



# Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

---

<b>Date:</b>	<b>Thursday, October 1, 2015</b>
<b>Location:</b>	<b>Lions Club, Hart Bradley Memorial Hall 103 Bonnet Avenue, Salt Spring Island, BC</b>
<b>Members Present:</b>	Peter Luckham, Chair Peter Grove, Local Trustee George Grams, Local Trustee
<b>Staff Present:</b>	Stefan Cermak, Regional Planning Manager (RPM) Jason Youmans, Planner 2 Seth Wright, Planner 1 Shelley Miller, Planner 1 Sarah Shugar, Recorder
<b>Media and Others Present:</b>	Gulf Islands Driftwood Reporter Approximately 5 member of the public - a.m. Approximately 14 members of the public - p.m.

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

## 1. CALL TO ORDER

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

## 2. APPROVAL OF AGENDA

The following supplemental items to the agenda were presented for consideration:

- 8.1 4014 Watershed Management - Interim Staff Report
- 17.4 SS-HAP-2015.1 - M. Ogilvie - 111 Rainbow Road - Amended Staff Report

The following additions to the agenda were presented for consideration:

- 9.1.2 Manzanita Ridge Nature Reserve Management Plan – Additional Correspondence Received (one submission)
- 10.5 Chief T. Jimmy - Dated September 21, 2015 - Concerning Tseycum First Nation Update
- 10.6 Youth Parliament of British Columbia Alumni Society - letter dated September 8, 2015 concerning the 87th British Columbia Youth Parliament
- 10.7 Beacon Wireless Inc. - Dated September 29, 2015 - Concerning the Northern Development Initiative Trust, Connecting British Columbia
- 17.6 SS-ALR-2014.1 - G. Bogdanovich - 430 Beddis Road - Staff Memorandum

**By general consent** the agenda was adopted as amended.

**3. PREVIOUS MEETINGS**

**3.1 Draft Minutes of the Salt Spring Island Local Trust Committee**

3.1.1 Draft Minutes of the September 3, 2015 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of September 3, 2015 were adopted.

**3.2 Resolutions Without Meeting Report - None**

**3.3 Draft Minutes of the Advisory Planning Commissions - None**

**4. BUSINESS ARISING FROM MINUTES**

**4.1 Follow-Up Action List**

The report was received.

**5. COMMUNITY INFORMATION MEETING - None**

**6. PUBLIC HEARING - None**

**7. REPORTS**

**7.1 Work Program Top Priorities Report**

The report was received.

**7.2 Projects List**

The report was received.

**7.3 Applications with Status Report**

The report was received.

**7.4 Expense Report - None**

The report was received.

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 4014 - Watershed Management**

RPM Cermak presented a staff report dated September 28, 2015 regarding Watershed Management.

Trustees noted the budget for engaging a consultant to undertake the work identified in the Request for Proposal for the development of a Water Conservation and Water Demand Management Measures Plan is being funded by the unspent amount from past Special Tax Requisitions.

There was discussion regarding the terms of reference and the following amendments were recommended:

- a) a draft bylaw is optional;
- b) to cost each scope of work item; and
- c) to identify essential / non-essential scope of work items.

Further to discussion the following resolutions were introduced.

**SS-2015-164**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve in general the terms of reference included in the Staff Report, as amended, dated September 28, 2015 and direct staff to issue a contract for the development of a Water Conservation and Water Demand Management Measures Plan and bylaw to address water demand and supply issues exclusively in the North Salt Spring Waterworks District.

**CARRIED**

**SS-2015-165**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request a Special Property Tax Requisition for up to \$110,500 from the Salt Spring Island Local Trust Area in the 2016/17 fiscal year, subject to Trust Council Policy 6.3.ii, in order to fund coordination of Watershed Management on Salt Spring Island, using the powers delegated to the Salt Spring Island Local Trust Committee by Trust Council Bylaw No. 154.

**CARRIED**

Chair Luckham acknowledged that Trustee Grams has been appointed as a member of the Salt Spring Island Watershed Protection Authority by the Salt Spring Island Local Trust Committee.

**8.2 4056 - Grantville Neighbourhood**

Planner Youmans presented a staff report dated September 21, 2015 regarding the Grantville Neighbourhood Project.

Further to discussion the following resolutions were introduced.

**SS-2015-166**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Bylaw No. 484, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015," by deleting the words "30.5 metres" and replacing with the words "30 metres" in Section 1.1.

