

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR MEETING
Thursday, January 30, 2014 – 9:30 AM
Lion’s Club, Hart Bradley Hall – 103 Bonnet Avenue, Salt Spring Island

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
Stefan Cermak, Planner 2
Miles Drew, Bylaw Enforcement Manager (BEM)
Nancy Roggers, Finance Officer, Islands Trust
Anna Olsen, Finance Clerk, Islands Trust
Mary Hughes, Recorder

Media and Others Present:

Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporters
Approximately four members of the public – AM
Approximately seventy members of the public – PM

These minutes follow the order of the agenda although 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 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:

- Items 12.2 and 12.3 – Delegations - Maxine Leichter and Chris Dixon - withdrawn;
- Item 6.5 – Expense Summary Report - financial report received.

By general consent, the agenda was approved as amended.

3. MINUTES AND RESOLUTIONS WITHOUT MEETING

3.1 Draft Minutes of the January 9, 2014 SSILTC Regular Meeting

Administrative staff was asked to clarify the order of Items 4.1 and 12.1 in the draft minutes. Regarding Item 5.1, delete ‘advise’ and replace with ‘enquire of’; delete ‘will’ and replace with ‘they want to’.

SS-2014-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt the Minutes of the SSILTC Regular Meeting of January 9, 2014, as amended.

CARRIED

3.2 Resolutions-Without-Meeting Report – None

4. LOCAL TRUST COMMITTEE PROJECTS

4.1 Secondary Suites Implementation – Enforcement Strategy

BEM Drew presented a staff report dated January 22, 2014 concerning a secondary suites implementation enforcement strategy. Bylaw No. 471, a proposed bylaw which may provide temporary use permits for secondary suites in rural designated areas, was also reviewed.

Further to review, the following resolutions were introduced:

SS-2014-14

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct bylaw enforcement staff to delay commencing enforcement activities on unlawful suites in single family dwellings until after the SSILTC has made a final decision on Bylaw No. 471 (a Bylaw to allow a Temporary Use Permit to be used to permit a secondary suite).

CARRIED

SS-2014-15

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct bylaw enforcement staff to follow the approach detailed in the staff report dated January 22, 2014 when dealing with enforcement of unlawful suites.

CARRIED

4.2 Implementation of the Riparian Areas Regulation (RAR)

Planner Cermak presented a Memorandum dated January 22, 2014 regarding the RAR work program, noting that mapping is nearly complete on the final nineteen watersheds.

4.3 Ganges Village Area Plan

RPM Hartley reviewed the staff report dated January 22, 2014.

Further to review, the following resolutions were introduced:

SS-2014-16

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to prepare a planning service contract, not to exceed \$5,000.00, to prepare an initial Ganges Village Project Charter.

CARRIED

SS-2014-17

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to prepare a design contract, not to exceed \$3,000.00, to prepare conceptual drawing displaying the principles of the Ganges Boardwalk concept and its potential.

CARRIED

SS-2014-18

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to report back with proposed resources to prepare a public web presence that illustrates Ganges Village planning policies. **CARRIED**

SS-2014-19

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee defer action on a Community to Community forum and direct staff to express its appreciation to the Union of BC Municipalities for the offer of financial support. **CARRIED**

Chair Malcolmson called for a recess at 10:40 a.m. The meeting reconvened at 10:50 a.m.

5. **NEW BUSINESS** – None.

6. **REPORTS**

6.1 **Work Program Top Priorities Report**

The report was reviewed. Planner Cermak advised that the Industrial Advisory Planning Commission's (IAPC) report is in the draft stages. He noted that staff is aware that the Trustees wish to include the CRD commissioners in the ongoing consultations of the IAPC regarding the CRD's current and anticipated industrial land needs.

6.2 **Projects List**

The report was received.

6.3 **Applications with Status Report**

The report was received.

6.4 **Annual Application Summary – SSILTC 2003-2013**

The report was received.

6.5 **Expense Summary Report – Month Ending January, 2014**

The report was received.

7. **BUSINESS ARISING FROM MINUTES**

7.1 **Follow-Up-Action-List**

The report was received. The Trustees asked if adding Rural Watershed Uses to an agenda in April 2014, after the budget is adopted, will affect RAR Bylaw drafting; and whether there were any integration issues.

CLOSED MEETING RESOLUTION

SS-2014-20

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee closes this meeting to the public at 11:20 a.m. subject to Community Charter Section 90(1)(k) regarding discussions respecting the proposed provision of municipal services that are in their preliminary stages, and Section 90(1)(i) for receipt of legal advice, and that staff be invited to remain. **CARRIED**

OPEN MEETING RESOLUTION

SS-2014-21

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee re-opens this meeting to the public subject to Section 89 of the Community Charter. **CARRIED**

Chair Malcolmson called for a recess at 11:45 a.m. The meeting reconvened at 12:00 noon.

8. TRUSTEE REPORTS

Trustee Grams reported he has participated in meetings regarding governance issues; has met with the CRD Director and with the Friends of Bullock Lake. His primary focus has been on the Salt Spring Island Water Protection Association (SSIWPA) which is currently appealing for a budget allocation. He has also attended two SSIWPA Technical Advisory Committee meetings (TAC) and participated in the recent Watersheds Forum also hosted the SSIWPA.

Trustee Grove has met with staff regarding Ganges village planning; with the Islands Trust Council Committee regarding succession planning for the Chief Administrative Officer; and with the Islands Trust Finance Committee. He also met with the newly formed BC Ferry Coalition and the Ferry Action Alliance, and took part in MP Elizabeth May's Town Hall and the SSIWPA Watershed Forum.

9. CHAIR'S REPORT

Chair Malcolmson's focus has been on BC ferries, noting the Islands Trust Council's recommendations regarding fare rollbacks and treating the ferry system as part of the BC highways system. Transport Canada has made a welcome offer to inventory derelict vessels, a problem which needs to be quantified. Islands Trust Council is opposed to the Kinder Morgan Pipeline and the deadline for filing a comment is February 12, 2014. Budget consultations are on-going and input is requested by early March.

11. CRD DIRECTOR'S REPORT

CRD Director McIntyre reported on meetings: with Member of Parliament Elizabeth May and Member of Legislative Assembly Gary Holman and others regarding Grace Islet; with the SSI Rod and Gun Club and another with residents; regarding the Ganges Boardwalk and with CRD staff; about the Drake Road affordable housing project; concerning pedestrian and safety issues with Ganges Hill. He spoke of: a tourism study to be conducted by university students; a market study on the Saturday Market with help from a University of Victoria student; the "Experience the Gulf Islands" project and its transportation links. He also noted work on the 2014-15 CRD budget. He

mentioned an upcoming press release concerning the Salt Spring Island Public Transit Service.

12. DELEGATIONS

12.1 Tom Varzeliotis – Meeting Procedures Bylaw No. 473

Dr. Varzeliotis spoke against the proposed Bylaw.

13. TOWN HALL

Seventeen speakers spoke in support of a temporary use permit application (SS-TUP-2013.2) for 440 Rainbow Road. Other topics included secondary suites and the Ashya Road rezoning application (SS-RZ-2013.3).

Chair Malcolmson called for a recess at 1:05 p.m. The meeting reconvened at 1:10 p.m.

14. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

14.1 SS-TUP-2013.2 - Bayshore Environmental Solutions – 440 Rainbow Road

Planner Cermak presented a staff report dated January 22, 2014.

Applicant Sharon Horsburgh of Bayshore Environmental Solutions spoke to the application.

The following resolutions were introduced:

It was **MOVED** and **SECONDED** that the application by Bayshore Environmental Solutions for a Temporary Use Permit (SS-TUP-2013.2, 440 Rainbow Road) respecting the property described as Parcel A (DD 3759471) of Section 4, Range 2 East, North Salt Spring Island, Cowichan District be referred to the Ministry of Environment, Ministry of Transportation and Infrastructure, Capital Regional District Environmental Resource Management Division and the Advisory Planning Commission.

SS-2014-22

It was **MOVED** and **SECONDED** that the motion be tabled.

CARRIED

SS-2014-23

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to make amendments to the draft temporary use permit for Application SS-TUP-2013.2 (440 Rainbow Road) in order to leave the term of the Temporary Use Permit undecided until referral responses are received.

CARRIED

SS-2014-24

It was **MOVED** and **SECONDED** that the previous motion be lifted from the table.

CARRIED

The question on the motion, as follows, was then called:

SS-2014-25

It was **MOVED** and **SECONDED** that the application by Bayshore Environmental Solutions for Temporary Use Permit SS-TUP-2013.2 (440 Rainbow Road) respecting the property described as Parcel A (DD 3759471) of Section 4, Range 2 East, North Salt Spring Island, Cowichan District be referred to the Ministry of Environment, Ministry of Transportation and Infrastructure, Capital Regional District Environmental Resource Management Division and the Advisory Planning Commission. **CARRIED**

Chair Malcolmson called for a recess at 2:30 p.m. The meeting reconvened at 2:45 p.m.

15. CLOSED MEETING RESOLUTION

SS-2014-26

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee closes this meeting to the public at 2:46 PM subject to Community Charter Section 90(1)(k) regarding discussions respecting the proposed provision of municipal services that are in their preliminary stages, and Section 90 (1)(i) for receipt of legal advice, and that staff be invited to remain. **CARRIED**

16. OPEN MEETING RESOLUTION

SS-2014-27

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee re-opens this meeting to the public subject to Section 89 of the Community Charter. **CARRIED**

17. RISE AND REPORT – No Report

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Thursday, February 27, 2014 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island. This meeting will reconvene at 5:30 p.m. at the Harbour House (Orchard Room), 121 Upper Ganges Road, for a Community Consultation Event regarding proposed Bylaw No. 471 (Residential Temporary Use Permits).

19. ADJOURNMENT

There being no further business, the meeting adjourned at 3:25 p.m.

Sheila Malcolmson, Chair

CERTIFIED CORRECT:

Mary Hughes, Recorder