

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING
Thursday, June 20, 2013 - 9:30 AM
Lions Club, Hart Bradley Hall - 103 Bonnet Avenue

Members Present:

Peter Luckham, Acting Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Members Regrets:

Sheila Malcolmson, Chair

Staff Present:

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

Others Present:

Wayne McIntyre, Capital Regional District (CRD) Director
Approximately 8 members of the public – a.m.
Approximately 22 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

Acting Chair Luckham called the meeting to order at 9:30 a.m. He introduced himself, the Trustees and staff. He acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

2. APPROVAL OF AGENDA

The following changes were made to the agenda: address Items 4.1 and 4.2 after the lunch break, and Item 13.1 in the morning, time permitting.

By general consent the agenda was approved, as amended.

3. PUBLIC HEARING

Proposed Bylaw No. 464 – SS-RZ-2012.1– Booth – 151 Rainbow Road

3.1 Open Public Hearing

The Public Hearing was opened at 9:34 a.m.

3.2 Close Public Hearing

The Public Hearing was closed at 9:55 a.m.

4. LOCAL TRUST COMMITTEE PROJECTS

4.1 Implementation of the Riparian Areas Regulation – Madrone Environmental Services

Trystan Wilmott from Madrone Environmental Services Ltd. provided a presentation regarding the Salt Spring Island Riparian Areas Regulation stream mapping.

Discussion followed.

4.2 Implementation of the Riparian Areas Regulation – Implementation Options

Planner Cermak reviewed the staff report dated June 12, 2013 regarding options for implementation of the Riparian Areas Regulation.

The Trustees requested simple graphics and recommendations to support the next steps.

Further to discussion, the following resolutions were introduced:

SSI-131-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee receive the report “Salt Spring Island Riparian Area Regulation Stream Identification - Bullock, Fulford, Maxwell, Stowell, and Weston Watersheds” by Madrone Environmental Services Ltd. dated May 29, 2013. **CARRIED**

SSI-132-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer consideration of Riparian Areas Regulation implementation approaches and tools as presented in the staff report dated June 12, 2013 to the Advisory Planning Commission. **CARRIED**

5. MINUTES AND RESOLUTIONS WITHOUT MEETING

5.1 Draft Minutes of the May 23, 2013 SSI LTC Regular Business Meeting

By general consent the Salt Spring Island Local Trust Committee Regular Business Meeting minutes of May 23, 2013 were adopted, as presented.

5.2 Draft Minutes of the April 24, 2013 SSI LTC Special Business Meeting

By general consent the Salt Spring Island Local Trust Committee Special Business Meeting minutes of April 24, 2013 were adopted, as presented.

5.3 Draft Minutes of the April 26, 2013 SSI LTC Special Business Meeting of the St. Mary Lake Watershed Working Group

By general consent the Salt Spring Island Local Trust Committee Special Business Meeting of the St. Mary Lake Watershed Working Group minutes of April 26, 2013 were adopted, as presented.

5.4 Resolution-Without-Meeting Log Report

The report was received.

Acting Chair Luckham called for a recess at 11:25 a.m. The meeting reconvened at 12:01 p.m. At that time, he welcomed the members of the public and thanked them for coming. He introduced the Trustees and staff. He acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

6. TRUSTEE REPORTS

Trustee Grove reported that he attended the following meetings: the Salt Spring Island Water Council open house on water harvesting; Islands Trust Financial Planning Committee in Victoria; a site visit to 147 Swanson Road (SS-RZ-2012.2, Bull); a merchants association organized by the Salt Spring Island Community Economic Development Commission with Arvid Chalmers regarding the Ganges boardwalk; with Janice Gauthier regarding the proposed affordable housing development on Drake Road; with two councillors from San Juan County; the Trust Council meeting on Mayne Island which included the Community Stewardship Awards, a presentation from Kinder Morgan regarding the proposed increase in oil tanker traffic, and a presentation on decision making. He noted that; the Trustees will write to the Minister of Forests, Lands and Natural Resource Operations regarding Grace Islet; and he has stepped down from the St. Mary Lake Watershed Working Group due to potential conflict of interest. He mentioned increases in low flying aircraft over the south end of Salt Spring Island.

Trustee Grams reported that he attended the following meetings: Trust Council on Mayne Island; a St. Mary Lake Watershed Working Group; Salt Spring Island Governance Study Committee; Salt Spring Island Community Economic Development Commission regarding the regeneration of Ganges; North Salt Spring Waterworks District regarding monitoring and reporting of water usage in relation to secondary suites; and with Chief Bremner of the Salt Spring Island Fire Protection District regarding the new fire hall.

7. CHAIR'S REPORT

Acting Chair Luckham spoke about his role as Vice Chair on the Executive Committee and about Bylaw 154 (Islands Trust Council Delegation Bylaw, 2013).

8. CRD DIRECTOR'S REPORT

CRD Director McIntyre reported on the following: potential solar power grants; the CRD's Green 365 campaign; the new CRD senior manager; the CRD Regional Transportation Plan; the lack of rural designation for Salt Spring Island and the Southern Gulf Islands; transit planning; affordable housing; and the Salt Spring Island Governance Study.

9. DELEGATIONS

9.1 Capital Regional District Transportation Commission – SSI Cycling Master Plan

Mr. John Wakefield spoke about the draft Cycling Master Plan.

9.2 Friends of Booth Inlet, J. Russell – Entitled “An Inlet in peril..... what can we do about it?”

Mr. Russell spoke about Booth Inlet.

9.3 Dr. Varzeliotis – Entitled “Trust Pablum to Placate the Mouth that Roars around Booth Canal”

Dr. Varzeliotis spoke about Booth Canal. He provided an additional written submission titled “Tom’s Town Hall Placard: A supplement to Delegation ‘Floating a Wooden Horse on Booth Canal’” dated June 20, 2013.

10. TOWN HALL

Acting Chair Luckham opened the Town Hall at 12:49 p.m. Members of the public expressed their views on: the rezoning application at 147 Swanson Road (SS-RZ-2012.2, Bull); the Cycling Master Plan; the new bus stops in front of Country Grocer; the proposed pathway for Rainbow Road; Ganges planning with respect to sea level rises; Riparian Areas Regulation (RAR) and RAR designated watersheds on Salt Spring Island; and the Booth Canal obstruction.

Acting Chair Luckham called for a recess at 1:12 p.m. The meeting reconvened at 1:20 p.m.

11. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

11.1 SS-SUB-2007.8 – Gulf Islands Geotechnical Services – 144 Andrew Place

Planner Brownrigg reviewed the staff report dated June 4, 2013 regarding a water control covenant.

The applicant was present.

Further to discussion, the following resolutions were introduced:

SSI-133-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee accept a water control covenant under section 219 of the Land Title Act from the registered owner of the land on Salt Spring Island legally described as Lot 4, Section 73, South Salt Spring Island, Cowichan District, Plan 26849 (Potter, SS-SUB-2007.8, 144 Andrew Place). **CARRIED**

SSI-134-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee designate any member to sign the covenant (Potter, SS-SUB-2007.8, 144 Andrew Place). **CARRIED**

11.2 SS-RZ-2012.1 – Proposed Bylaw No. 464 – Booth – 151 Rainbow Road

Planner Brownrigg reviewed the staff report dated June 4, 2013 regarding the proposal to amend the Land Use Bylaw zoning from Residential 6 to a Commercial 2 variant.

The applicant was present.

Further to discussion, the following resolution was introduced:

SSI-135-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give Third Reading to Proposed Bylaw No. 464, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2013", and forward it to the Executive Committee for consideration of approval. **CARRIED**

11.3 SS-RZ-2012.4 – Bylaws No. 465 & 466 – R. Annschild, SSI Conservancy

Planner Brownrigg reviewed the staff report dated May 30, 2013 regarding the proposal to rezone to an Agriculture 2 zone variant and discharge the land use contract currently registered on title.

The applicant was not present.

Further to discussion, the following resolutions were introduced:

SSI-136-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt Proposed Bylaw No. 465, cited as "Salt Spring Island Local Trust Committee Land Use Contract Authorization By-Law No.12, 1978 (Blackburn Farm Society), Amendment No. 1, 2013." **CARRIED**

SSI-137-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt Proposed Bylaw No. 466, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2013." **CARRIED**

11.4 SS-RZ-2013.4 – Capital Regional District – 133 Burgoyne Bay Road

Planner Larson reviewed the staff report dated June 5, 2013 regarding the proposal to change the Agriculture 1 zoned portion of the subject property to Agriculture Variant A1(c).

The applicant was not present.

Further to discussion, the following resolutions were introduced:

SSI-138-13 It was **MOVED** and **SECONDED** that the attached Draft Bylaw No. 468 cited as "Salt Spring Island Land Use Bylaw 355, Amendment No. 3, 2013" be given first reading. **CARRIED**

SSI-139-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer Proposed Bylaw No. 468 to the Advisory Planning Commission and to agencies for comment as shown in Appendix 2 of the June 5, 2013 staff report. **CARRIED**

12. REPORTS

12.1 Dormant Applications – June 2013

RPM Hartley reviewed the staff report dated June 5, 2013.

