



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date of Meeting: Thursday, August 28, 2014
Location: Lions Club, Hart Bradley Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Sheila Malcolmson, Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Staff Present: Leah Hartley, Regional Planning Manager (RPM)
Stefan Cermak, Island Planner
Kristin Aasen, Planner 2
Jason Youmans, Planner 1
Seth Wright, Planner 1
Clare Frater, Policy Analyst
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 11 members 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 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 supplemental item was presented for consideration:
16.7 SS-RZ-2003.5 - Housing Agreement Bylaw 469 - O'Connor Project Planning – 176
Norton Road - Replacement of Appendix 1

By general consent the agenda was adopted, as amended.

3. CLOSED MEETING RESOLUTION

SS-2014-152

At 9:32 a.m., it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90(1)(i) concerning receipt of advice subject to solicitor-client privilege, including communications necessary for that purpose and that staff be invited to remain.

CARRIED

4. OPEN MEETING RESOLUTION

SS-2014-153

At 9:56 a.m., it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

5. RISE AND REPORT – None.

6. MINUTES AND RESOLUTIONS WITHOUT MEETING

6.1 Draft Minutes of the July 24, 2014 SSI LTC Regular Meeting

SS-2014-154

It was **MOVED** and **SECONDED** that that the draft minutes of the July 24, 2014 Salt Spring Island Local Trust Committee Regular Meeting be amended by replacing the word “resolve” with “resolved” and adding a comma following Principle Number 3 in Item 5.1, and that the minutes be adopted as amended.

CARRIED

6.2 Draft Minutes of the August 7, 2014 Advisory Planning Commission Meeting

The minutes were received for information.

6.3 Draft Minutes of the August 7, 2014 Agricultural Advisory Planning Commission Meeting

The minutes were received for information.

6.4 Resolution Without Meeting Report

The report was received.

7. LOCAL TRUST COMMITTEE PROJECTS

7.1 Industrial Land Use Bylaw

Industrial Advisory Planning Commission Chair Dale Dow and members Nancy Krieg and John Tylee presented the Industrial Advisory Planning Commission’s Draft Report “Blueprint Towards a Working Community” dated July 15, 2014.

The Trustees thanked the members of the Industrial Advisory Planning Commission for excellent work.

Planner Cermak presented a staff report dated August 19, 2014 regarding the Industrial Land Use Bylaw Update – Receipt of Industrial Advisory Planning Commission Draft Report.

Further to discussion, the following resolutions were introduced.

SS-2014-155

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee receive the Industrial Advisory Planning Commission's Draft Report "Blueprint Towards a Working Community" dated July 15, 2014 and that the Salt Spring Island Local Trust Committee refer the report to stakeholders and to invite public feedback.

CARRIED

The Trustees recommended that feedback from stakeholders be immediately directed to members of the Industrial Advisory Planning Commission for information.

SS-2014-156

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to bring forward an updated Industrial Work Program program charter considering implementation of Industrial Advisory Planning Commissions' Draft Report recommendations.

CARRIED

SS-2014-157

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee express appreciation to members of the Industrial Advisory Planning Commission and direct staff to arrange an appreciation lunch for this fall.

CARRIED

7.2 Grace Islet Zoning

Planner Aasen presented a staff report dated August 21, 2014 regarding Grace Islet Zoning.

The Trustees recommended that the staff report be corrected to replace the word "**any**" with "**all**" as in "A zoning amendment that would remove **all** private uses...."

John Alexander spoke as a representative of the landowner.

Further to discussion, the following resolutions were introduced.

SS-2014-158

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee consider amending the work program to place "First Nations Heritage Sites" as a Top Priority.

CARRIED

SS-2014-159

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend the Work Program to remove "Grace Islet Zoning" as a Top Priority.

CARRIED

Chair Malcolmson called a recess at 11:19 a.m. The meeting reconvened at 11:25 a.m.

The Trustees noted that the staff report dated August 21, 2014 advised that the rezoning of Grace Islet would not prevent residential construction.

7.3 Riparian Areas Regulation

Planner Cermak presented a staff report dated August 18, 2014 regarding Riparian Areas Regulation.

Further to discussion, the following resolution was introduced.

SS-2014-160

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve and forward the amended 2014-15 Local Trust Committee Project Budget to the Financial Planning Committee as presented (Riparian Areas Regulation project).

CARRIED

8. REPORTS

8.1 Land Use Bylaw Update: Rural Watershed Uses

RPM Hartley presented a briefing dated August 20, 2014 regarding Land Use Bylaw Update: Rural Watershed Uses.

8.2 Work Program Top Priorities Report

The report was received.

SS-2014-161

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve funding for overnight accommodations for the Boardwalk consultant to attend an evening meeting of interested parties.

