

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING
Thursday, July 25, 2013 - 9:30 AM
Lions Club, Hart Bradley Hall - 103 Bonnet Avenue

Members Present:

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

Staff Present:

Leah Hartley, Regional Planning Manager (RPM)
Justine Starke, Island Planner
Caitlin Brownrigg, Planner 1
Kathryn Luttin, Recorder

Media and Others Present:

Approximately 4 members of the public – a.m.
Approximately 75 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.

2. APPROVAL OF AGENDA

The following change was made to the agenda: add Item 5.4 – Salt Spring Island Watershed Protection Authority Chair's Report.

By general consent the agenda was approved, as amended.

3. MINUTES AND RESOLUTIONS WITHOUT MEETING

3.1 Draft Minutes of the June 20, 2013 SSI LTC Regular Business Meeting

By general consent the Salt Spring Island Local Trust Committee Regular Business Meeting minutes of June 20, 2013 were adopted, as presented.

3.2 Draft Minutes of the June 6, 2013 Industrial Advisory Planning Commission Meeting

The minutes were received for information.

3.3 Resolution-Without-Meeting Report

The report was received for information.

4. LOCAL TRUST COMMITTEE PROJECTS

4.1 **Watershed Management: Supplemental Report**

Trustee Grams declared a potential conflict of interest due to his office of Chair of the Salt Spring Island Watershed Protection Authority and left the meeting at 9:40 a.m.

Island Planner Starke reviewed the staff report dated July 18, 2013 regarding an update of the project to date. Discussion resulted in minor changes to the Project Charter that will be incorporated by staff as July 25, 2013 amendments.

Further to discussion, the following resolutions were introduced:

SSI-150-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the Salt Spring Island Watershed Management Project Charter last updated July 15, 2013 and as amended July 25, 2013. **CARRIED**

SSI-151-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee designate \$3000 from its Local Trust Committee Special Projects budget for a Legal Services Request on the use of delegated authority under Trust Council Bylaw 154 and the relationship between the Salt Spring Island Local Trust Committee and the Salt Spring Island Watershed Protection Authority. **CARRIED**

SSI-152-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff to report back on options for funding and resourcing the coordination of the Salt Spring Island Watershed Protection Authority with its member agencies. **CARRIED**

At 10:08 a.m. Trustee Grams rejoined the meeting.

5. NEW BUSINESS

5.1 **Booth Inlet Applications Report**

RPM Hartley reviewed the staff report dated July 17, 2013 regarding a compilation of subdivision and rezoning applications, development permits, and crown lease referrals relating to the works at the former Booth Bay Resort.

The report was received for information. Discussion ensued.

5.2 **Covenant Monitoring Narrows West Road**

RPM Hartley reviewed the staff report dated July 25, 2013 regarding covenant monitoring.

Further to discussion, the following resolution was introduced:

SSI-153-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee receive the covenant monitoring report dated June 10, 2013 respecting Lots 1, 2, 12 and 30 on Narrows West Road (P. Dorazio) for the year 2013. **CARRIED**

5.3 Covenant Monitoring L'Île a L'Ancre

RPM Hartley reviewed the staff report dated July 25, 2013 regarding covenant monitoring.

Further to discussion, the following resolution was introduced:

SSI-154-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee receive the covenant monitoring report dated June 10, 2013 respecting L'Île a L'Ancre (B. Foy & A. Chalmers) for the year 2013. **CARRIED**

5.4 Salt Spring Island Watershed Protection Authority Chair's Report

Trustee Grams presented a verbal report titled "Salt Spring Island Watershed Protection Authority Report to the Salt Spring Island Local Trust Committee.

Discussion followed.

Chair Malcolmson called for a recess at 10:55 a.m. The meeting reconvened at 11:56 a.m. At that time, she 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, and that today is a day to honour the apology to the residential school survivors.

6. 2013 ISLANDS TRUST COMMUNITY STEWARDSHIP AWARD

6.1 Salt Spring Island Water Council

Trustee Grams presented the award to John Borst, representative for the Salt Spring Island Water Council.

6.2 Jan Slakov

Trustee Grove presented the award to Jan Slakov for her community work.