Further to discussion, the following resolutions were introduced:

SSI-140-13 It was **MOVED** and **SECONDED** that resolution SSI-052-12, namely that the Salt Spring Island Local Trust Committee accept the proposed conservation covenant to be registered on the severed lands subject to the inclusion of a baseline report in the covenant that is acceptable to the Islands Trust Fund (Salt Spring Conservancy, SS-SUB-2011.8 - 195 Belvedere Road), adopted at the March 15, 2012 regular business meeting of the Salt Spring Island Local Trust Committee, be rescinded. **CARRIED**

SSI-141-13 It was **MOVED** and **SECONDED** that resolution SSI-053-12, namely that the Salt Spring Island Local Trust Committee designate any member of the Local Trust Committee to sign the conservation covenant (Salt Spring Conservancy, SS-SUB-2011.8 - 195 Belvedere Road) adopted at the March 15, 2012 regular business meeting of the Salt Spring Island Local Trust Committee, be rescinded. **CARRIED**

SSI-142-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee further direct staff to report back in September 2013 to address whether the application files SS-RZ-2003.5, SS-RZ-2009.1, and SS-DP-2011.6 remain dormant. **CARRIED**

12.2 Work Program Top Priorities Report

The report was reviewed.

12.3 Projects List

The list was reviewed.

12.4 Applications with Status Report

The report was reviewed.

12.5 Expense Report

The report was reviewed.

It was noted that there should be a row for unallocated funds so that the Total Program Budget is shown.

13. LOCAL TRUST COMMITTEE PROJECTS – Contd.

13.1 Secondary Suites - Implementation of Bylaw No. 461

Island Planner Starke reviewed the staff report dated June 5, 2013 regarding an implementation program associated with the adoption of Bylaw No. 461 (Secondary Suites).

The following amendments were made to the Project Charter: 1) change the Purpose to read “The purpose of this project is to present an implementation strategy that results from the introduction of secondary suites”; and 2) remove Project Deliverable #4.

Further to discussion, the following resolutions were introduced:

SSI-143-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the Project Charter, as amended on June 20, 2013. **CARRIED**

SSI-144-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve a budget allocation of \$4,500 from the Salt Spring Island Program Budget to meet the Secondary Suites implementation program as presented in the staff report dated June 5, 2013. **CARRIED**

13.2 Work Program Quarterly Report

RPM Hartley reviewed the staff report dated June 7, 2013.

Further to discussion, the following resolutions were introduced:

SSI-145-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend the LTC Work Program by concluding and removing from the Top Priorities List the following two projects: 1) Land Use Bylaw Update – Secondary Suites; 2) Advisory Planning Committee Terms of Reference and Bylaw Review. **CARRIED**

SSI-146-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend the LTC Work Program by adding to the Top Priorities List the following two projects: 1) Secondary Suites Implementation Program, and 2) Ganges Village Area Planning. **CARRIED**

SSI-147-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff to develop a Project Charter for a Ganges Village Area Plan following meetings with the Community Economic Development Commission and senior staff of the Capital Regional District. **CARRIED**

SSI-148-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend the LTC Projects List to indicate the National Marine Conservation Area as a #1 ranked Project. **CARRIED**

14. BUSINESS ARISING FROM MINUTES

14.1 Follow-Up Action List

The list was reviewed.

Acting Chair Luckham called for a recess at 2:54 p.m. The meeting reconvened at 3:00 p.m.

15. CORRESPONDENCE

15.1 Islands Trust to Parks Canada – May 8, 2013 – National Marine Conservation Area

The correspondence was received.

15.2 SSI Farmers Institute to Islands Trust – May 15, 2013 – Pending Procedural Review

The correspondence was received.

15.3 Agricultural Land Reserve to SSI LTC Trustees – May 22, 2013

The correspondence was received.

16. NEW BUSINESS

SSI-149-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee support in principle the draft Salt Spring Island Cycling Master Plan. **CARRIED**

17. UPCOMING MEETINGS

The next regular business meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Thursday, July 25, 2013 at the Lion's Club, Hart Bradley Hall, 103 Bonnet Avenue, Salt Spring Island.

18. ADJOURNMENT

By general consent the meeting adjourned at 3:11 p.m.

Peter Luckham, Acting Chair

Kathryn Luttin, Recorder