

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR MEETING
Thursday, April 10, 2014 - 9:30 AM
Lions 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
Torill Gillespie, Planner 1
Sarah Shugar, Recorder

Media and Others Present:

Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 9 members of the public – a.m.
Approximately 65 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 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:

- supplemental to Item 5.1 - SS LTC Bylaw No. 471 – correspondence from M. Leichter dated April 2, 2014;
- supplemental to Item 6.1 – Work Program Quarterly Report - correspondence from M. Leichter dated April 8, 2014;
- supplemental to Item 14.1 – SS-TUP-2013.2 – S. Horsburgh, Bayshore Environmental Solutions – 440 Rainbow Road – various correspondence;
- supplemental to Item 14.4 - SS-RZ-2013.6 – Bylaws No. 475 & 476 - D. McKerrell, Island Marine Construction Services – For Consideration of Second Reading – Staff Report;
- supplemental to Item 14.5 - SS-RZ-2013.1 - M. & M. MacAlpine - 1351 Mountain Road – For Consideration of Second Reading - Staff Report.

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

3. MINUTES AND RESOLUTIONS WITHOUT MEETING

3.1 Draft Minutes of the February 27, 2014 AM SSILTC Regular Meeting

SS-2014-67

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt the Minutes of the Salt Spring Island Local Trust Committee Regular Meeting of February 27, 2014 a.m., as presented. **CARRIED**

3.2 Draft Minutes of the February 27, 2014 PM SSILTC Regular Meeting

SS-2014-68

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt the Minutes of the Salt Spring Island Local Trust Committee Regular Meeting of February 27, 2014 p.m., as presented. **CARRIED**

3.3 Draft Minutes of the March 20, 2014 SSILTC Regular Meeting

SS-2014-69

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt the Minutes of the Salt Spring Island Local Trust Committee Regular Meeting of March 20, 2014, as presented. **CARRIED**

3.4 Draft Minutes of the March 27, 2014 Industrial Advisory Planning Commission Meeting

The minutes were received for information.

3.5 Resolutions-Without-Meeting Report – None

4. NEW BUSINESS

4.1 SSI LTC 2013-2014 Annual Report

The staff memorandum dated April 2, 2014 was received.

The following resolution was introduced.

SS-2014-70

It was **MOVED** and **SECONDED** the Salt Spring Island Local Trust Committee approves the Salt Spring Island Local Trust Committee 2013-2014 Annual Report as a component of the Trust Council Annual Report for 2013-2014. **CARRIED**

4.2 North Pender Island LTC Bylaw No. 194 Referral

The staff memorandum dated April 1, 2014 was received.

The following resolution was introduced.

SS-2014-71

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to respond to the North Pender Island Local Trust Area Bylaw Referral Form for Proposed Bylaw 194 indicating that "interests are unaffected by bylaw". **CARRIED**

5. LOCAL TRUST COMMITTEE PROJECTS

5.1 Consideration of SSI LTC Bylaw No. 471 – A Bylaw that amends the Official Community Plan Temporary Use Permit - Secondary Suites Implementation

Planner Starke reviewed the staff report dated March 28, 2014 regarding the Secondary Suite Implementation Program.

Further to discussion, the following resolutions were introduced.

SS-2014-72

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to amend Bylaw No. 471 cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013" as proposed in Appendix 3 of the staff report dated March 28, 2014 by removing item G.1.3.17 from Schedule 1 and renumbering the remaining items. **CARRIED**

SS-2014-73

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend Bylaw No. 471, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013" by inserting the changes proposed in the amended Appendix 3 of the Staff Report dated March 28, 2014. **CARRIED**

SS-2014-74

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give Second Reading to Bylaw No. 471, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013," as amended. **CARRIED**

SS-2014-75

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to schedule a public hearing for Bylaw No. 471, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013." **CARRIED**

SS-2014-76

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to schedule an early referral to the Executive Committee of Islands Trust for consideration of a reduced application fee of \$440 for residential Temporary Use Permits and for consideration of the Trust Policy Statement Directives Only Checklist (October 16, 2013). **CARRIED**

Chair Malcolmson called for a recess at 10:30 a.m. The meeting reconvened at 10:35 a.m.

Resolution SS-2014-74 was rescinded at the SS LTC Regular Meeting of November 26, 2019 through Resolution SS-2019-236.

5.2 Consideration of SSI LTC Bylaw No. 473 – A Bylaw That Amends the SSI Local Trust Committee Procedures Bylaw No. 391

RPM Hartley presented the staff report dated April 3, 2013 regarding Bylaw No. 473.

Further to discussion, the following resolution was introduced.

SS-2014-77

It was **MOVED** and **SECONDED** the Salt Spring Island Local Trust Committee adopt Salt Spring Island Local Trust Committee Bylaw 473, cited as "Salt Spring Island Local Trust Committee Meeting Procedures Bylaw No. 391, Amendment Bylaw No. 1, 2013.