7. TRUSTEE REPORTS

Trustee Grams reported that he attended the following meetings and occasions: with the St Mary Lake Watershed Working Group, now called the Salt Spring Island Watershed Protection Authority; with constituents; site visits for rezoning applications; with Fire Chief Tom Bremner; with the Salt Spring Island Governance Study Committee; with the Chamber of Commerce; the Farm Heritage Day at the Salt Spring Island Farmers' Institute; and a site visit of Booth Inlet. He noted that he worked with staff on the Terms of Reference for the Salt Spring Island Watershed Protection Authority and its Technical Advisory Committee.

Trustee Grove reported that he attended the following meetings and occasions: with the Salt Spring Island Watershed Protection Authority (as an observer); a site visit of Booth Inlet; the orientation for the new Advisory Planning Commission and Agricultural Advisory Planning Commission; the Canada Day celebrations with Elizabeth May; a workshop hosted by the Industrial Advisory Planning Commission; with the Salt Spring

Island Governance Study Committee; with the Bullock Lake rezoning applicant (SS-RZ-2013.5, 315 Robinson Road); with the Advisory Planning Commission and the Agricultural Advisory Planning Commission; about the Fire Hall ; with the 250 Collins Road applicant (SS-DVP-2013.5, SS-DP-2013.1, SS-RZ-2013.2); and with the Industrial Advisory Planning Commission.

8. CHAIR'S REPORT

Chair Malcolmson reported on the following: submissions made for the Federal review of oil tanker safety; an advocacy letter from Trust Council regarding coal barge exports and Texada Island; upcoming work of the Trust Programs Committee; and her participation in a delegation to Norway regarding oil spill responses.

9. CRD DIRECTOR'S REPORT - none

10. DELEGATIONS

Chair Malcolmson went over guidelines for Delegations and the Town Hall, and reviewed the audio recording practices.

10.1 J. McClean – “Concerns with rezoning application for 147 Swanson Road”

Ms. McClean spoke about the 147 Swanson Rd rezoning application (SS-RZ-2012.2). She submitted a written statement entitled “response to the proposed rezoning of 147 Swanson Road” of July 25, 2013 and a petition against the rezoning and bylaw change of July 25, 2013.

10.2 R. Cook – “Concerns with rezoning application for 315 Robinson Road”

Mr. Cook spoke about the 315 Robinson Road rezoning application (Bullock Lake, SS-RZ-2013.5).

10.3 Dr. Varzeliotis - entitled “The I. Trust Discovers Booth Canal”

Dr. Varzeliotis spoke about Booth Canal. He provided a written submission entitled “The Hartley Report on Booth Canal – A One Page Diatribe” dated July 25, 2013.

10.4 Friends of Booth Inlet

A representative from Friends of Booth Inlet spoke about Booth Inlet.

11. TOWN HALL

Chair Malcolmson opened the Town Hall at 12:49 p.m. Members of the public expressed their views on the Bullock Lake rezoning application (SS-RZ-2013.5, 315 Robinson Road). A written submission was received from Mr. C. Dixon.

Chair Malcolmson called for a recess at 1:12 p.m. The meeting reconvened at 1:19 p.m.

12. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

12.1 **SS-DVP-2013.5 – Polaris Land Surveying – 250 Collins Road**

RPM Hartley reviewed the staff report dated June 25, 2013 regarding the proposal for development within the rear lot line setback.

The applicant's representatives were present and spoke.

Further to discussion, the following resolution was introduced:

SSI-155-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer Development Variance Permit application SS-DVP-2013.5, Benedek Saltspring LLC for Lot 1, Section 2, Range 2 West, North Salt Spring Island, Cowichan District, Plan 29481 (250 Collins Road), to the Salt Spring Island Advisory Planning Commission for review and comments. **CARRIED**

12.2 **SS-DP-2013.1 – Polaris Land Surveying – 250 Collins Road**

RPM Hartley reviewed the staff report dated June 20, 2013 regarding the proposal for development within the on-land portion of the Shoreline Development Permit Area.

The applicant's representatives were present and spoke.

Further to discussion, the following resolution was introduced:

SSI-156-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer Development Permit application SS-DP-2013.1, Benedek Saltspring LLC for Lot 1, Section 2, Range 2 West, North Salt Spring Island, Cowichan District, Plan 29481 (250 Collins Road), to the Salt Spring Island Advisory Planning Commission for review and comments. **CARRIED**

12.3 **SS-RZ-2013.2 – Polaris Land Surveying – 250 Collins Road**

RPM Hartley reviewed the staff report dated June 28, 2013 regarding the proposal to change the Shoreline 7 (S7) zone along an adjacent portion of the subject property to Shoreline 6 (S6).

The applicant's representatives were present and spoke.

Further to discussion, the following resolutions were introduced:

SSI-157-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to prepare a bylaw to amend the Salt Spring Island Land Use Bylaw No 355 to rezone an area adjacent to Lot 1, Section 2, Range 2 West, North Salt Spring Island, Cowichan District, Plan 29481 (250 Collins Road) from Shoreline 7 (S7) to Shoreline 6 (S6). **CARRIED**

(Malcolmson opposed)

SSI-158-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to draft a covenant for Lot 1, Section 2, Range 2 West, North Salt Spring Island, Cowichan District, Plan 29481 (SS-RZ-2013.2, 250 Collins Road) in order to limit the number of docks and associated shoreline structures. **CARRIED**

SSI-159-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer rezoning application SS-RZ-2013 (250 Collins Road) to the Salt Spring Island Advisory Planning Commission for review and comment. **CARRIED**

12.4 SS-SUB-2012.5 – C. Eagle – 1771 Fulford-Ganges Road

The staff report dated June 25, 2013 regarding the proposal to waive Section 944 of the Local Government Act that mandates 10% of the perimeter of all lots to front on a road, was received.

The applicant was not present.

Further to discussion, the following resolution was introduced:

SSI-160-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee exempt Proposed Lot B of Remainder of Lot 1, Section 69, South Salt Spring Island, Cowichan District, Plan VIP71520, Except Part In Plan VIP78061, from the 10% minimum lot frontage requirements of Section 5.3 of Salt Spring Island Land Use Bylaw No. 355 and Section 944 of the Local Government Act for Charles Eagle (SS-SUB-2012.5, 1771 Fulford-Ganges Road). **CARRIED**

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

The staff report dated July 12, 2013 regarding the proposal to add a new Commercial 2 zone variation (b) – C2(b) – to the Salt Spring Island Land Use Bylaw No. 355, was received.

Further to discussion, the following resolution was introduced:

SSI-161-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt Bylaw No. 464, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2013.” **CARRIED**

12.6 SS-RZ-2013.5 – C. Chalmers – 315 Robinson Road

Planner Brownrigg reviewed the staff report dated July 25, 2013 regarding the proposal for a commercial guest accommodation development.

At this time, additional Town Hall speakers were heard regarding this application. The applicant’s representatives were present and spoke.

Further to discussion, the following resolution was introduced:

SSI-162-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee encourage the applicant for SS-RZ-2013.5 to hold a community information meeting (Chalmers, 315 Robinson Road). **CARRIED**

13. REPORTS

13.1 Work Program Top Priorities Report

The report was reviewed.

13.2 Projects List

The list was reviewed.

13.3 Applications with Status Report

The report was reviewed.

13.4 Development Application Summary

RPM Hartley reviewed the staff memorandum dated July 17, 2013.

13.5 Expense Report

The report was reviewed.

14. BUSINESS ARISING FROM MINUTES

14.1 Follow-Up Action List

The list was reviewed.

15. CORRESPONDENCE

15.1 SSI Trustee G. Grams to T. Pickett – dated July 5, 2013 - Concerning Wireless Technologies

The correspondence was received.

15.2 J. Sprague, Sprague Associates Ltd. – dated July 11, 2013 – Concerning Booth Inlet

The correspondence was received.

16. NEW BUSINESS (Contd.)

16.1 LTC Regular Business Meeting Schedule

The staff memorandum dated July 11, 2013 was received.

16.2 Proactive Bylaw Enforcement of Illegal Structures on the Foreshore

The staff memorandum from the Local Planning Committee, dated June 18, 2013, was received.

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, August 22, 2013 at the Lion's Club, Hart Bradley Hall, 103 Bonnet Ave., Salt Spring Island.

18. ADJOURNMENT

By general consent the meeting adjourned at 3:33 p.m.

Sheila Malcolmson, Chair

Kathryn Luttin, Recorder