CARRIED

8.3 Projects List

Trustee Grove volunteered to attend the meetings of the Agriculture Alliance and the Watershed Preservation Society regarding Rural Watersheds.

By general consent the Salt Spring Island Local Trust Committee elaborated that project Rural Watershed Uses relates to subdivision, livestock density and uses of RW and A1 zoned lands.

The report was received.

8.4 Applications with Status Report

The report was received.

8.5 Expense Report – To end of July 2014

The report was received.

9. BUSINESS ARISING FROM MINUTES

9.1 Follow-Up-Action-List

The report was received.

10. CORRESPONDENCE – None.

Chair Malcolmson called a recess at 11:42 a.m. The meeting reconvened at 12:03 p.m. 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.

11. 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 Trust Council Local Planning Committee; the Trust Programs Committee; and with Honourable Steve Thompson, Minister of Forests, Lands and Natural Resource Operations regarding a review of First Nations Heritage Sites. He advised he will be attending a meeting with Honourable Steve Thompson, Minister of Forests, Lands and Natural Resource Operations on August 29, 2014. He also attended a presentation by Tourism Victoria that included a tourism trend analysis for Salt Spring Island.

Trustee Grove reported that he attended the following meetings: the Salt Spring Island Watershed Protection Authority (SSIWPA); the Agricultural Advisory Planning Commission; the Advisory Planning Commission; several meetings with residents regarding various matters; with the owners of the Treehouse Café regarding ongoing mediations; with members of the community regarding the Boardwalk; and with several members of the IAPC to review the Industrial Advisory Planning Commission draft report. He attended the Salt Spring Foundation's 30th anniversary celebration at Centennial Park and attended the opening of an Interpretive Heritage Sign Installation in Centennial Park.

12. CHAIR REPORT

Chair Malcolmson reported that Trust Council has expressed concern to the Minister regarding the Agricultural Land Reserve process. Trust Council has sent a letter regarding the proposed Liquefied Natural Gas Tanker application for Howe Sound and will be sending a letter regarding the Federal Regulations for dumping at sea. She attended an interview regarding the National Marine Conservation Area. The Trust Programs Committee continues to work on the BC Ferries issues and the Union of BC Municipalities is scheduled to meet on September 26, 2014 and further information regarding the BC Ferries socio economic impact report is expected. She advised the next Islands Trust Council is scheduled September 9 - 11, 2014 on Gambier Island.

13. CRD DIRECTOR REPORT

Director McIntyre reported that he attended the following meetings: the Salt Spring Island Watershed Protection Authority (SSIWPA); CRD Board regarding Grace Islet; regarding the Boardwalk; regarding Cusheon Lake Road Safety; CRD budget reviews, regarding Channel Ridge; and with the owners of the Treehouse Café. He attended the Artspring Donor appreciation event and reported that the Partners Creating Pathways construction project

between Churchill and Leisure Lane is underway. He reported the Salt Spring Transit expansion is scheduled to be implemented on September 29, 2014; the Rod and Gun Club Bylaw review is scheduled on September 10, 2014; the Community Economic Development Commission is scheduled to release their report in October; the CRD Board will be issuing a press release regarding voting by mail for the next local election; and the CRD has approved a five year contribution to implement the balance of the North Ganges Village Transportation Plan (NGVTP).

14. DELEGATIONS - None

15. TOWN HALL

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

One member of the public spoke regarding concern for continued access to the CRD Liquid Waste Facility and the importance of being proactive regarding development adjacent to the facility.

Two members of the public spoke regarding Rural Watershed Zoning. One member spoke to concerns regarding the impact of animals grazing in riparian areas. One member spoke to the removal of vegetation in riparian areas.

One member of the public spoke in opposition to increasing densities in the Fort Street area.

One member of the public spoke and expressed concern regarding water quality and quantity in the Fort Street area.

One member of the public spoke regarding censorship of delegations.

One member of the public spoke regarding the Salt Spring Watershed Preservation Authority (SSIWPA) Structured Decision Making (SDM) process.

Planner Cermak reported the Request for Proposals for the SDM facilitator closes August 28, 2014 at noon.

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

16. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

16.1 SS-DVP-2014.3 – Polaris Land Surveying – 2163 Fulford-Ganges Road

Planner Youmans presented a staff report dated August 19, 2014 regarding an application for a Development Variance Permit and a request of exemption from 10% highway frontage requirement of Local Government Act Section 944.

Applicant Brent Taylor spoke to the application.

Further to discussion, the following resolutions were introduced.

SS-2014-162

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2014.3 for The South 70 Acres of Section 7, Range 2, South Salt Spring Island, Cowichan District, Except the Southerly 262 Feet of the Westerly 104 Feet and Except Part in Plan VIP57719 conditional upon registration of an easement that guarantees access between the split portions of proposed Lot B over proposed Lot A (SS-DVP-2014.3, 2163 Fulford-Ganges Road).

CARRIED

SS-2014-163

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee exempt proposed Lots A and B, and proposed Strata Lots 2 and 5, of The South 70 Acres of Section 7, Range 2, South Salt Spring Island, Cowichan District, Except the Southerly 262 Feet of the Westerly 104 Feet and Except Part in Plan VIP57719, 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 (SS-DVP-2014.3, 2163 Fulford-Ganges Road).

CARRIED

16.2 SS-DP-2014.4 – Polaris Land Surveying – 2161-2163 Fulford-Ganges Road

Planner Youmans presented a staff report dated August 18, 2014 regarding an application for a Development Permit in Development Permit Area 4.

Applicant Brent Taylor spoke to the application.

Further to discussion, the following resolution was introduced.

SS-2014-164

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Development Permit application SS-DP-2014.4 regarding the properties described as The South 70 Acres of Section 7, Range 2, South Salt Spring Island, Cowichan District, Except the Southerly 262 Feet of the Westerly 104 Feet and Except Part in Plan VIP57719 (SS-DP-2014.4, 2163 Fulford-Ganges Road) and Lot A, Section 7, Range 2, South Salt Spring Island, Cowichan District, Plan VIP57719 (SS-DP-2014.4, 2161 Fulford-Ganges Road).

CARRIED

16.3 SS-DP-2014.6 – G. Wickland – 575 Mount Belcher Heights

Planner Youmans presented a staff report dated August 19, 2014 regarding an application for a Development Permit in Development Permit Area 5.

The applicant was not present.

Further to discussion, the following resolution was introduced.

SS-2014-165

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2014.6 to Gail Wickland for Lot 17, District Lot 24, North Salt Spring Island, Cowichan District, Plan 23312 (SS-DP-2014.6, 575 Mount Belcher Heights).

CARRIED

16.4 SS-ALR-2013.2 – J. Pasuta – 1320 North Beach Road

Planner Youmans presented a staff report dated August 19, 2014 regarding an application for Subdivision in the Agricultural Land Reserve.

Applicant James Pasuta spoke to the application.

Further to discussion, the following resolution was introduced.

SS-2014-166

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee proceed no further with application SS-ALR-2013.2 for Lot A, Section 10, Range 1 North, North Salt Spring Island, Cowichan District Plan VIP65553 (SS-ALR-2013.2, 1320 North Beach Road).

CARRIED

16.5 SS-RZ-2013.1 – M. MacAlpine – 1351 Mountain Road

RPM Hartley presented a staff report dated August 18, 2014 regarding Bylaw 472 for adoption.

The applicants were not present.

Further to discussion, the following resolution was introduced.

SS-2014-167

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt Bylaw No. 472 cited as Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2013 (SS-RZ-2013.1, 1351 Mountain Road).

CARRIED

16.6 SS-RZ-2013.3 – Bylaws 476 & 477

Planner Cermak presented a staff report dated August 20, 2014 regarding an application to amend the Official Community Plan and Land Use Bylaw.

Applicant Robyn Kelln spoke to the application and noted his agreement to the covenant recommended by the CRD.

Further to discussion, the following resolutions were introduced.

SS-2014-168

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give second reading to Proposed Bylaw No. 476, cited as “Salt Spring Island Official Community Plan, 2008, Amendment No. 1, 2014” (SS-RZ-2013.3, 119-150 Ashya Road).

CARRIED

SS-2014-169

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend Proposed Bylaw No. 477, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2014” (SS-RZ-2013.3, 119-150 Ashya Road) by removing clauses 1.2 and 1.3 in their entirety and by removing Plan No. 2 in its entirety.

CARRIED

SS-2014-170

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give second reading to Proposed Bylaw No. 477 as amended, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2014” (SS-RZ-2013.3, 119-150 Ashya Road).

CARRIED

SS-2014-171

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to prepare a draft covenant for Strata Lots 1-9, Section 4, Range 1, South Salt Spring Island, Cowichan District, Strata Plan VIS6778 (SS-RZ-2013.3, 119-150 Ashya Road) in order to ensure energy and water efficient building design and to provide notice of the CRD Waste Management Facility, and that staff have the requested covenant prior to calling a Public Hearing.

CARRIED

SS-2014-172

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee that the Salt Spring Island Local Trust Committee direct staff to schedule a Public Hearing for Proposed Bylaw 476 and Proposed Bylaw 477 (SS-RZ-2013.3, 119-150 Ashya Road).

CARRIED

16.7 SS-RZ-2003.5 – Housing Agreement Bylaw 469 - O’Connor Project Planning – 176 Norton Road

RPM Hartley presented a staff report dated August 21, 2014 regarding Housing Agreement Bylaw 469 and spoke to the legal fees supported by a cost recovery agreement.

The applicant spoke to the housing agreement.

Further to discussion, the following resolutions were introduced.

SS-2014-173

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give First Reading to Bylaw No. 469, cited as "Salt Spring Island Housing Agreement Bylaw No. 469, 2013" as circulated on August 27, 2014. (SS-RZ-2003.5, 176 Norton Road).

CARRIED

SS-2014-174

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give Second Reading to Bylaw No. 469, cited as "Salt Spring Island Housing Agreement Bylaw No. 469, 2013" (SS-RZ-2003.5, 176 Norton Road).

CARRIED

SS-2014-175

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to refer Bylaw No. 469 to Executive Committee for early consideration. (SS-RZ-2003.5, 176 Norton Road).

CARRIED

The Trustees noted that they will not give third reading at this meeting because they want to give the CRD time to consider the current draft and the Trustees are willing to consider additional readings of the bylaw by Special Meeting.

SS-2014-176

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee allocate up to \$2,500 from Local Trust Committee local expense account special projects budget for Islands Trust legal service costs that exceed the cost recovery agreement regarding the proposed housing agreement and covenant (SS-RZ-2003.5, 176 Norton Road).

CARRIED

Chair Malcolmson called for a recess at 2:35 p.m. The meeting reconvened at 2:40 p.m.

17. NEW BUSINESS

17.1 2015/16 Local Planning Program Budget

RPM Hartley presented a staff report dated August 21, 2014 regarding 2015/16 Local Planning Programs Budget.

By general consent changes were made to remove the following items from the budget: Riparian Areas Regulation, Housing for Farmworkers, Subdivision for a Relative; and Housing Agreement Memorandum of Understanding noting that these projects could be completed in the current fiscal year; and adding the following projects to the budget: First Nation Heritage Sites and Integrated Community Sustainability (in concert with Ganges Village Area Planning).

SS-2014-177

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee revise the draft 2015-16 Local Trust Committee Project Budget Request as discussed with a budget total of \$50,000.

CARRIED

SS-2014-178

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve and forward the draft 2015-16 Salt Spring Island Project Budget Request to Financial Planning Committee as revised.

CARRIED

SS-2014-179

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee advise the Director of Administrative Services that a Budget Proposal will be submitted prior to November 2014 Financial Planning Committee meeting to support Salt Spring Island Watershed Management coordination services delegated from Trust Council and supported by Special Tax Requisition.

CARRIED

17.2 Covenant Monitoring – L’Ile a L’Ancre

Planner Wright presented a staff report dated August 13, 2014 regarding covenant monitoring of L’Ile a L’Ancre.

SS-2014-180

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee receive the covenant monitoring report dated June 12, 2014 respecting L’Ile a L’Ancre (B. Foy) for the year 2014.

CARRIED

17.3 Covenant Monitoring – Narrows West Road (Lots 1,2,12 & 30)

Planner Wright presented a staff report dated August 13, 2014 regarding Covenant Monitoring of Narrows West Road.

SS-2014-181

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee receive the covenant monitoring report dated June 12, 2014 respecting Lots 1, 2, 12 and 30 on Narrows West Road (P. Dorazio) for the year 2014.

CARRIED

17.4 Fort Street Quarter Acre Lots

RPM Hartley provided an update regarding the Superintendent of Real Estate court decision regarding densities in the Fort Street area. The lawyers have provided an initial response and have outlined the legal steps. Staff is in communication with the CRD and the process is underway. Any further correspondence regarding densities in the Fort Street area will be forwarded to the Local Trust Committee.

The correspondence from Mike Dawson dated August 11, 2014 and the correspondence from Sharon Bywater dated August 20, 2014 were received for information.

17.5 Capital Regional District Permit Application Referrals

RPM Hartley presented a verbal report regarding CRD Building Permits and a new CRD process that will increase the number of referrals.

17.6 Capital Regional District Resolution Regarding the Rod & Gun Club & Related Correspondence

RPM Hartley presented a verbal report regarding the CRD resolution regarding the Rod and Gun Club.

SS-2014-182

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to respond to the CRD letter dated July 25, 2014 outlining the Local Trust Committee land use authority.

CARRIED

The correspondence from Alastair Bryson dated July 25, 2014 was received for information.

17.7 BC Hydro Wood Pole Test and Treat Program 2014

The staff briefing dated August 19, 2014 regarding the BC Hydro Wood Pole Test and Treat Program 2014 was provided for information.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on September 18, 2014 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:19 p.m.

Sheila Malcolmson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder