

**ADOPTED**  
**MINUTES of the SALT SPRING ISLAND**  
**LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING**  
**Thursday, December 13, 2012 - 9:30 AM**  
**Harbour House Hotel, 121 Upper Ganges Road, Salt Spring Island**

**Members Present:**

Sheila Malcolmson, Chair  
George Grams, Local Trustee  
Peter Grove, Local Trustee

**Staff Present:**

Leah Hartley, Regional Planning Manager (RPM)  
Stefan Cermak, Planner 2  
Caitlin Brownrigg, Planner 1  
Chris Larson, Planner 1  
Kathryn Luttin, Recorder

**Others Present:**

Approximately 6 members of the public – a.m.  
Approximately 7 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 introduced herself, the Trustees and staff and explained the meeting procedures.

**2. APPROVAL OF AGENDA**

The following changes were made to the agenda: add Item 9.1.1 – Correspondence from Eric Booth dated December 11, 2012; add Item 17.1 – Audio Recording – Trustee Grams.

The agenda was adopted as amended by general consent.

**3. CLOSED MEETING RESOLUTION**

SSI-244-12

At 9:32 a.m. it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to section 90(1)(a) of the Community Charter regarding personal information about identifiable individuals who are being considered for a position appointed by the local government and that staff are invited to remain. **CARRIED**

**4. OPEN MEETING RESOLUTION**

SSI-245-12

At 10:14 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**

**5. RISE AND REPORT - none**

**6. MINUTES AND RESOLUTIONS WITHOUT MEETING**

**6.1 Draft Minutes of the SSI LTC Special Business Meeting of November 21, 2012**

The minutes were adopted as presented by general consent.

**6.2 Draft Minutes of the SSI LTC Regular Business Meeting of November 22, 2012**

The following change was made: Item 9.1, after the sentence "The meeting reconvened at 1:15 p.m." add the words "The proposed bylaw was discussed and amended in the following ways:".

The minutes were adopted as amended by general consent.

**6.3 Resolution Without Meeting Log Report – none**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List**

The list was reviewed.

**8. REPORTS**

**8.1 Work Program Top Priorities Report**

The report was reviewed.

**8.2 Projects List**

The report was reviewed.

**8.3 Development Application Summary Report**

The report was reviewed.

**8.4 Applications with Status Report**

The report was reviewed.

**8.5 Expense Report – Posted to November 30, 2012**

The report was reviewed.

The Chair called for a recess at 10:31 a.m. The meeting reconvened at 10:50 a.m.

## 9. LOCAL TRUST COMMITTEE PROJECTS

### 9.1 **Riparian Areas Regulation – Pilot Stream Mapping Feedback & Further Stream Mapping Considerations**

Planner Cermak reviewed the staff report dated December 4, 2012 regarding the results of advisory group and public feedback concerning the stream mapping and subsequent peer review of St. Mary Lake and Cusheon Lake Watersheds, as well as further stream mapping considerations for the Riparian Areas Regulation Designated Watersheds.

SSI-246-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve, in principle, stream mapping for all the Riparian Areas Regulation designated watersheds. **CARRIED**

SSI-247-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the scope of work for further stream mapping within Riparian Areas Regulation designated watersheds as presented in the staff report dated December 4, 2012. **CARRIED**

SSI-248-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff advice on drafting a Riparian Areas Regulation bylaw for the two watersheds already mapped. **CARRIED**

#### 9.1.1 **Correspondence from Eric Booth dated December 11, 2012**

The correspondence relating to the Riparian Areas Regulation was received.

The Chair called for a recess at 11:49 a.m. The meeting reconvened at 12:10 p.m.

Chair Malcolmson welcomed the members of the public and thanked them for coming. She introduced the Trustees and staff and reviewed the audio recording practices. She acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

Items 9.2 and 9.3 were addressed following Item 15.3.

### 9.2 **Industrial Task Force Implementation – Industrial Advisory Planning Commission (IAPC) Terms of Reference**

RPM Hartley reviewed the staff report dated December 4, 2012 regarding the Industrial Advisory Planning Commission member applications and Terms of Reference.

It was noted that in Appendix 1, item 10, “2012” should be replaced with “2013.”

It was noted that in Appendix 1, the addition of a Mission Statement through the purpose section will be revisited at a future meeting, and Trustee Grams will work with staff on the language.

SSI-249-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the Industrial Advisory Planning Commission Terms of Reference as amended and dated December 4, 2012. **CARRIED**

SSI-250-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee establish the Industrial Advisory Planning Commission under Section 1(a)(2) of Salt Spring Island Local Trust Bylaw No. 427 for a term of one year from December 13, 2012. **CARRIED**

SSI-251-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee appoint the following persons for a one year term to the Industrial Advisory Planning Commission effective December 13, 2012: David Borrowman, Ken Byron, Dale Dow, Gordon Ellis, Catherine Griffiths, Nancy Krieg, John Tylee. **CARRIED**

### **9.3 Agricultural Land Reserve – Topical Issues in the ALR**

The Islands Trust briefing dated November 6, 2012 was received for information.

## **10. TRUSTEE REPORTS**

Trustee Grove reported that he attended meetings with: Rob Clarke, Chief Financial Officer of BC Ferries (by teleconference); Trustee Grams and Capital Regional District Director Wayne McIntyre regarding island governance issues; citizens regarding the Riparian Area Regulation; and advisory committee chairs regarding Advisory Committee Terms of Reference. He participated in filming for a Riparian Areas Regulation video and an appreciation lunch for the advisory committees. He mentioned the December 4 - 6 Trust Council meeting and the staff recognition awards.

Trustee Grams reported that he attended meetings with: constituents; the Ministry of Community, Sport and Cultural Development (CSCD) regarding island governance issues; advisory committee chairs regarding Advisory Committee Terms of Reference; the Advisory Planning Commission regarding rezoning application SS-RZ-2012.1 (151 Rainbow Rd). He participated in filming for a Riparian Areas Regulation video, an appreciation lunch for the advisory committees, and a Water Council event regarding St. Mary Lake. He mentioned the December 4 - 6 Trust Council meeting and the staff recognition awards, and noted another upcoming December 19 meeting with CSCD regarding island governance issues.

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

Chair Malcolmson spoke of the December 4 – 6 Trust Council meeting and noted the staff recognition awards. She welcomed Chris Larson, a new planner at the Salt Spring Island office. She mentioned the call for every day photographs of islanders travelling on BC Ferries for possible use in the Islands Trust submission on BC coastal ferries, its deadline being December 20, 2012.

## **12. CRD DIRECTOR'S REPORT - none**

## **13. DELEGATIONS**

### **13.1 Dr. Varzeliotis – Restoring Respect for Civility and Rights**

Dr. Varzeliotis spoke to his delegation request and to his submission entitled "Trust Censorship: A Delegation to the December 13, 2012 SSI LTC meeting". He also

referred to the December Trust Council meeting and Agricultural Land Commission presentation. He provided a second written submission titled "Tom's Town Hall Placard dated December 13, 2012."

**14. TOWN HALL**

Chair Malcolmson opened the Town Hall at 12:31 p.m. and explained the guidelines. A member of the public expressed views on the call for photographs of islanders using BC Ferries vessels.

**15. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

**15.1 SS-HAP-2012.1 – M. Ogilvie – 125A & 125B Rainbow Road – Heritage Alteration Permit**

RPM Hartley reviewed the staff report dated December 5, 2012 regarding a Heritage Alteration Permit as part of developing this site located within Heritage Conservation Area 1 – Ganges Village Core.

The applicant was present and spoke to the application.

SSI-252-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Heritage Alteration Permit SS-HAP-2012.1 (M. Ogilvie, 125 Rainbow Road). **CARRIED**

The following topic was suggested for a future agenda item: Delegation Authority for Heritage Alteration Permits.

**15.2 SS-DP-2012.4 – S. Moore – 149 Fulford-Ganges Road – Development Permit Area 3, Shoreline Stabilization**

Planner Brownrigg reviewed the staff report dated November 23, 2012 regarding the application to construct shoreline stabilization works in place of existing shoreline stabilization.

A representative from Ganges Harbour Properties Ltd. was present and spoke to the application.

SSI-253-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer Development Permit SS-DP-2012.4 (Ganges Harbour Properties Ltd/149 Fulford Ganges Road Lot 1, District Lot 318, and Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 39259) to the Advisory Environment Committee. **CARRIED**

**15.3 SS-RZ-2012.3 – R.S. & B. Aust – 1415 & 1429 Fulford-Ganges Road – Official Community Plan Amendment & Rezoning**

Planner Brownrigg reviewed the staff report dated November 22, 2012 regarding the proposal to amend the Land Use Bylaw and the Official Community Plan to permit a wider range of uses on the subject properties.

The applicant was present and spoke to the application.

It was noted that there are two 1.1(a) sections in the Draft Bylaw.

SSI-254-12

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer the application and attached draft bylaw and Official Community Plan amendment to the Advisory Planning Commission, the Agriculture Advisory Committee, the Advisory Environment Committee, Capital Regional District Transportation Commission, BC Transit, Ministry of Transportation and Infrastructure, and the Agricultural Land Commission (Aust, 1415 and 1429 Fulford-Ganges Road, SS-RZ-2012.3). **CARRIED**

Items 9.2 and 9.3 were addressed at this time.

16. **CORRESPONDENCE** – none

17. **NEW BUSINESS**

17.1 **Audio Recording – Trustee Grams**

SSI-255-12

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff provide an update report and recommendations for appropriate hardware for audio recordings of Local Trust Committee meetings. **CARRIED**

18. **UPCOMING MEETINGS**

18.1 The next regular business meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Thursday, January 10, 2013 at Lions Club, Hart Bradley Hall, 103 Bonnet Avenue, Salt Spring Island.

19. **ADJOURNMENT**

There being no further business, the meeting adjourned at 1:50 p.m.

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Sheila Malcolmson, Chair

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Kathryn Luttin, Recorder