

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING
Thursday, July 5, 2012 - 9:30 AM
Lions Club, Hart Bradley Hall - 103 Bonnet Avenue

PRESENT

Sheila Malcolmson, Chair
George Grams, Local Trustee
Peter Grove, Local Trustee
Justine Starke, Acting Regional Planning Manager (A/RPM)
Stefan Cermak, Planner 2
Kristin Aasen, Planner 1
Caitlin Brownrigg, Planner 1
Kathryn Luttin, Recorder
Approximately 5 members of the public – a.m.
Approximately 10 members of the public – p.m.

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

1. CALL TO ORDER

Chair Malcolmson called the meeting to order at 9:30 a.m. She welcomed everyone, introduced herself, the Trustees and staff and explained the meeting procedures. She acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

2. APPROVAL OF AGENDA

The agenda was adopted by general consent with the following additions: Item 6.4 – Salt Spring Island Expense Report – Posted to June 30, 2012; Item 14.2 – “St. Mary Lake: a lake in trouble”.

3. MINUTES AND RESOLUTIONS WITHOUT MEETING

3.1 Draft Minutes of the SSI LTC Regular Business Meeting of June 7, 2012

The minutes were adopted as presented by general consent.

3.2 Draft Minutes of the SSI LTC Special Business Meeting of June 6, 2012

The minutes were adopted as presented by general consent.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-Up Action List

The following was noted: under the June 7, 2012 actions, first item, the legal opinion has been released; under the same actions, second to last item, the uncensored video has been restored; under the January 5, 2012 action, Quality Management Review, should be removed as it is now referred to in the Work Program High Priority project list.

5. LOCAL TRUST COMMITTEE PROJECTS

5.1 **St. Mary Lake Watershed Management Plan**

Trustee Grove reviewed the Trustee report dated June 21, 2012. It was noted that there is an apparent lack of a coordinating body to implement a management plan for St. Mary Lake water issues. The following motion was introduced.

SSI-139-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee requests the Executive Committee instruct staff to explore the ways and means by which the Islands Trust Act may enable the Islands Trust Council to assist, in particular, by applying s.8(2)(b) of the Islands Trust Act which reads: “coordinate and assist in the determination, implementation and carrying out of municipal, regional and improvement district and government of British Columbia policies for the preservation and protection of the trust area and its unique amenities and environment”.
CARRIED

5.2 **LTC Work Program Update**

A/RPM Starke reviewed the staff report dated June 27, 2012.

By general consent, the Work Program project list will be ordered alphabetically and will be included in each agenda.

It was noted that Appendix A of the staff report was authored by Trustee Grams.

5.3 **Work Program Peer Review of Riparian Areas Regulation Pilot Mapping – Terms of Reference and Budget**

Planner Cermak reviewed the staff report dated June 22, 2012.

SSI-140-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approves the general Terms of Reference and directs staff to issue a contract for a peer review of the pilot stream mapping within St. Mary Lake Watershed and Cusheon Lake Watershed.
CARRIED

SSI-141-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee requests budget allocation from Local Planning Services of either the Local Planning Services Technical Services Fund or Salt Spring Island Riparian Areas Regulation budget.
CARRIED

5.4 **Secondary Suites – Draft Bylaw No. 461**

A/ RPM Starke reviewed the staff report dated June 27, 2012.

The chair called for a recess at 10:54 a.m. The meeting reconvened at 11:01 a.m.

SSI-142-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amends Draft Bylaw No. 461 (secondary suites) to reflect the following: add “Informational Note: Properties on land within the Agricultural Land Reserve, zoned Agriculture 1 and Agriculture 2 by this bylaw also permit secondary suites”; under 3.15.10, remove the last two sentences and add “Informational Note: At time of Building Permit application, the Capital Regional District requires proof of potable water and proof of adequate septic capacity be provided prior to issuing approvals”; renumber 3.15.11 to 3.15.13; renumber 3.15.12 to 3.15.11; add new 3.15.12 “Where

water is to be supplied by a combination of sources, a written plan for the supply of water is to be provided that demonstrates an adequate supply of potable water; renumber 3.15.13 to 3.15.14. **CARRIED**

SSI-143-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee gives First Reading to Draft Bylaw No. 461 (secondary suites), as amended, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2012". **CARRIED**

SSI-144-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to refer Proposed Bylaw No. 461 (secondary suites) to the Advisory Planning Commission and the Advisory Environment Committee for comment. **CARRIED**

SSI-145-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to refer Proposed Bylaw No. 461 (secondary suites) to public agencies and First Nations for comment. **CARRIED**

SSI-146-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to design and conduct an online community survey to gather community input into Proposed Bylaw No. 461 (secondary suites). **CARRIED**

SSI-147-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee dedicates up to \$2000 from the Community Engagement budget to support communications related to Proposed Bylaw No. 461 (secondary suites). **CARRIED**

SSI-148-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee dedicates up to \$2500 from the Land Use Bylaw: Community Affordable Housing Strategy budget for a legal review of Proposed Bylaw No. 461 (secondary suites). **CARRIED**

It was noted that Proposed Bylaw No. 461 is also consistent with Official Community Plan policies 8.6.11, B2.3.15 and C.2.1.1.1.

6. REPORTS

6.1 Application Summary Report

A/RPM Starke reviewed the staff memorandum dated June 28, 2012.

6.2 Applications with Status Report

The report was received for information.

6.3 Work Program Top Priorities Report

The report was received for information.

6.4 Salt Spring Island Expense Report

The report was received for information.

SSI-149-12 It was **MOVED** and **SECONDED** that the regular Local Trust Committee Expense Summary Report includes all budgets and expenses for which the Local Trust Committee is responsible. **CARRIED**

7. CORRESPONDENCE

7.1 Agricultural Land Commission to CAO Linda Adams – Farm Housing - June 20, 2012

The correspondence was received. By general consent, Trustee Grams will respond with an invitation to meet the Salt Spring Island Local Trust Committee.

7.2 G. Wickland – Limited Dredging of St. Mary’s Lake – June 21, 2012

The correspondence was received. By general consent, Trustee Grams will respond.

7.3 Dr. Varzeliotis – Freedom of Information & Protection of Privacy – June 25, 2012

The correspondence was received. The Trustees requested that staff assist Dr. Varzeliotis in accessing all publicly available information to his request.

The Chair called for a recess at 11:34 a.m. The meeting reconvened at 11:59 a.m.

Chair Malcolmson welcomed the members of the public and thanked them for coming. She introduced the Trustees and staff and reviewed the video recording practices.

8. TRUSTEE REPORTS

Trustee Grams reported that since the last meeting he has met with various constituents; attended the Trust Council meeting on Pender Island; met with the Bowen Island Trustees to discuss incorporation; attended a water seminar in Victoria hosted by the POLIS Project on Ecological Governance; met with Sebastian Moffatt and staff regarding the Advisory Group Terms of Reference; met with the Cusheon Lake Stewardship Committee; and assisted with writing another letter to Ida Chong regarding the request for a governance study. He noted that most of his time has been spent on the working group on water quality.

Trustee Grove reported that he attended the Trust Council meeting on Pender Island; continued to meet with Trustee Grams and the Capital Regional District Director regarding water issues; attended a Salt Spring Island Water Council meeting; attended the Canada Day festivities; and attended the memorial for John Wilcox. He mentioned the Care Cottage concept of affordable housing, the Shell gas station, Bullock Lake, mini storage, and the Salt Spring Island Rod & Gun Club. He congratulated Island Pathways on the Velo Village event.

9. CHAIR’S REPORT

Chair Malcolmson spoke about the Trust Council meeting’s zero emissions shuttle vehicle; the Community Stewardship Awards; the Natural Area Protection Tax Exemption Program (NAPTEP); the reduction of Coast Guard services; oil spill preparedness; and the call for public input for the Trust Council’s strategic plan, including PlaceSpeak, a new technology for public dialogue.

10. CRD DIRECTOR’S REPORT - none

11. DELEGATIONS

11.1 Dr. Varzeliotis – A Review of the Legal Advice on Censorship

Dr. Varzeliotis spoke about the legal advice on censorship.

12. TOWN HALL

Chair Malcolmson opened the Town Hall at 12:30 p.m. and explained the guidelines. Some members of the public expressed interest in geothermal heating.

13. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

13.1 **SS-DVP-2012.2 – Brian Little – 123 Castillou Way**

Planner Brownrigg reviewed the staff report dated June 19, 2012. The applicant was not present.

SSI-150-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approves issuance of proposed Development Variance Permit SS-DVP-2012.2 to Brian Little at 123 Castillou Way for Lot 3, District Lot 17, North Salt Spring Island, Cowichan District, Plan 23890. **CARRIED**

13.2 **SS-DP-2012.1 – Arlene and Don Dashwood – 301 Price Road**

Planner Brownrigg reviewed the staff report dated June 25, 2012. The applicants were present and spoke to the application.

SSI-151-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approves issuance of Development Permit SS-DP-2012.1 to Donald and Arlene Dashwood - 301 Price Road for Lot 10, Sections 16 and 17, Ranges 5 and 6 East, North Salt Spring Island, Cowichan District, Plan 14029. **CARRIED**

13.3 **SS-RZ-2011.5 – Gerald and Karen Tottman – 127 Rainbow Road**

Planner Aasen reviewed the staff report dated June 28, 2012. One of the applicants was present and spoke to the application.

SSI-152-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee gives Second Reading to Proposed Bylaw No. 460, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2012" (Tottman, 127 Rainbow Road, SS-RZ-2011.5). **CARRIED**

SSI-153-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to schedule a Public Hearing (Tottman, 127 Rainbow Road, SS-RZ-2011.5). **CARRIED**

SSI-154-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to prepare resolutions for Third Reading that enable the Local Trust Committee to establish the conditions for bylaw approval, that will at minimum address frontage works along Rainbow Road and bicycle parking, where viable (Tottman, 127 Rainbow Road, SS-RZ-2011.5). **CARRIED**

It was suggested that staff schedule a Community Information Meeting as close to the Public Hearing in timing as possible so there is a half-hour break between the two meetings.

13.4 **SS-RZ-2011.4 – Bylaw No. 456 – Myles Wilson – 154-164 Kings Lane**

Planner Cermak reviewed the staff report dated June 18, 2012. The applicant was present.

SSI-155-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopts Proposed Bylaw No. 456, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2012” (Wilson, 154-164 Kings Lane, SS-RZ-2011.4). **CARRIED**

13.5 SS-RZ-2011.2 – Board of Education of School District 64 – 232 Rainbow Road
Planner Aasen reviewed the staff report dated June 28, 2012. The applicant was not present.

SSI-156-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee accepts from the registered owner of the land on Salt Spring Island legally described as Lot 1 Section 2 Range 3 East, North Salt Spring Island, Cowichan District, Plan EPP9917 a covenant under section 219 of the *Land Title Act* and that all necessary steps are taken to register the instrument in the Land Title Office against title to the land, at the expense of the registered owner of the land (Board of Education of school district 64, 232 Rainbow Road, SS-RZ-2011.2). **CARRIED**

SSI-157-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee designates any member to sign the proposed covenant (Board of Education of School District 64, 232 Rainbow Road, SS-RZ-2011.2). **CARRIED**

13.6 SS-LCB-2012.1 – Moby’s Pub – 124 Upper-Ganges Road
Planner Brownrigg reviewed the staff report dated June 27, 2012. The applicant was present and was invited to speak.

SSI-158-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee has no objection to the temporary change to Liquor Licence 135365 for Moby’s Marine Pub on August 25, 2012 (Robert Steinbach, Moby’s Marine Pub, 124 Upper Ganges Road). **CARRIED**

SSI-159-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee recommends that Moby’s Marine Pub facilitates alternative means of transportation for attendees by encouraging BC Transit to extend the hours of service for the proposed beer festival on August 25, 2012, and encouraging patrons to arrange alternative means of transportation (Robert Steinbach, Moby’s Marine Pub, 124 Upper Ganges Road). **CARRIED**

SSI-160-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to refer this report dated June 27, 2012 to the Salt Spring Island detachment of the RCMP and the Ministry of Transportation and Infrastructure for information (Robert Steinbach, Moby’s Marine Pub, 124 Upper Ganges Road). **CARRIED**

The Chair called for a recess at 12:57 p.m. The meeting reconvened at 1:01 p.m.

14. NEW BUSINESS

14.1 Galiano Proposed Bylaws No. 235 and 236 – To re-designate Forestry properties and abutting Marine designated area
Acting RPM Starke reviewed the staff memorandum dated June 27, 2012.

It was requested that future referrals should include a map that will reference the referral area in relation to Salt Spring Island.

SSI-161-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee directs staff to respond to the Galiano Island Local Trust Area Bylaw Referral Form for Proposed Bylaws 235 and 236 indicating that “interests are unaffected by bylaw.”
CARRIED

- 14.2 “St. Mary Lake: a lake in trouble” – Brochure**
Trustee Grove reviewed the brochure.

SSI-162-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee dedicates and releases up to \$1000 from the Local Expense Account (Communications) to support the publication and distribution of an informational brochure on land use management in the St. Mary Lake watershed, as is consistent with the objectives of Section B and C of the Salt Spring Island Official Community Plan, upon presentation of supporting invoices by the Water Preservation Society.
CARRIED

15. UPCOMING MEETINGS

- 15.1** The next regular business meeting of the Local Trust Committee is scheduled for 9:30 a.m. on Thursday, August 2, 2012 at the Lion’s Club, Hart Bradley Hall, 103 Bonnet Ave, Salt Spring Island.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 1:53 p.m.

Sheila Malcolmson, Chair

Kathryn Luttin, Recorder