wells have been drilled that did not yield sufficient capacity and a fourth well is planned to be drilled although the site cannot be accessed until the fire ban is lifted. CRD Director McIntyre attended the opening of the Salt Spring Island Family Bike Park and acknowledged everyone involved in the project. Capital Regional District Corporate Administrative Officer Robert Lapham held a session with the local CRD Commissions and staff regarding local service delivery and the CRD hosted a forum on Service Delivery on August 13, 2018 in Victoria.

**13. DELEGATIONS - None**

**14. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:23 p.m.

Two members of the public expressed concerns regarding a Tree Removal Request for 169 Seymour Heights and submitted a document and photos.

A member of the public asked for information regarding the status of the Housing Agreement between the Capital Regional District, the Salt Spring Island Land Bank Society and the Salt Spring Island Local Trust Committee for an affordable housing project on Rainbow Road and expressed concerns regarding unlawful occupancy on the property.

Five members of the public expressed concerns regarding bylaw enforcement of illegal dwellings and expressed support for affordable housing on Salt Spring Island.

A member of the public expressed concerns regarding bylaw enforcement of illegal dwellings and requested a moratorium on enforcement of non-conforming housing.

A member of the public expressed concerns regarding the affordable housing crisis on Salt Spring Island specifically families and health care workers and asked how members of the public can support the Islands Trust to address the issue.

A member of the public expressed concerns regarding the affordable housing crisis on Salt Spring Island and specifically declining enrolment at Fulford Elementary.

**15. APPLICATIONS AND REFERRALS**

**15.1 SS-DVP-2018.7 - R. Kelln - 123 Ashya Road, SSI**

Planner Klaver presented a staff report dated August 8, 2018 regarding a Development Variance Permit to vary the interior lot line setback to make lawful the siting of a single family dwelling.

**SS-2018-182**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee direct staff to advise the applicant that Development Variance Permit application SS-DVP-2018.7 (123 Ashya Road) will be considered further by the Salt Spring Island Local Trust Committee when the covenant for SS-RZ-2013.3 (119 – 150 Ashya Road) is registered.

**CARRIED**

**15.2 SS-DVP-2018.8 - D. Murphy - 181 Main Street, SSI**

Planner Cox presented a staff report dated August 2, 2018 regarding a Development Variance Permit to permit the siting of an accessory garage within lot line setbacks.

Applicant D. Murphy spoke to the application.

**SS-2018-183**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.8 (181 Main Street).

**CARRIED**

**15.3 SS-DP-2018.6 & SS-DVP-2018.5 - M. Bapty - 2611 Fulford-Ganges Road, SSI**

Planner Cox presented a staff report dated August 7, 2018 regarding a Development Permit and Development Variance Permit to permit installation of a prefabricated steel bridge across Fulford Creek on private property.

Applicant M. Bapty spoke to the application.

**SS-2018-184**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2018.5 (2611 Fulford-Ganges Road).

**CARRIED**

**SS-2018-185**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2018.6 (2611 Fulford-Ganges Road).

**CARRIED**

**15.4 SS-DP-2018.11 - B. Green c/o BC Ferry Services Inc. - Vesuvius Ferry Terminal, SSI**

RPM Cermak presented a staff report dated July 24, 2018 regarding a Development Permit application to permit a washroom facility at the Vesuvius Ferry Terminal.

**SS-2018-186**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2018.11 (Vesuvius Ferry Terminal).

**CARRIED**

**15.5 SS-RZ-2017.1 - G. and M. Campbell - 347 Bridgman Road, SSI**

RPM Cermak presented a staff report dated August 8, 2018 regarding an OCP Amendment and Rezoning from Commercial Accommodation to a Rural zone variant.

**SS-2018-187**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 498, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017", be read a third time.

**CARRIED**

**SS-2018-188**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 499, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017", be read a third time.

**CARRIED**

**SS-2018-189**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaws 498 and 499 be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**SS-2018-190**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 498 be forwarded to the Minister of Municipal Affairs and Housing for approval.

**CARRIED**

**15.6 SS-RZ-2016.4 - Gulf Islands Brewing Ltd. - 270 Furness Road, SSI**

RPM Cermak presented a staff report dated August 8, 2018 regarding an OCP Amendment and Rezoning to permit a Brewery on a Rural zoned lot.

**SS-2018-191**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee amend Bylaw No. 500, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2017", by changing "Rural Neighbourhoods (RN)" in Plan No. 1 to "Rural Neighbourhoods (RL)".

**CARRIED**

**SS-2018-192**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 500, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 2, 2017", be read a third time, as amended.

**CARRIED**

**SS-2018-193**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 501, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", be read a third time.

**CARRIED**

**SS-2018-194**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaws 500 and 501 be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**SS-2018-195**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 500 be forwarded to the Minister of Municipal Affairs and Housing for approval.

**CARRIED**

**15.7 SS-RZ-2018.1 - D. Brown and E. Evanik - 155 Rainbow Road, SSI**

Planner Youmans presented a staff report dated August 8, 2018 regarding proposed Rezoning from Residential 6 (R6) to Commercial 2(c) - (C2(c)).

Applicant D. Brown spoke to the application.

**SS-2018-196**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 511, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018" be amended as shown in alternative recommendation number 1 in the staff report dated August 8, 2018.

**CARRIED**

**SS-2018-197**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 510, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018” be read a first time.

**CARRIED**

**SS-2018-198**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee Bylaw No. 511, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018” be read a first time, as amended.

**CARRIED**

**SS-2018-199**

**It was Moved and Seconded,**

that Salt Spring Island Local Trust Committee Bylaw No. 510, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018” and Salt Spring Island Local Trust Committee Bylaw No. 511, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018” be referred to the agencies and First Nations shown in Appendix 3 of the August 16, 2018 staff report and to the Advisory Planning Commission and Agricultural Advisory Planning Commission for review and comment.

**CARRIED**

**SS-2018-200**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee direct staff to work with the applicant toward developing appropriate solutions to addressing issues related to parking and provision of a commercial loading space on the subject properties.

**CARRIED**

The meeting recessed for a break at 1:57 p.m.

The meeting reconvened at 2:00 p.m.

**15.8 M. Chandler - Tree Removal Request - 169 Seymour Heights, SSI**

Planner Youmans presented a staff report dated August 9, 2018 regarding a tree removal request and presented correspondence received from Martin de Vries and Linda Jones dated July 14, 2018.

Applicant M. Chandler spoke to the application.

**SS-2018-201**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee authorize tree removal in the “agricultural zone” shown in Site Plan B of Appendix 3 of the staff report dated July 12, 2018.

**CARRIED**

**SS-2018-202**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee authorize tree removal as shown in “Shop Building Envelope,” “Yoga Studio Envelope,” and “House Building Envelope” of Akerman Tree Care assessment report dated July 1, 2018 and appended as Appendix 4 of the staff report dated July 12, 2018.

**CARRIED**

**SS-2018-203**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee authorize discretionary tree removal of trees less than 20cm in diameter measured 1.5 metres from the ground outside of Development Permit Area 7 in fire protection zones 1, 2 and 3 as shown in Appendix 3 of the staff report dated July 12, 2018 for the purposes of wildfire protection.

**CARRIED**

**SS-2018-204**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee authorizes discretionary removal of all vegetation and trees within “Fire Protection Zone 1” and up to 25 percent of the trees in “Fire Protection Zone 2” as shown in Appendix 3 of the staff report dated July 12, 2018 where this work will not occur within Development Permit Area 7.

**CARRIED**

**SS-2018-205**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee request staff to report on the implications of reducing the lot coverage ratio currently set in the Rural Upland zone where 33% lot coverage for buildings and structures is permitted.

**CARRIED**

**SS-2018-206**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee request staff report on mechanisms other than covenants to protect trees in rural upland areas.

**CARRIED**

**15.9 Proposed Bylaw SS-BL-507 - SS-RZ-2017.4 - 132 Corbett Road, SSI (Croftonbrook)**

RPM Cermak presented a verbal update regarding a rezoning application to allow 34 affordable dwelling units and office use.

A BC Housing representative spoke to the application.

**SS-2018-207**

**It was Moved and Seconded,**

that based upon information provided including the proposed density of occupation provided by the applicant, the Salt Spring Island Local Trust Committee is satisfied that lands for the Croftonbrook expansion provide a suitable supply of potable water.

**CARRIED**

**16. OTHER BUSINESS**

**16.1 New Business**

**16.1.1 Trust Programs Committee to SSI LTC concerning Service Integration**

RPM Cermak presented a briefing dated July 16, 2018 regarding service delivery.

**SS-2018-208**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee advise the Trust Programs Committee that the Local Trust Committee has experienced barriers to engaging service providers/other agencies when addressing the following topics (not in priority): Affordable Housing; Water provision; Sewage provision; Roads; Marine issues and Building Inspection.

**CARRIED**

**16.1.2 Islands Trust Conservancy to SSI LTC concerning Incorporating the Regional Conservation Plan into Land Use Planning**

**By General Consent,** the Salt Spring Island Local Trust Committee agreed to defer Item 16.1.2 - Islands Trust Conservancy to SSI LTC concerning Incorporating the Regional Conservation Plan into Land Use Planning, to the next meeting.

**16.1.3 Communication with Cowichan Tribes**

Chair Luckham presented a verbal update.

**SS-2018-209**

**It was Moved and Seconded,**

that the Salt Spring Island Local Trust Committee request Chair Luckham and staff to meet with Cowichan Tribes to explain decisions concerning the Harbour House Hotel rezoning.

**CARRIED**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**



**SS-2018-210**

**It was Moved and Seconded,**

the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section: 90 (1)(m) a matter that, under another enactment, is such that the public may be excluded from the meeting, and that staff be invited to remain.

**CARRIED**

The meeting closed to the public at 3:15 p.m.

The meeting reopened to the public at 3:22 p.m.

**17.2 Motion to Open the Meeting**

**SS-2018-211**

**It was Moved and Seconded,**

the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

**CARRIED**

**17.3 Rise and Report Decisions from Closed Meeting - None**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on September 27, 2018 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**19. ADJOURNMENT**

**By General Consent** the meeting adjourned at 3:24 p.m.

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Peter Luckham, Chair

Certified Correct:

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Sarah Shugar, Recorder