**CARRIED**

**SS-2015-167**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 484, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015," as amended, be read a second time.

**CARRIED**

**SS-2015-168**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to amend the Grantville Neighbourhood Project Charter v.2 dated June 15, 2015 to include an implementation phase.

**CARRIED**

**8.3 4015 - Industrial Land Uses - Land Use Bylaw Technical Update**

Planner Wright presented a staff report dated September 24, 2015 regarding an Industrial Land Use Bylaw Technical Update.

Further to discussion the following resolution was introduced.

**SS-2015-169**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend Salt Spring Island Local Trust Committee Bylaw No. 355, cited as "Salt Spring Island Land Use Bylaw, 1999," for technical housekeeping amendments as outlined in Appendix 1 of the Staff Report, dated September 24, 2015.

**CARRIED**

Chair Luckham called a recess at 10:45 a.m. The meeting reconvened at 10:47 a.m.

**9. OTHER BUSINESS**

**9.1 Manzanita Ridge Nature Reserve Management Plan**

9.1.1 Manzanita Ridge Nature Reserve Management Plan

9.1.2 Manzanita Ridge Nature Reserve Management Plan

Planner Youmans presented a staff report dated September 21, 2015 regarding the Manzanita Ridge Nature Reserve Management Plan.

Ashley Hilliard, Vice President of the Salt Spring Island Conservancy and Carrina Maslovat, Biologist and author of the report were present and spoke to the Manzanita Ridge Nature Reserve Management Plan.

Further to discussion the following resolution was introduced.

**SS-2015-170**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee direct staff to work with the Salt Spring Island Conservancy to solicit more information regarding the Manzanita Ridge Nature Reserve Management Plan and to relay that information to the Islands Trust Fund Board and the Salt Spring Island Local Trust Committee for consideration.

**CARRIED**

## 9.2 New Business

### 9.2.1 Galiano Island Local Trust Committee - Bylaw No. 253

RPM Cermak presented a memorandum dated September 4, 2015 regarding Bylaw Referral No. 253 from the Galiano Island Local Trust Committee.

Further to discussion the following resolution was introduced.

#### **SS-2015-171**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaw No. 253 indicating that interests are unaffected.

**CARRIED**

## 10. CORRESPONDENCE

### 10.1 **Islands Trust Fund - Dated September 14, 2015 - Concerning Annual Monitoring Visit for Manzanita Ridge Nature Reserve**

The correspondence was received.

### 10.2 **Islands Trust Fund - Dated September 14, 2015 - Concerning Annual Monitoring Visit for Shacum Covenant**

The correspondence was received.

### 10.3 **Islands Trust Fund - Dated September 14, 2015 - Concerning Annual Monitoring Visit for Lot 31 Covenant**

The correspondence was received.

### 10.4 **D. & N. Maskall - Dated September 10, 2015 - Concerning Raising the Level of St. Mary Lake**

The correspondence was received.

### 10.5 **Chief T. Jimmy - Dated September 21, 2015 - Concerning Tseycum First Nation Update**

Further to discussion the following resolution was introduced.

#### **SS-2015-172**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to draft a letter to Chief Jimmy of the Tseycum First Nation desiring the opportunity to meet with her and Council at a convenient time.

**CARRIED**

**10.6 Youth Parliament of British Columbia Alumni Society - Dated September 8, 2015 - Concerning the 87th British Columbia Youth Parliament**

Further to discussion the following resolution was introduced.

**SS-2015-173**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to write to the Youth Parliament of British Columbia Alumni Society to express support for the initiative and to advise that they are not able to fund the initiative due to legislative constraints.

**CARRIED**

**10.7 Beacon Wireless Inc. - Dated September 29, 2015 - Concerning the Northern Development Initiative Trust, Connecting British Columbia**

Chair Luckham presented a sample letter regarding wireless advocacy on the Gulf Islands.

The correspondence was received.

Chair Luckham called a recess at 11:47 a.m. The meeting reconvened at 12:02 p.m.

**11. TRUSTEE REPORTS**

Trustee Grove reported that he attended meetings with the following: Trust Council on Bowen Island; the Islands Trust Chief Administrative Officer (CAO) Hiring Committee; the Salt Spring Island Incorporation Study Committee; a North Salt Spring Waterworks District Board meeting regarding affordable housing projects and the moratorium on new connections; with members of the community regarding various issues; with Capital Regional District (CRD) Director McIntyre and the Chair of the Salt Spring Island Transportation Commission (SSITC) regarding the Seawalk project and the Treehouse Café; with CRD Director McIntyre and a potential investor regarding affordable housing; and with representatives of the Southern Gulf Islands and San Juan Islands regarding economic development and concerns regarding oil spills. He also attended the Salt Spring Island Water Council Annual General Meeting regarding St. Mary Lake.

Trustee Grams reported that he attended meetings with the following: the North Pender Island Local Trust Committee; Mayne Island Local Trust Committee; Trust Council on Bowen Island where the Strategic Plan was endorsed and it was agreed to develop a vision statement; Bowen Island Council regarding an updated protocol agreement between Islands Trust and Bowen Council; with the Chair of the Salt Spring Island Agricultural Advisory Planning Commission regarding Agricultural Land Commission policy; Salt Spring Island Watershed Protection Authority (SSIWPA); North Salt Spring Waterworks District regarding revisions to the Integrated Watershed Management Plan for St. Mary Lake; and Trust Programs Committee. He indicated the Salt Spring Island Incorporation Study is scheduled to release the Urban Systems report on October 19, 2015. He also noted the next meeting of Trust Council has been moved from Salt Spring Island to Victoria. Additionally, Trustee Grams will be meeting the new Chair of the Agricultural Land Commission and will be attending a presentation on North Pender Island regarding aquifer depletion.

**12. CHAIR'S REPORT**

Chair Luckham reported that he attended a meeting with the Islands Trust Chief Administrative

Officer (CAO) Hiring Committee. He also attended Trust Council on Bowen Island where the Strategic Plan was endorsed and it was added that Council nominate to designate the Salish Sea as a United Nations Biosphere. Chair Luckham attended the Union of British Columbia Municipalities Conference in Vancouver. Additionally, he took part in a workshop regarding oil spill preparedness organized by the Mayne Island Conservancy in Sidney where the participants requested Trust Council seek a price per ton levy to be allocated to small oil spill response capability.

**13. TRUST FUND BOARD REPORT - None**

**14. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Electoral Area Services Committee where there was a presentation regarding an official tartan for Salt Spring Island; the Salt Spring Island Parks and Recreation Commission regarding budget review and the proposed playing fields in Brinkworthy Road; with the Chair of Salt Spring Island Transportation Commission (SSITC) and Trustee Grove regarding the Seawalk project; the Department of Fisheries regarding their role of provision of services through the Harbour Authority of Salt Spring Island in the downtown area; representatives of the Southern Gulf Island and San Juan Islands where he attended a session regarding "Innovators"; the Community Economic Development Commission (CEDC) regarding a request to the Chamber of Commerce to review desalinization and related technologies for Salt Spring Island as well as a Walking Festival; the Salt Spring Island Incorporation Study Committee; the CRD Environmental Services Committee regarding the BC Climate Leadership Plan, the Sea Level Rise Plan, Environmental Resource Management, the Elk/Beaver Lake Watershed, and a roundtable on the environment that focused on food, mobility and energy. He noted a grant-in-aid was approved for the Salt Spring Island Housing Society. He also participated in a review of the Wastewater and the Marine Environment Programs; and was involved in a recommendation to BC Transit regarding replacement of the Salt Spring Island transit fleet. Additionally, he attended the Salt Spring National Art Prize opening at Mahon Hall.

**15. DELEGATIONS - None**

**16. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:31 p.m.

One member of the public spoke to the content of closed meetings.

One member of the public spoke to storm water drainage on the proposed playing fields at 181 Brinkworthy Road and expressed concern regarding wireless internet.

One member of the public expressed concern regarding the current cyanobacterial bloom at Cusheon Lake, expressed appreciation to Capital Regional District Director McIntyre for providing raw water quality testing and read a statement regarding climate change and lake water quality.

One member of the public expressed support for limits to agricultural uses in Rural Watershed Zones.

Chair Luckham called a recess at 12:50 p.m. The meeting reconvened at 12:55 p.m.

## 17. APPLICATIONS AND REFERRALS

### 17.1 SS-DVP-2015.6 - G. Gay - 415 Dukes Road

Planner Wright presented a staff report dated September 24, 2015 regarding a Development Variance Permit Application for siting.

Applicant Geoff Gay was present and spoke to the application.

Further to discussion the following resolution was introduced.

#### **SS-2015-174**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2015.6 for Lot 25, Section 85, South Salt Spring Island, Cowichan District, Plan 31795 (415 Dukes Road).

**CARRIED**

### 17.2 SS-DP-2015.5 - M. Wilson - 154 Kings Lane

Planner Wright presented a staff report dated September 24, 2015 regarding a Development Permit Amendment for a 2 year extension to an issued permit.

Applicant Myles Wilson was present.

Further to discussion the following resolution was introduced.

#### **SS-2015-175**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2015.5 for Lot 2, Section 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23507 (154 King's Lane).

**CARRIED**

### 17.3 SS-DP-2014.5 - D. Sorrenson - 107 Atkins Road

Planner Wright presented a staff report dated September 24, 2015 regarding a Development Permit Amendment for the Final Phases of the Summerside development.

Applicant David Sorrenson was present and spoke to the application.

Further to discussion the following resolution was introduced.

#### **SS-2015-176**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee refer Development Permit SS-DP-2014.5 for Lot 1, Sections 3 And 4, Range 3 East, North Salt Spring Island, Cowichan District Plan VIP 75338, except part in Strata Plan VIS 5366 (Phases 1, 2, 3, 4, 5 and 6) to the Advisory Planning Commission for review and comment (107 Atkins Road).

**CARRIED**



**17.4 SS-HAP-2015.1 - M. Ogilvie - 111 Rainbow Road**

**17.4.1 SS-HAP-2015.1 - M. Ogilvie - 111 Rainbow Road**

Planner Youmans presented an amended staff report dated September 28, 2015 regarding a Heritage Alteration Permit for the removal of 47 mature trees.

Applicant Martin Ogilvie was present and spoke to the application.

Further to discussion the following resolution was introduced.

**SS-2015-176**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee refer application SS-HAP-2015.1 to the Salt Spring Island Advisory Planning Commission, with particular reference to the need for a revised revegetation plan (111 Rainbow Road).

**CARRIED**

**17.5 SS-DP-2015.7 - D. Stuzke - 202 Main Street**

Planner Youmans presented a staff report dated September 22, 2015 regarding a Development Permit and Floodplain Exemption for a single family dwelling, accessory buildings, driveway and parking near a Riparian Area.

Applicant Daniel Stuzke and and Dave Gooding, Qualified Environmental Professional were present and spoke to the application.

Further to discussion the following resolutions were introduced.

**SS-2015-177**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2015.7 for Lot P (DD D12419), Block 7, Section 11, Range 3 East, North Salt Spring Island, Cowichan District, Plan 400, conditional upon receipt of a security fee in the amount of twelve-hundred dollars (\$1,200) to guarantee performance of the terms, requirements and conditions of the permit (202 Main Street).

**CARRIED**

**SS-2015-178**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee exempt Lot P (DD D12419), Block 7, Section 11, Range 3 East, North Salt Spring Island, Cowichan District, Plan 400 from Salt Spring Island Land Use Bylaw No.355 Section 4.4, Setbacks from Water Bodies - Flood Protection, and Section 910 of the Local Government Act, according to the recommendations contained in the flood hazard assessment report for the subject property dated July 16, 2015 by Dave Gooding, P.Eng. (202 Main Street).

**CARRIED**

**17.6 SS-ALR-2014.1 - G. Bogdanovich - 430 Beddis Road**

Planner Wright presented a memorandum dated September 28, 2015 regarding the Agricultural Land Commission decision for a Non-Farm Use Application (Seasonal Cottage) at 430 Beddis Road.

The report was received for information.

Chair Luckham called a recess at 1:42 p.m. The meeting reconvened at 1:46 p.m.

**18. CLOSED MEETING**

**18.1 Motion to Close the Meeting**

**SS-2015-179**

At 1:46 p.m., it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee closes this meeting to the public subject to Community Charter Section 90(1)(e) concerning the acquisition, disposition or expropriation of land or improvements, if the Committee considers that disclosure could reasonably be expected to harm the interests of the community and that staff be invited to remain.

**CARRIED**

**18.2 Motion to Open the Meeting**

**SS-2015-180**

At 2:25 p.m., 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**

**18.3 Rise and Report - None**

**19. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on October 22, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

**20. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:25 p.m.

---

Peter Luckham, Chairperson

**CERTIFIED CORRECT:**

---

Sarah Shugar, Recorder