CARRIED

6. REPORTS

6.1 Work Program Quarterly

RPM Hartley reviewed the staff report dated April 3, 2014. It was noted that these tasks will not start until one of the Salt Spring Island Local Trust Committee current top five priorities is complete

Further to discussion, the following resolutions were introduced.

SS-2014-78

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request that the Rural Watershed Land Use Bylaw Update be added as a number one priority project.

CARRIED

SS-2014-79

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend its Work Program Projects List to identify the following projects with number one priority ranking:

- Climate Change Adaptation/Reduce Greenhouse Gas Emissions;
- Housing Agreement Memorandum of Understanding;
- Quality Management;
- Eelgrass Mapping (Partnership with Trust Fund Board).

CARRIED

6.2 Work Program Top Priorities Report

The report was received.

6.3 Projects List

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The report was received.

6.4 Applications with Status Report

The report was received.

6.5 Expense Summary Report

The report was received.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-Up-Action-List

The report was received.

8. CORRESPONDENCE

8.1 M. Leckie – Concerning Islands Trust Regulations – dated March 10, 2014

The correspondence was received.

Chair Malcolmson called for a lunch recess at 11:05 a.m. The meeting reconvened at 12:00 pm. At that time, she welcomed the members of the public and thanked them for attending the meeting. She introduced the Trustees and staff and reviewed the audio recording practices.

9. TRUSTEE REPORTS

Trustee Grams reported that he attended the following meetings: the Salt Spring Island Watershed Protection Authority (SSIWPA) Technical Advisory Committee as well as a public meeting of the SSIWPA; the SSI Ferry Action Alliance; the Salt Spring Island Agricultural Advisory Committee (AAPC); the Salt Spring Island Advisory Planning Committee (APC). He attended the Transition Salt Spring and Gulf Islands Renewable Energy Conference entitled “Exploring Issues and Solutions” on April 5, 2014.

Trustee Grove reported that he attended the following meetings: regarding the Ganges Boardwalk; with the SSI Ferry Action Alliance; the Salt Spring Island Agricultural Advisory Committee (AAPC); the Salt Spring Island Advisory Planning Committee (APC); the Salt Spring Island Water Council Annual General Meeting; and with the Channel Ridge receiver. He attended the Transition Salt Spring and Gulf Islands Renewable Energy Conference entitled “Exploring Issues and Solutions” on April 5, 2014. He also attended the BC Transit, CRD and Salt Spring Island Transportation Commission (SSITC) event to celebrate the ridership milestone of 100,000 passengers on Salt Spring Island Transit Service. He noted setting up a meeting with Vancouver Island University (VIU) and Kwantlen College regarding post secondary agricultural education. He will attend the Association of Vancouver Island and Coastal Communities convention on April 11, 2014.

10. CHAIR’S REPORT

Chair Malcolmson reported that she will be attending the following events: the Association of Vancouver Island and Coastal Communities convention on April 11, 2014; the BC Ferry Coalition rally in Qualicum Beach on April 12, 2014; the Nanaimo Community Forum entitled “tankers, toxics and climate change” hosted by the Georgia Straight Alliance on April 23, 2014. She noted that the Community Stewardship Awards nomination deadline is April 16, 2014.

11. CRD DIRECTOR'S REPORT

CRD Director McIntyre reported that he attended the following meetings: regarding the Ganges Boardwalk; the Regional Housing Trust Fund regarding potential affordable housing projects; North Salt Spring Water District regarding the proposed system upgrade; and Salt Spring Island Watershed Protection Authority (SSIWPA). He will attend the Association of Vancouver Island Coastal Communities convention on April 11, 2014. He noted the following: University of Victoria (UVIC) and Salt Spring Island Parks and Recreation (PARC) have completed a Saturday Market in the Park survey and the results are soon to be released; the CRD Board voted to implement the Regional Kitchen Scraps Strategy. He attended the BC Transit, CRD and Salt Spring Island Transportation Commission (SSITC) event to celebrate the ridership milestone of 100,000 passengers on the Salt Spring Island Transit Service. He met with the SSI Economic Development Commission (CEDC) and Southern Gulf Islands Economic Development Commission regarding the "Experience the Gulf Islands" initiative to build an inter-island network of cycling and pedestrian trails. He also advised that there is an opportunity for community input regarding scheduled inter-island water taxi traffic service at www.crd.bc.ca/watertaxi.

12. DELEGATIONS

12.1 J. Slakov – Concerning Temporary Use Permit Application for 440 Rainbow Road

Jan Slakov spoke in opposition to the application.

12.2 A. & H. Gardner – Concerning Temporary Use Permit Application for 440 Rainbow Road

Hazel and Andrew Gardner spoke in opposition to the application.

12.3 T. Varzeliotis – Entitled: Prometheus Bound

Mr. Varzeliotis spoke and provided a written submission titled "Tom's Town Hall Placard" dated April 10, 2014.

13. TOWN HALL

Chair Malcolmson opened the Town Hall at 12:40 p.m.

Five members of the public spoke in opposition to the Temporary Use Permit Application at 440 Rainbow Road and one member of the public spoke in support.

Chair Malcolmson called for a recess at 1:00 p.m. The meeting was reconvened at 1:05 p.m.

14. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

14.1 SS-TUP-2013.2 – S. Horsburgh, Bayshore Environmental Solutions – 440 Rainbow Road

Planner Cermack presented a staff report dated April 3, 2014 regarding the application for a Temporary Use Permit at 440 Rainbow Road.

Applicant Gina Mackay of Bayshore Environmental Solutions was present and was invited to speak.

The owner was present and was invited to speak to the application.

Further to discussion, the following resolutions were introduced.

SS-2014-80

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 375947I) of Section 4, Range 2 East, North Salt Spring Island, Cowichan District proceed no further.

CARRIED
Trustee Grams OPPOSED

SS-2014-81

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust direct staff to draft a press release by April 11, 2014 for the formal approval of the Salt Spring Island Local Trust Committee, quoting one or both trustees and/or the LTC chair, to notify the public of the decision the LTC made on April 10, 2014 regarding SS-TUP-2013.2.

CARRIED

Chair Malcolmson called for a recess at 1:50 p.m. The meeting reconvened at 2:00 p.m.

14.2 SS-DVP-2014.1 – F. & T. Dos Santos - 416 Scott Road

Planner Gillespie presented a staff report dated April 2, 2014 regarding the application for a Development Variance Permit to allow the construction of a sewage disposal field.

The applicants were present and were invited to speak.

Further to discussion, the following resolution was introduced.

SS-2014-82

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2014.1 to Fernando and Tammy Dos Santos for Lot 1, District Lot 1, North Salt Spring Island, Cowichan District, Plan 12351 (416 Old Scott Road).

CARRIED

14.3 SS-DP-2014.1 – F. & T. Dos Santos – 416 Scott Road

Planner Gillespie presented a staff report dated April 2, 2014 regarding the application for a Development Permit Area 3 – Shoreline.

The applicants were present and were invited to speak.

Further to discussion, the following resolution was introduced.

SS-2014-83

It was **MOVED** and **SECONDED** the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2014.1 to Fernando and Tammy Dos Santos for Lot 1, District Lot 1, North Salt Spring Island, Cowichan District, Plan 12351 (416 Old Scott Road). **CARRIED**

14.4 SS-RZ-2013.6 – Bylaws No. 475 & 476 - D. McKerrell, Island Marine Construction Services – 2850 Fulford- Ganges Road

Planner Starke reviewed the staff report dated April 8, 2014 regarding the application to amend the Official Community Plan and Land Use Bylaw.

Applicant David McKerrell was present and was invited to speak.

Further to discussion, the following resolutions were introduced.

SS-2014-84

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give Second Reading to Bylaw No. 474, cited as “Salt Spring Island Official Community Plan Bylaw, 2008, Amendment No. 2, 2013” (SS-RZ-2013.6, 2850 Fulford-Ganges Road). **CARRIED**

SS-2014-85

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give Second Reading to Bylaw No. 475, cited as “Salt Spring Island Land Use Bylaw, 2001, Amendment No. 6, 2013” (SS-RZ-2013.6, 2850 Fulford-Ganges Road). **CARRIED**

SS-2014-86

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff that prior to adoption of Bylaws 474 and 475 the applicant of SS-RZ-2013.6 (2850 Fulford-Ganges Road) demonstrates that a metered water connection is in place for commercial uses on the property. **CARRIED**

SS-2014-87

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee encourage the applicant of SS-RZ-2013.6 (2850 Fulford-Ganges Road) to investigate prior to public hearing, a certification from Clean Marine BC and the installation of a sewage pump out facility. **CARRIED**

SS-2014-88

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee review the Directives Only Policies and determine that Bylaws No. 474 and 475 are not contrary to or at variance with the Islands Trust Policy Statement. **CARRIED**

Chair Malcolmson ABSTAINED

SS-2014-89

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to schedule a public hearing for Bylaws No. 474 and 475. **CARRIED**

The Trustees suggested that the applicant host a community information session prior to the public hearing and requested staff to include a questions and answers section to the public hearing.

Chair Malcolmson called for a recess at 2:40 p.m. The meeting reconvened at 2:45 p.m.

14.5 SS-RZ-2013.1 - M. & M. MacAlpine - 1351 Mountain Road

RPM Hartley reviewed the staff report dated April 8, 2013 regarding consideration of second reading of Bylaw No. 472.

Applicant D. Macalpine was present and was invited to speak.

By general consent, the Salt Spring Island Local Trust Committee deferred the recommendations in the staff report dated April 8, 2014 at the advice of staff.

15. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Thursday, May 8, 2014 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

RPM Hartley reported Planner Starke has accepted an Island Planner position with the North Pender Island and South Pender Island Local Trust Areas. The Trustees and staff acknowledged Planner Starke's exceptional work and expressed their appreciation.

16. ADJOURNMENT

By general consent, the meeting adjourned at 3:05 p.m.

Sheila Malcolmson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder