



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: May 25, 2021
Time: 9:30 a.m.
Location: Electronic Meeting

	Pages
1. CALL TO ORDER	9:30 AM - 9:30 AM
2. APPROVAL OF AGENDA	
3. PREVIOUS MEETINGS	9:30 AM - 9:35 AM
3.1. Draft Minutes of the Salt Spring Island Local Trust Committee	
3.1.1. <u>Draft Minutes of the April 27, 2021 SSI LTC Regular Meeting</u>	5
For Adoption	
3.2. Resolutions Without Meeting Report - None	
3.3. Draft Minutes of the Advisory Planning Commissions	
3.3.1. <u>Draft Minutes of the April 15, 2021 Ganges Village Project Task Force Meeting</u>	17
For Information	
3.4. Local Trust Committee Public Hearing Record - None	
4. Rise and Report	
4.1. SSI LTC In-Camera Meeting of April 27, 2021	
The Salt Spring Island Local Trust Committee appoint Maïkan (Forest) Bordeleau, Daniel Wood, Amber Anderson, Stanley J. Shapiro, James W. Back, Kerrie Proulx, Meror Krayenhoff, Nejmah Guermoudi, Yvonne Saunders, Jessica Terezakis, Bryce Chapman and Rhonan Heitzmann to the Housing Action Program Task Force.	
5. BUSINESS ARISING FROM MINUTES	9:35 AM - 9:40 AM
5.1. Follow-Up Action List	21
Report dated May 2021	
6. COMMUNITY INFORMATION MEETING - None	

7. PUBLIC HEARING - None

8. REPORTS 9:40 AM - 10:00 AM

- | | |
|--|----|
| 8.1. Policy and Standing Resolutions List | 41 |
| For Information | |
| 8.2. Work Program Top Priorities Report | 54 |
| Report dated May 2021 | |
| 8.3. Projects List | 56 |
| Report dated May 2021 | |
| 8.4. Applications with Status Report | 59 |
| Report dated May 2021 | |
| 8.5. Expense Report - None | |
| 8.6. Islands Trust Conservancy Board Report - None | |
| 8.7. Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report | |
| Verbal Report | |

9. LOCAL TRUST COMMITTEE PROJECTS - None

10. CLOSED MEETING 10:00 AM - 11:30 AM

10.1. Motion to Close the Meeting

The Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1)

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

... and that staff be invited to remain.

10.2. Motion to Open the Meeting

The Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

10.3. Rise and Report

.....BREAK UNTIL 12:00 NOON.....

- | | | | |
|-------|--|---------------------|----|
| 11. | TRUSTEE REPORTS | 12:00 PM - 12:10 PM | |
| | Verbal Report | | |
| 12. | CHAIR'S REPORT | 12:10 PM - 12:15 PM | |
| | Verbal Report | | |
| 13. | CRD DIRECTOR'S REPORT | 12:15 PM - 12:20 PM | |
| | Verbal Report | | |
| 14. | CORRESPONDENCE | 12:20 PM - 12:25 PM | |
| 14.1. | R. Laing to LTC - Dated April 19, 2021 - Concerning "Bright Green Lies" | | 82 |
| | For Information | | |
| 14.2. | S. Stoss to LTC - Dated April 16, 2021 - Concerning various topics | | 83 |
| | For Information | | |
| 14.3. | D. Hewitt to LTC - Dated April 27, 2021 - Concerning April 27, 2021 Local Trust Committee meeting | | 84 |
| | For Information | | |
| 14.4. | M. Moore to BC Hydro, cc. LTC et al - Dated May 9, 2021 - Concerning branch trimming during nesting season | | 85 |
| | For Information | | |
| 14.5. | J. McClean to LTC - Dated May 11, 2021 - Concerning expiry of affordable covenant for 121 Atkins Road, SSI | | 86 |
| | For Consideration | | |
| 14.6. | B. Young, Chair of Transition Salt Spring to LTC - Dated May 12, 2021 - Concerning opposition to amending the Policy Statement to exclude communities | | 87 |
| | For Consideration | | |
| 15. | DELEGATIONS | 12:25 PM - 12:30 PM | |
| 15.1. | O. McOuat - Concerning the proposed Rogers-CREST tower on Channel Ridge, SSI | | |
| 16. | TOWN HALL AND QUESTIONS | 12:30 PM - 12:45 PM | |
| | Reminder, the Public Hearing for: | | |
| | <ul style="list-style-type: none">• Bylaws 474 and 475 (Fulford Landing) closed on November 2, 2017; | | |

Per Meeting Procedure Bylaw No. 391, the Local Trust Committee must not permit a delegation to address a meeting of the Committee regarding a bylaw in respect of which a public hearing has been held.

17. APPLICATIONS AND REFERRALS - None

18. OTHER BUSINESS 12:45 PM - 1:15 PM

18.1. New Business

18.1.1.	<u>Galiano Island Local Trust Committee Referral of Proposed Bylaw No. 278</u>	89
	Staff Report	
18.1.2.	<u>Galiano Island Local Trust Committee Referral of Proposed Bylaw Nos. 256 and 257</u>	99
	Staff Report	
18.1.3.	<u>Closure of Dormant Bylaws</u>	113
	Staff Report	
18.1.4.	<u>Annual Report</u>	137
	Staff Report	
18.1.5.	<u>Salt Spring and Southern Gulf Islands: Short-Term Vacation Rental Discussion</u>	139
	Discussion Notes for Information; Trustee Patrick to provide Verbal Report	
18.1.6.	<u>Tourist Accommodation Business Licensing</u>	143
	Staff Report	

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 29, 2021.

Please check the website at www.islandstrust.bc.ca for details regarding these meetings and other upcoming meetings.

20. ADJOURNMENT



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, April 27, 2021

Location: Electronic Meeting

Members Present: Peter Luckham, Chair
Peter Grove, Local Trustee
Laura Patrick, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
William Shulba, Senior Freshwater Specialist
Rob Pingle, Planning Team Assistant
Sylvia Oliver, Office Administrative Assistant
Sarah Shugar, Recorder

Media and Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Newspaper
Approximately 20 members of the public

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. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham introduced himself, the Trustees and staff and stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

2. APPROVAL OF AGENDA

The following additional items were presented for inclusion in the agenda:

- 8.1.1 Weston Lake Water Availability and Climate Changes Assessment - Staff Report
- 16.10 Agricultural Land Reserve (ALR) Exemption – Harkema

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 March 23, 2021 SSI LTC Regular Meeting

By general consent, the minutes of the March 23, 2021 Salt Spring Island Local Trust Committee meeting were adopted.

3.1.2 Draft Minutes of the March 15, 2021 SSI LTC Special Meeting

By general consent, the minutes of the March 15, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.2 Resolutions Without Meeting Report – None

3.3 Draft Minutes of the Advisory Planning Commissions – None

3.4 Salt Spring Island Local Trust Committee Public Hearing Record – None

4. BUSINESS ARISING FROM MINUTES

4.1 Follow Up Action List dated April 2021

The report was received.

5. COMMUNITY INFORMATION MEETING – None

6. PUBLIC HEARING - None

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

7.2 Work Program Top Priorities Report dated April 2021

The report was received.

7.3 Projects List dated April 2021

The report was received.

7.4 Applications with Status Report dated April 2021

The report was received.

7.5 Expense Report dated February 2021

The report was received.

7.6 Islands Trust Conservancy Board Report dated January 2021 – None

7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Water Sustainability

Planner Youmans presented a staff memorandum dated April 15, 2021 regarding a Salt Spring Island Watershed Stewardship and Protection Strategy.

SS-2021-069

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to report back with:

- a. Options for and implications of using Watershed Strategic Planning Project resources to support community and agency engagement around issues of forest preservation and stewardship in the context of watershed protection; and
- b. How this work could be coordinated with the Coastal Douglas-fir Protection Project.

CARRIED

8.1.1 Weston Lake Water Availability and Climate Changes Assessment Staff Report

Planner Youmans presented a staff report dated April 20, 2021 regarding a Memorandum of Understanding to undertake a Weston Lake Water Availability and Climate Change Assessment in coordination with the Capital Regional District.

SS-2021-070

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the Memorandum of Understanding for a Weston Lake Water Availability and Climate Change Assessment attached as Appendix 1 to the staff report dated April 27, 2021, and designate the Chair to sign it.

CARRIED

8.2 Coastal Douglas-fir and Associated Ecosystems Protection

Planner Youmans presented a staff report dated April 13, 2021 regarding an updated Project Charter and Community Engagement Plan for the Coastal Douglas-fir Zone and Associated Ecosystem Protection Project. Planner Youmans presented a video entitled "Coastal Douglas Fir Forests Past, Present and Future."

9. OTHER BUSINESS

9.1 Proposed Bylaw No. 522 - Amendments to Advisory Planning Commission Bylaw No. 467

Planner Mayes presented a staff report dated April 14, 2021 regarding proposed amendments to Salt Spring Island Local Trust Committee Advisory Planning Commission Bylaw No. 467 to address the recommendations of the Agricultural Advisory Planning Commission (AAPC).

SS-2021-71

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 522, cited as “Salt Spring Island Local Trust Committee Advisory Planning Commission Bylaw, Amendment No. 1, 2021” be adopted.

CARRIED

The meeting recessed for a lunch break at 11:16 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- The former Housing Working Group and the Gabriola Housing Advisory Planning Commission have recommended that a resourced cooperative body including government entities and organizations to work together on solutions to the housing crisis.
- Spoke to the rental housing shortage, the need for housing for essential workers and encouraged Salt Spring Island property owners to rent to islanders to provide more rental housing in the community.
- Attended the North Pender Island, Thetis Island and South Pender Island Local Trust Committee meetings and a Trust Council Executive meeting.
- Attended a Salt Spring Island Watershed Protection Alliance meeting and a watershed protection panel discussion hosted by Transition Salt Spring.
- Attended a Trust Council Freshwater Round Table regarding development of a Trust Area wide strategic plan.
- Attended a community discussion on defunding the police hosted by the Black, Indigenous, and People of Colour (BIPOC) Community Collective and the Salt Spring Community Alliance.

Trustee Grove presented the following report:

- Trustees have received a high volume of correspondence regarding the proposed CREST tower in the Channel Ridge area.
- The Dragonfly Commons Affordable Housing project received water approvals.
- Attended a meeting with Channel Ridge property owners regarding next steps for the Channel Ridge development.
- Encouraged everyone to follow the BC Health Directives regarding COVID-19.

11. CHAIR'S REPORT

Chair Luckham presented the following report:

- Provided clarification regarding a proposed CREST tower in the Channel Ridge area. Islands Trust considers whether to concur with the need for emergency communications and land use regulations for the proposed location. Health related issues are under the jurisdiction of Health Canada.

- Spoke to the high volume of projects and applications in 2021.
- Attended several meetings to prepare for the next Trust Council meetings to be held electronically on June 8 to 10, 2021.
- Attended a meeting with the Trust Council Governance and Management Review Select Committee.
- Attended the Thetis Island and Lasqueti Island Local Trust Committee meetings.

12. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The Booth Canal to Central pathway project is almost complete. The CRD has received a high volume of feedback related to the pathway project including safety concerns. The Salt Spring Island Transportation Commission has directed staff to complete the pathway project and address safety concerns.
- Encouraged the Salt Spring Island Local Trust Committee to concur with the proposed CREST tower proposal in the Channel Ridge location. The proposed tower would improve emergency communications on the north/west area of Salt Spring Island.
- The Salt Spring Island Parks and Recreation Commission has directed staff to develop a business case and partnership alternatives for use of the Salt Spring Island Middle School buildings as a recreational facility.

13. CORRESPONDENCE

Correspondence received concerning current applications and/or projects is posted to the LTC webpage.

13.1 P. Hannah to LTC - Dated March 19, 2021 - Concerning STVR Enforcement

The correspondence item was received.

SS-2021-72

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee forward the correspondence received from P. Hannah to LTC dated March 19, 2021 concerning Short Term Vacation Rentals (STVR) Enforcement to Bylaw Enforcement for a written response and to provide a copy to the Salt Spring Island Local Trust Committee.

CARRIED

13.2 Z. Pereboom to LTC et al, and Trustee Patrick reply - Dated March 31, 2021 Concerning Beddis Road Petition

The correspondence item was received.

14. DELEGATIONS

14.1 J. McClean - Concerning SS-RZ-2021.1 - 114 Swanson Road, SSI

J. McClean spoke to application SS-RZ-2021.1 (114 Swanson Road) and requested the Salt Spring Island Local Trust Committee to defer consideration of the application. Ms. McClean expressed support for the application to be referred to the Ganges Village Task Force and expressed concerns regarding storm water runoff, impacts to nearby properties, impacts to Ganges Creek and removal of trees.

15. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 12:37 p.m.

A member of the public requested the Salt Spring Island Local Trust Committee to expedite a non-farm use application at 427 Fulford-Ganges Road due to a potential property sale and urgency to confirm the General Employment 2 (GE2) industrial uses.

Cusheon Lake Stewardship Committee Chair and Beddis and Cusheon Lake Area Residents Association President Doreen Hewitt expressed concerns regarding application SS-TUP-2020.4 including impacts and risks to the ground and surface water within the Cusheon Lake Watershed. She spoke to the Freshwater Sustainability Strategy and requested the Salt Spring Island Local Trust Committee to not support a Temporary Use Permit for a commercial excavation business at 570 Blackburn Road.

16. APPLICATIONS AND REFERRALS

16.1 SS-TUP-2020.4 - M. Cahill & C. Gosset, Gosco Holdings (Charlie's Excavating) - 570 Blackburn Road, SSI

Planner Mayes presented a staff report dated April 14, 2021 regarding a Temporary Use Permit application for a Commercial Excavation Business.

Applicant Mia Cahill spoke to the application.

SS-2021-73

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a report demonstrating compliance with applicable codes of the temporary fuel system completed by a qualified professional (SS-TUP-2020.4, 570 Blackburn Road).

CARRIED

SS-2021-74

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer application SS-TUP-2020.4 for consideration at the July 27, 2021 Regular Meeting.

CARRIED

16.2 SS-ALR-2020.4 - D. Miller - 2101 Fulford-Ganges Road, SSI

Planner Mayes presented a staff report dated April 14, 2021 regarding a Non-Farm Use and Subdivision application in the Agricultural Land Reserve.

Applicant Dennis Miller spoke to the application.

SS-2021-75

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-ALR-2020.4 to the Agricultural Advisory Planning Commission for comment on whether or not the proposed subdivision and non-farm use is consistent with Salt Spring Island Official Community Plan No. 434 policies B.4.4.2.4, B.6.2.2.14, B.6.2.2.15 and B.6.2.2.16; and objectives B.6.2.1.2 and B.6.2.1.4 in consideration of the Salt Spring Island Area Farm Plan (2101 Fulford-Ganges Road).

CARRIED

16.3 SS-DVP-2020.7 - A. Clarke and R. Clarke - 1020 Sunset Drive, SSI

Planner Mayes presented a staff report dated April 1, 2021 regarding a Development Variance Permit application to vary siting of a seepage pit and structures to the natural boundary of the sea.

Applicant Ojima Clarke spoke to the application.

SS-2021-76

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DVP-2020.7 as presented in Appendix No. 1 (1020 Sunset Drive).

CARRIED

16.4 SS-DVP-2021.3 - M. Smith, M.C. Wright and Associates - North Secretary Island

Planner Mayes presented a staff report dated March 22, 2021 regarding a Development Variance Permit application to vary the setback to the natural boundary of the sea for a proposed walkway structure and permit 5 mooring floats, one float exceeding 12 metres in length (28.65 metres) for a group strata moorage dock.

Applicant Miranda Smith spoke to the application.

SS-2021-77

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a Restrictive Use Covenant to prohibit the construction of docks on residential lots and include provision for a suitable marine spill containment kit. (SS-DVP-2021.3, North Secretary Island).

CARRIED

SS-2021-78

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse staff to enter into a cost recovery agreement with the applicant (SS-DVP-2021.3, North Secretary Island).

CARRIED

SS-2021-79

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to inquire about First Nation concerns regarding the Crown referral process for application SS-DVP-2021.3 (North Secretary Island).

CARRIED

16.5 SS-DVP-2021.4 - G. Welsh - 150 Drake Road, SSI

Planner Mayes presented a staff report dated April 9, 2021 regarding a Development Variance Permit application to vary the setback for a proposed accessory building to a front lot line and an interior side lot line.

Applicant Greg Welsh and property owner Heather Fox spoke to the application.

SS-2021-80

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust:

- a. A site plan by a BC land surveyor or landscape architect report demonstrating available parking on the subject property for all uses in accordance with Part 7 and Subsection 3.13.4 of Salt Spring Island Land Use Bylaw No. 355; and
- b. A site plan by a BC land surveyor indicating the present location of all structures appearing to be part of the subject property but developed within Mouat Park (including but not limited to the shed, trailer, and fencing) (SS-DVP-2021.4, 150 Drake Road).

CARRIED

16.6 SS-DVP-2021.5 - N. Langford, Nick Langford Construction Ltd. - 143 Price Road, SSI

Planner Mayes presented a staff report dated April 13, 2021 regarding a Development Variance Permit application to vary the setback for an existing accessory building to an interior side lot line.

Applicant Nick Langford spoke to the application.

SS-2021-81

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS- DVP-2021.5 as shown in Appendix No. 4 of the staff report dated April 14, 2021 (143 Price Road).

CARRIED

16.7 SS-DVP-2021.9 - D. Desormeaux - 155 Liberty Hall Lane, SSI

Planner Gordon presented a staff report dated April 12, 2021 regarding a Development Variance Permit application to permit the continued siting of a structure (a culvert) within and adjacent to a waterbody (a stream).

Applicant David Desormeaux spoke to the application.

SS-2021-82

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2021.9 (155 Liberty Hall Lane).

CARRIED

SS-2021-83

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add “culverts in waterbody setbacks” under technical and minor land use bylaw amendments in the Work Program Projects List.

CARRIED

16.8 SS-DVP-2021.2 and SS-DP-2021.1 - F. Fontaine - 241 Morningside Road, SSI

Planner Gordon presented a staff report dated April 12, 2021 regarding a Development Permit application and a Development Variance Permit application required to retroactively permit the movement of a structure within the setback to the natural boundary of the sea, as well as to permit the construction of a proposed deck off of the existing structure.

Property owner Bernard Crotty spoke to the application.

SS-2021-84

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee deny issuance of SS-DVP-2021.2 (241 Morningside Road).

CARRIED

SS-2021-85

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee deny issuance of SS-DP-2021.1 (241 Morningside Road).

CARRIED

16.9 SS-RZ-2021.1 - D. Rivers - 114 Swanson Road, SSI

Planner Gordon presented a staff report dated April 14, 2021 regarding proposed amendments to Salt Spring Island Land Use Bylaw No. 355 to rezone the 0.5 hectare subject property from Residential 6 to a Residential 6 zone variant to permit a maximum of six dwelling units.

Applicant Dale Rivers spoke to the application.

SS-2021-86

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following:

- a. A water management report from a Professional Engineer or Geoscientist providing:
 1. A water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
 2. Proof of groundwater well(s) registration including well tag number(s) and well records
 3. Proof of Forests, Lands, Natural Resource Operations and Rural Development groundwater licence application that authorizes the withdrawal of a minimum of 10,950 litres per day of groundwater;
 4. A statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply source.
- b. A Riparian Areas Protection Regulation report from a Qualified Environmental Professional containing requirements and recommendations to protect the existing Riparian Area on the subject property during construction.
- c. A storm water management plan prepared by a qualified engineer. The plan should ensure that no flooding of downstream properties occurs as a result of the proposed development (114 Swanson Road).

CARRIED

SS-2021-87

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff, upon receipt of a water management plan from the applicant, to refer the plan to the Secretary to the Comptroller of Water Rights, Island Health, CRD Building Inspection and the North Salt Spring Water District for review and comment (114 Swanson Road).

CARRIED

SS-2021-88

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that staff refer the application to Capital Regional District for confirmation that the subject property can be serviced by the CRD's sanitary sewer system and CRD comments on the requirements for the applicant to connect to the sewer system (114 Swanson Road).

CARRIED

SS-2021-89

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant revise the rezoning application to consider the following aspects:

- a. Reduced water consumption through alternative non-potable supply for landscaping;
- b. Sustainable building techniques and energy efficient building design;
- c. The provision of an eligible community amenity as outlined in Official Community Plan Volume 2 Appendix 3 – Amenity Zoning (114 Swanson Road).

CARRIED

SS-2021-90

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot 8, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 21557 from Residential 6 to a Residential 6 zone variant that permits a maximum of six dwelling units (114 Swanson Road).

CARRIED

SS-2021-91

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee will withhold third reading of the proposed bylaw until a conditional water licence authorizing the withdrawal of at least 10,950 litres per day is issued by Forests, Lands, Natural Resource Operations and Rural Development and any applicable mitigating measures to ensure water sustainability are agreed upon (114 Swanson Road).

CARRIED

16.10 Agricultural Land Reserve (ALR) Exemption – Harkema

There was a question regarding whether an application can be prioritized at the request of an applicant. Staff referred to the Trust Council Administrative Fairness Principles Policy 7.1.1. It was noted that an application for the property has not been received at this time.

The meeting recessed for a break at 4:02 p.m. and reconvened at 4:15 p.m.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2021-92

At 4:15 p.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):

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2021-93

At 4:22 p.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

17.3 Rise and Report

The Salt Spring Island Local Trust Committee appointed Maïkan (Forest) Bordeleau, Daniel Wood, Amber Anderson, Stanley J. Shapiro, James W. Back, Kerrie Proulx, Meror Krayenhoff, Nejmah Guermoudi, Yvonne Saunders, Jessica Terezakis, Bryce Chapman and Rhonan Heitzmann to the Housing Action Program Task Force.

SS-2021-94

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Housing Action Program Task Force Terms of Reference dated December 2020 by changing 5 (b) to read "The total number of members shall not exceed 12".

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on May 25, 2021 at 9:30 a.m. Check the website at www.islandstrust.bc.ca for details regarding upcoming meetings.

19. ADJOURNMENT

By general consent the meeting adjourned at 4:25 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder



Salt Spring Island Local Trust Committee Ganges Village Planning Task Force

Date: Thursday, April 15, 2021

Location: Electronic Meeting

Members Present: Bob Mackie
David Dunnison
Eric Booth
Jenny McClean
John Gauld
Kris Plambeck
Mike Best
Robin Jenkinson
Sebastian Moffatt

Regrets: None

Absent: None

Staff Present: Stefan Cermak, Regional Planning Manager
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Daniela Murphy, Legislative Clerk & Recorder
Rob Pingle, Planning Team Assistant

Others Present: None

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

Planner Garbo called the meeting to order at 11:01 a.m.

Planner Garbo welcomed staff and Task Force members and acknowledged that she was attending this meeting from the Lək'wəḡən territory and expressed her gratitude.

1. APPROVAL OF AGENDA

Planner Garbo presented the agenda for adoption.

By general consent the agenda was adopted.

2. BUSINESS ITEMS

2.1 Introduction of Members and staff

Planner Garbo coordinated the introductions.

2.2 Election of the Chair and Vice-Chair

Legislative Clerk Murphy announced the election procedures, and opened the floor for nominations for the position of Chair.

Member Best was nominated, and declined the nomination.

Member Gauld was nominated, and declined the nomination.

Member Moffatt was nominated, and declined the nomination.

Member MacKie was nominated, and declined the nomination.

Member Dunnison was nominated, and declined the nomination.

Member Plambeck was nominated, seconded, and declined the nomination.

Member Jenkinson was nominated, seconded, and accepted the nomination.

Legislative Clerk Murphy called three times for further nominations. Hearing none, she declared the nominations closed. Member Jenkinson was elected Chair by acclamation.

Legislative Clerk Murphy then opened the floor for nominations for the position of Vice-Chair.

Member Moffatt was nominated, seconded and accepted the nomination.

Member Best was nominated, seconded and accepted the nomination.

Planning Team Assistant Pingle created a Zoom poll to allow the members to vote in the same manner as a “secret ballot”. Planning Team Assistant Pingle confirmed that all votes were accounted for.

Member Best was declared the successful candidate for Vice-Chair.

2.3 Acceptance of Work Plan

Planner Garbo explained the Work Plan to members.

There were questions about the scope of the project.

There was a question about the timeline of the project, including critical points and milestones.

There was concern that work would not be completed before the next Local Trust Committee election in the Fall of 2022, and continuation of the project with the new LTC.

There was a request to understand the results of the Ganges project in 2007, and what has been implemented as a result of those findings. Desire was expressed for a status report to be provided to the Task Force.

IT was MOVED and SECONDED,

That the Ganges Village Planning Task Force commission a report on the status of the 2007 OCP, including but not limited to:

- i. 2007 OCP items that have been implemented;
- ii. 2007 OCP items that are still being implemented;
- iii. 2007 OCP items that are planned for implementation; and
- iv. 2007 OCP items where implementation has been cancelled or otherwise deferred along with causal conditions or rationale for any such delay or cancellation.

CARRIED

2.4 Task Force Members Orientation

Legislative Clerk Murphy provided an orientation session for task force members.

There was a concern raised about Task Force members not being able to discuss Task Force items outside of a scheduled meeting, given that meetings only occur once a month. Staff advised that should Task Force members meet outside of the scheduled time that:

- there must be no quorum (quorum being 50% of the members);
- the discussion be disclosed to all members at the next meeting; and
- the unscheduled meetings do not occur regularly.

2.5 Administrative Report

By general consent, the material provided was received.

2.6 Quick Roundtable Wrap-Up

Chair Jenkinson asked members to share a word that reflects what they would like to see in Ganges. The following words were shared:

Pleasant, Healthy, Sustainable, Growth, Masterpiece, Complete-community, World-Class, Well-planned, Inspiring, Connected

3. ADJOURNMENT

By general consent, the meeting adjourned at 12:02 p.m.

Robin Jenkinson, Chair

CERTIFIED CORRECT:

Daniela Murphy, Recorder

DRAFT

Follow Up Action Report

Salt Spring Island

15-Dec-2020

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

15-Dec-2020

Activity	Responsibility	Dates	Status
1 SS-RZ-2019.1 - N. Williams and E. Myers - 248 Upper Ganges Road, SSI That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following: a. A report from a Professional Engineer providing a water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan. b. A report from a Professional Engineer providing a statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply source. c. A report from a Professional Engineer demonstrating a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting	Geordie Gordon		In Progress



Follow Up Action Report

Salt Spring Island

15-Dec-2020

Activity	Responsibility	Dates	Status
system standard CSA B805-18 capable of supplying potable water of an amount sufficient for all proposed General Employment uses.			
d. A report from a Professional Engineer commenting on compliance with, and implementation of all recommendations of the attached storm water management plan (2015). The updated report should include any further action necessary to address the possibility of hazardous material spill.			
e. An Assessment Report, completed by a Professional Engineer or Geoscientist, which identifies following aspects of the existing dug well:			
i. Vulnerability to surface contamination;			
ii. Distance and interference to other wells, surrounding land uses and waste water disposal fields;			
iii. Potential impacts to groundwater;			
iv. Sustainability on a year round basis;			
v. Any other relevant information as determined by the professional (248 Upper Ganges Road).			



Follow Up Action Report

Salt Spring Island

15-Dec-2020

Activity	Responsibility	Dates	Status
2 SS-RZ-2019.1 - N. Williams and E. Myers - 248 Upper Ganges Road, SSI That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Official Community Plan Bylaw No. 434, 2008 to add Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to Map 19 - Development Permit Area 2 - Non-Village Commercial and Industrial and to change the Designation from Residential Neighbourhoods to General Employment and Commercial Services (248 Upper Ganges Road).	Daniela Murphy Geordie Gordon		In Progress
3 SS-RZ-2019.1 - N. Williams and E. Myers - 248 Upper Ganges Road, SSI That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 from Residential 7 to a General Employment zone variant permitting at minimum, the following uses: a. Boat building, servicing and repairs; b. Rental, repair, sales, and service of equipment, machinery, boats, and vehicles; c. One accessory dwelling and one personal services business accessory to the dwelling unit (248 Upper Ganges Road).	Daniela Murphy Geordie Gordon		In Progress

Follow Up Action Report

Salt Spring Island

19-Jan-2021

Activity	Responsibility	Dates	Status
1 Salt Spring Island Watershed Protection Alignment and Opportunities Project That the Salt Spring Island Local Trust Committee direct staff to report back with a project charter for the development of a watershed protection strategic plan generally consistent with the Request for Decision included in January 19, 2021 regular meeting agenda package and that staff investigate opportunities to harmonize plan development with the Regional Planning Committee's Freshwater Sustainability Strategy.	Jason Youmans		In Progress

16-Feb-2021

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

16-Feb-2021

Activity	Responsibility	Dates	Status
1 SS-RZ-2020.2 - P. Hunt and M. Carr - 125 Churchill Road, SSI That the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Land Use Bylaw No. 355 to permit the following additional uses: a) Indoor retail sales; b) Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day; c) One restaurant not to exceed the size of the current restaurant; and d) Commercial guest accommodation units in cabins not exceeding 25 square metres each. e) Requires a vegetation screen to be maintained within the buffer area along any property line that abuts property not zoned for commercial use.	Daniela Murphy Kristine Mayes		In Progress



Follow Up Action Report

Salt Spring Island

16-Feb-2021

Activity	Responsibility	Dates	Status
2 SS-RZ-2020.2 - P. Hunt and M. Carr - 125 Churchill Road, SSI That the Salt Spring Island Local Trust Committee direct staff to draft amendments to the Salt Spring Island Official Community Plan No. 434 to amend the land use designation, Development Permit Area boundaries, and other policies to support land use bylaw amendments.	Daniela Murphy Kristine Mayes		In Progress
3 SS-RZ-2020.2 - P. Hunt and M. Carr - 125 Churchill Road, SSI That the Salt Spring Island Local Trust Committee direct staff to report back regarding alternative definitions for restaurants to include for example cafés and bakeries.	Kristine Mayes		In Progress
4 SS-RZ-2017.3 - Proposed Bylaw No. 521 - R. Kelln and J. Colligan - 2188 North End Road, SSI That the Salt Spring Island Local Trust Committee direct staff to work with the applicant of SS-RZ-2017.3 to address issues related to monitoring a neighbouring well.	Geordie Gordon		In Progress

23-Mar-2021

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

23-Mar-2021

Activity	Responsibility	Dates	Status
1 Previous Meetings Draft Minutes of the February 16, 2021 SSI LTC Regular Meeting The following item was presented for consideration: 11. Trustee Reports - Replace "Reported Local Trust Committees across the Trust Area are appointing representatives to discuss Short Term Vacation Rentals (STVRs) as a regional issue." with "Reported Local Trust Committees across the Southern Gulf Island Region are appointing representatives to discuss Short Term Vacation Rentals (STVRs) as a regional issue." By general consent, the minutes of the February 16, 2021 Salt Spring Island Local Trust Committee meeting were adopted as amended. Draft Minutes of the February 11, 2021 SSI LTC Special Meeting By general consent, the minutes of the February 11, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted.	Daniela Murphy Rob Pingle		Completed



Follow Up Action Report

Salt Spring Island

23-Mar-2021

Activity	Responsibility	Dates	Status
2 Policy and Standing Resolutions List That the Salt Spring Island Local Trust Committee direct staff to review Standing Resolution SS-2017-168 (Unlawful Suites and Dwellings) and report back options that better reflect the types of housing being used, including employee housing.	Warren Dingman		In Progress
3 Water Sustainability Project That the Salt Spring Island Local Trust Committee endorse Weston Lake Water Availability and Climate Change Assessment project charter v.1.1 attached as Appendix 1 to the staff report of March 23, 2021.	Jason Youmans		In Progress
4 SS-TUP-2021.1 - S. Cazabon - 2591 Fulford-Ganges Road, SSI That the Salt Spring Island Local Trust Committee approve issuance of SS-TUP-2021.1 for a period of three years, conditional upon receipt of an effluent management plan prepared to the satisfaction of staff (2591 Fulford-Ganges Road).	Daniela Murphy Geordie Gordon		In Progress

27-Apr-2021

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
1 PREVIOUS MEETINGS	Daniela Murphy Rob Pingle		Completed
3.1 Draft Minutes of the Salt Spring Island Local Trust Committee			
3.1.1 Draft Minutes of the March 23, 2021 SSI LTC Regular Meeting By general consent, the minutes of the March 23, 2021 Salt Spring Island Local Trust Committee meeting were adopted.			
3.1.2 Draft Minutes of the March 15, 2021 SSI LTC Special Meeting By general consent, the minutes of the March 15, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted.			



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
2 Water Sustainability That the Salt Spring Island Local Trust Committee direct staff to report back with: a. Options for and implications of using Watershed Strategic Planning Project resources to support community and agency engagement around issues of forest preservation and stewardship in the context of watershed protection; and b. How this work could be coordinated with the Coastal Douglas-fir Protection Project.	Jason Youmans		In Progress
3 Weston Lake Water Availability and Climate Changes Assessment Staff Report That the Salt Spring Island Local Trust Committee approve the Memorandum of Understanding for a Weston Lake Water Availability and Climate Change Assessment attached as Appendix 1 to the staff report dated April 27, 2021, and designate the Chair to sign it.	Daniela Murphy Jason Youmans		In Progress



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
4 Proposed Bylaw No. 522 - Amendments to Advisory Planning Commission Bylaw No. 467 That the Salt Spring Island Local Trust Committee Bylaw No. 522, cited as 'Salt Spring Island Local Trust Committee Advisory Planning Commission Bylaw, Amendment No. 1, 2021' be adopted.	Daniela Murphy Kristine Mayes		Completed
5 CORRESPONDENCE - P. Hannah to LTC - Dated March 19, 2021 - Concerning STVR Enforcement That the Salt Spring Island Local Trust Committee forward the correspondence received from P. Hannah to LTC dated March 19, 2021 concerning Short Term Vacation Rentals (STVR) Enforcement to Bylaw Enforcement for a written response and to provide a copy to the Salt Spring Island Local Trust Committee.	Daniela Murphy Warren Dingman		Completed



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
6 SS-TUP-2020.4 - M. Cahill & C. Gosset, Gosco Holdings (Charlie's Excavating) - 570 Blackburn Road, SSI That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a report demonstrating compliance with applicable codes of the temporary fuel system completed by a qualified professional. That the Salt Spring Island Local Trust Committee defer application SS-TUP-2020.4 for consideration at the July 27, 2021 Regular Meeting.	Kristine Mayes		Completed
7 SS-ALR-2020.4 - D. Miller - 2101 Fulford-Ganges Road, SSI That the Salt Spring Island Local Trust Committee refer application SS-ALR-2020.4 to the Agricultural Advisory Planning Commission for comment on whether or not the proposed subdivision and non-farm use is consistent with Salt Spring Island Official Community Plan No. 434 policies B.4.4.2.4, B.6.2.2.14, B.6.2.2.15 and B.6.2.2.16; and objectives B.6.2.1.2 and B.6.2.1.4 in consideration of the Salt Spring Island Area Farm Plan.	Kristine Mayes Rob Pingle		Completed



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
8 SS-DVP-2020.7 - A. Clarke and R. Clarke - 1020 Sunset Drive, SSI That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DVP-2020.7 as presented in Appendix No. 1.	Daniela Murphy Kristine Mayes		Completed
9 SS-DVP-2021.3 - M. Smith, M.C. Wright and Associates - North Secretary Island That the Salt Spring Island Local Trust Committee request staff to draft a Restrictive Use Covenant to prohibit the construction of docks on residential lots and include provision for a suitable marine spill containment kit. That the Salt Spring Island Local Trust Committee endorse staff to enter into a cost recovery agreement with the applicant. That the Salt Spring Island Local Trust Committee request staff to inquire about First Nation concerns regarding the Crown referral process for application SS-DVP-2021.3 (North Secretary Island).	Daniela Murphy Kristine Mayes		In Progress



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
10 SS-DVP-2021.4 - G. Welsh - 150 Drake Road, SSI That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust: a. A site plan by a BC land surveyor or landscape architect report demonstrating available parking on the subject property for all uses in accordance with Part 7 and Subsection 3.13.4 of Salt Spring Island Land Use Bylaw No. 355; and b. A site plan by a BC land surveyor indicating the present location of all structures appearing to be part of the subject property but developed within Mouat Park (including but not limited to the shed, trailer, and fencing).	Kristine Mayes		In Progress
11 SS-DVP-2021.5 - N. Langford, Nick Langford Construction Ltd. - 143 Price Road, SSI That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS- DVP-2021.5 as shown in Appendix No. 4 of the staff report dated April 14, 2021.	Daniela Murphy Kristine Mayes		Completed



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
12 SS-DVP-2021.9 - D. Desormeaux - 155 Liberty Hall Lane, SSI That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2021.9 (155 Liberty Hall Lane). That the Salt Spring Island Local Trust Committee add 'culverts in waterbody setbacks' under technical and minor land use bylaw amendments in the Work Program Projects List.	Daniela Murphy Geordie Gordon		In Progress
13 SS-DVP-2021.2 and SS-DP-2021.1 - F. Fontaine - 241 Morningside Road, SSI That the Salt Spring Island Local Trust Committee deny issuance of SS-DVP-2021.2 (241 Morningside Road). That the Salt Spring Island Local Trust Committee deny issuance of SS-DP-2021.1 (241 Morningside Road).	Daniela Murphy Geordie Gordon		Completed



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
14 SS-RZ-2021.1 - D. Rivers - 114 Swanson Road, SSI That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust the following: a. A water management report from a Professional Engineer or Geoscientist providing: 1. A water quality analysis that demonstrates that the surface water and groundwater from each proposed water supply source or well is potable or can be made potable (as defined in Schedule H of Land Use Bylaw No. 355 and Guidelines for Canadian Drinking Water Quality) with a treatment system customarily used in a single-family dwelling, and include a plan of the subject property indicating each well location where a water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan. 2. Proof of groundwater well(s) registration including well tag number(s) and well records 3. Proof of Forests, Lands, Natural Resource Operations and Rural Development groundwater licence application that authorizes the withdrawal of a minimum of 10,950 litres per day of groundwater; 4. A statement regarding the adherence to construction standards in the Groundwater Protection Regulation for each surface water supply	Daniela Murphy Geordie Gordon		In Progress



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
source.			
b. A Riparian Areas Protection Regulation report from a Qualified Environmental Professional containing requirements and recommendations to protect the existing Riparian Area on the subject property during construction.			
c. A storm water management plan prepared by a qualified engineer. The plan should ensure that no flooding of downstream properties occurs as a result of the proposed development.			
That the Salt Spring Island Local Trust Committee direct staff, upon receipt of a water management plan from the applicant, to refer the plan to the Secretary to the Comptroller of Water Rights, Island Health, CRD Building Inspection and the North Salt Spring Water District for review and comment.			
That the Salt Spring Island Local Trust Committee request that staff refer the application to Capital Regional District for confirmation that the subject property can be serviced by the CRD's sanitary sewer system and CRD comments on the requirements for the applicant to connect to the sewer system.			



Follow Up Action Report

Salt Spring Island

27-Apr-2021

Activity	Responsibility	Dates	Status
That the Salt Spring Island Local Trust Committee request that the applicant revise the rezoning application to consider the following aspects: a. Reduced water consumption through alternative non-potable supply for landscaping; b. Sustainable building techniques and energy efficient building design; c. The provision of an eligible community amenity as outlined in Official Community Plan Volume 2 Appendix 3 - Amenity Zoning. That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot 8, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 21557 from Residential 6 to a Residential 6 zone variant that permits a maximum of six dwelling units. That the Salt Spring Island Local Trust Committee will withhold third reading of the proposed bylaw until a conditional water license authorizing the withdrawal of at least 10,950 litres per day is issued by Forests, Lands, Natural Resource Operations and Rural Development and any applicable mitigating measures to ensure water sustainability are agreed upon.			

Follow Up Action Report



Islands Trust

SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
4-Feb-2010	SSI-11-10	Bylaw Enforcement Reports	It was MOVED and SECONDED , that the Salt Spring Island Local Trust Committee directs staff to provide quarterly in-camera and public reports on on-going and current bylaw enforcement investigations and actions in the Salt Spring Local Trust Area. <u>CARRIED</u>



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
10-Jan-2013	SSI-09-13	North Salt Spring Waterworks District Reporting	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee request the North Salt Spring Waterworks District to report back to the Local Trust Committee every two years from the date of adoption of Proposed Bylaw 461 on: a) changes in water demand by the North Salt Spring Waterworks District customers with new secondary suites within the pilot area; b) total withdrawal from its system in relation to its licensed capacity; c) impacts on the Maxwell Lake, St. Mary Lake, and the district's water supply in general that can be attributed to the introduction of secondary suites within the pilot area. <u>CARRIED</u> *Bylaw 461 was adopted May 2, 2013



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2-Jun-2016	SS-2016-114	Grantville Neighbourhood lawful non-conforming sewage disposal field repair or replacement	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt “Standing Resolution 2” as specified in Appendix 2 of the staff report dated May 25, 2016. (shown below): That the Salt Spring Island Local Trust Committee direct staff to administer and enforce Bylaw 484 according to the following policies: 1. Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and pursuant to Local Government Act Section 529, the Salt Spring Island Local Trust Committee considers that the following actions do not constitute maintenance, alteration, or extension, and therefore require a development variance permit application to the Salt Spring Island Local Trust Committee: a) Removal and replacement of the dispersal system in its entirety. 2. Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and where a health hazard exists as defined under the B.C. Public Health Act, an Authorized Person may carry out immediate, temporary repairs of the system that result in a further contravention to Bylaw 484 than that existing at the time the repair or alteration was started to prevent or contain the hazard. Permanent repairs or alterations that result in a further contravention of Bylaw 484 than that existing at the time the repair or alteration was started, or 1(a) above, should be supervised by a Professional and will require a development variance permit application to the Salt Spring Island Local Trust Committee following resolution of the emergency. 3. “Authorized Person” and “Professional” have the same meaning as in the Sewerage System Regulation. <u>CARRIED</u>



Islands Trust

SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2-Mar-2017	SS-2017-16	Quarterly Application Summary Staff Reports	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee direct staff to provide a quarterly summary of application tracking. <u>CARRIED</u>



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2-Nov-2017	SS-2017-168	Unlawful Suites and Dwellings	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee affirms its previous direction to delay enforcement on unlawful suites in single family dwellings and unlawful use of seasonal cottages until it has made a final decision on Proposed Bylaw No. 471 and directs staff to commence enforcement on all other unlawful dwellings in accordance with the following enforcement policy: a) Staff should put the highest priority on suite complaints concerning areas deemed to be environmentally sensitive, such as within watersheds, or suites which have serious health and safety issues, such as failing septic systems, over-taxed sewage treatment facilities, or suites that are unsafe. b) When speaking to property owners with unlawful dwellings, Islands Trust Bylaw Enforcement Officers should initially adopt a coaching technique with a view to helping the owners legalize their unlawful dwelling. People will be directed to Islands Trust planners or to the Capital Regional District Building Inspection and Capital Regional District Water and Sewage Commissions, who can explain the mechanisms for compliance. Tenants will also be directed to local agencies that can help find new housing if needed. c) Islands Trust Bylaw Enforcement Officers should place a priority on enforcement of unlawful dwellings that are also of concern to other agencies to ensure that all related issues are dealt with at the same time or if there is more than one unlawful dwelling on a lot. d) Recommendations to the Salt Spring Island Local Trust Committee for legal action to close a suite or unlawful dwelling should only be made if it has the active support and participation of other agencies, such as building inspection, health authorities or water and sewage treatment providers or if there is more than one unlawful dwelling on a lot. <u>CARRIED</u>

SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
16-Aug-2018	SS-2018-177	Cannabis Regulation	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. • However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: ○ Name of the applicant and a description of the proposal in general terms; ○ The location of the proposed establishment and the subject site; ○ The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered; ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; ○ How public comments may be submitted to the Local Trust Committee. <u>CARRIED</u>



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
6-Dec-2018	SS-2018-278	Cannabis – Processing of Notice to Local Authorities	It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution: that the Salt Spring Island Local Trust Committee request that Notices of Intention to apply for a Federal Cannabis License be included in the Local Trust Committee Regular Meeting agenda package. <u>CARRIED</u>
30 Apr 2019	SS-2019-88	Families as Stakeholders	It was MOVED and SECONDED, That the Salt Spring Island Local Committee direct staff to include families as stakeholders in Project Charters and to propose family oriented engagement techniques, or to explain why such inclusion is not appropriate. <u>CARRIED</u>

SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
27 Aug 2019	SS-2019-153	STVR	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee rescind Resolution SS-2017-120 and adopt the following new short-term vacation rental enforcement policy: that given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Short-Term Vacation Rentals (STVRs) that have one or more of the following characteristics will be subject to proactive enforcement: 1. They are advertised on the Internet, newspapers or other media; 2. More than one dwelling on the lot is simultaneously made available for STVRs; 3. While the property is rented persons are staying in tents, trailers, or Recreational Vehicles; 4. There are issues related to health and safety; 5. There is a written complaint by owners or residents on nearby lots about bona fide nuisance issues such as noise or parking congestion related to the STVR; 6. The owner of the property uses more than one property on Salt Spring Island as an STVR; that a Short-Term Vacation Rental (STVR) is defined as rental of a dwelling, suite, or cottage in a residential zone for less than 30-day periods; that a Short-Term Vacation Rental (STVR) is defined as the rental of a dwelling, suite, cottage, camping unit, accessory building or structure for a commercial guest accommodation use in a non commercial or commercial guest accommodation zone for less than a 30-day period; that nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Salt Spring Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time. <u>CARRIED</u>

SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
26-Nov-2019	SS-2019-253	Reconciliation	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re) introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area. <u>CARRIED</u>



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
17-Dec-2019	SS-2019-275	Referral of Items to the Agricultural Advisory Planning Commission	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee refer Agricultural Land Commission applications directly to the Agricultural Advisory Planning Commission, prior to consideration by the Salt Spring Island Local Trust Committee when: a) Applications demonstrate either that local farming or the greater community would benefit and conditions of Official Community Plan policy B.6.2.2.16 apply, or b) Applications are for public recreation use and are consistent with the Official Community Plan. <u>CARRIED</u>



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
28-Apr-2020	SS-2020-045	Policy Options for Bylaw Enforcement Compliance on Unlawful Uses	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications: a. Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased. b. The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, temporarily cease. c. Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue. d. In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application. <u>CARRIED</u>

SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
6-Oct-2020	SS-2020-145	Enforcement Policy during COVID-19 Public Health Emergency	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following enforcement policy while there is a public health emergency declared for COVID-19: Enforcement activities will be deferred for vessels in contravention of section 3.19.1 of the Salt Spring Island Land Use Bylaw No. 355 for the following Shoreline zones S1 and S4 under the following conditions; 1. Must at all times comply with provincial and federal laws pertaining to navigation and safety equipment; 2. Must be registered, insured, seaworthy and immediately ready for cruising in local waters; 3. No disposal of sewage into the marine environment; 4. Must not be used as a short-term rental; Failure to meet the above referenced conditions will make vessels subject to enforcement. And that the Salt Spring Island Local Trust Committee may change this policy at any time and may give direction to resume enforcement activities at any time. <u>CARRIED</u>
6-Oct-2020	SS-2020-146	Enforcement Policy during COVID-19 Public Health Emergency	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following enforcement policy while there is a public health emergency declared for Covid-19: Enforcement activities will be deferred for food and liquor serving premises affected by Orders of the Provincial Health Officer, as well as cafes and coffee shops, in order to permit the use of temporary cover or enclosed outdoor areas to expand outdoor seating and that the Salt Spring Island Local Trust Committee may change this policy at any time and may give direction to resume enforcement activities at any time. <u>CARRIED</u>



SALT SPRING ISLAND POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
6-Oct-2020	SS-2020-147	Enforcement Policy during COVID-19 Public Health Emergency	It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following enforcement policy while there is a public health emergency declared for COVID-19: Enforcement activities will be deferred for all unlawful dwellings; there will be no evictions, except where there are concerns regarding health and safety, lack of septic services and possible contamination of wells and drinking water supplies and that the Salt Spring Island Local Trust Committee may change this policy at any time and may give direction to resume enforcement activities at any time. <u>CARRIED</u>



Top Priorities Report

Salt Spring Island

1. *Water Sustainability - coordinate multiple jurisdictions in planning for water sustainability and watershed protection.*

Currently includes: Coordination of SSIWPA; Development of Proof of Water Bylaw; Weston Lake Water Availability Study; Watershed Strategic Plan; Ongoing well-monitoring.

April 27, 2021: MOU approved for Weston Lake Assessment

March 11, 2021 - TC budget approve: \$75,500 special tax requisition for 2021/22 SSIWPA; up to \$80,000 from surplus funds to spend on a watershed strategic plan and Weston Lake Watershed Assessment

Responsible

Jason Youmans
William Shulba

Dates

Rec'd: 07-Jun-2012
Target: 30-Dec-2022

2. *Protection of the Coastal Douglas-fir and Associated Ecosystems: An Islands Trust Tool Kit (2018)*

April 27, 2021 - education materials received

July 28, 2020 - Project Charter endorsed. Phase 1: Information gathering and analyzing, consultation, and education.

Responsible

Jason Youmans

Dates

Rec'd: 17-Dec-2019
Target: 01-Dec-2022

3. *Ganges Village Planning*

April 15, 2021 - Inaugural Ganges Village Planning Task Force meeting

March 11, 2021-TC approved \$97,000 project budget

Nov. 10 2020 - Project Charter, Public Engagement Framework, and Task Force Terms

Responsible

Louisa Garbo

Dates

Rec'd: 08-Jun-2020
Target: 31-Mar-2022

Top Priorities Report

Salt Spring Island

of Reference adopted. Endorsed applying for C2C funding.

4. *Housing Action Program*

Responsible

Dates

April 27, 2021-12 persons appointed to Housing Task Force
 Jan. 22, 2021 - Project Charter. Adopted.
 Dec. 15, 2020 - LTC resolves that any further consideration of Bylaw No. 471 (TUPs for Residential use) take place in the context of LTC's 'Housing Challenges and Solutions' project.

Louisa Garbo

Rec'd: 06-Oct-2020
 Target: 01-Oct-2022



Projects Report

Salt Spring Island

1. *OCP Amendments*

Responsible

Date Received

- First Nations Heritage and Cultural Site Protection (Jan. 2015)
- Piers Island Bill 27 OCP Update (Dec. 2015)
- Marine Environment Protection (Foreshore Audit) (June 2016)
- Official Community Plan Review (Nov. 2017)
- Development of a Music Strategy (June 2020)
- Waste Transfer Stations (Waste Management Plan) (July 2020)

06-Oct-2020

2. *Land Use Bylaw Amendments*

Responsible

Date Received



Projects Report

Salt Spring Island

·Housing for Farm Workers and Residential Options in the ALC (Nov. 2008)	06-Oct-2020
·Outer Islands (Feb. 2015)	
·LUB Update: Affordable Housing (June 2015)	
·Accessory Buildings Without a Principle Use (Dec. 2016)	
·Technical and Minor Amendments (Mar. 2017)	
·Limit fence height to 2.4m; increase dock width from 1.2m to 1.5m; culverts as structures in waterbody setbacks	
·Reduce Permitted Lot Coverage in Rural Upland Zones (Aug. 2018)	
·Ganges Village Planning - Harbourwalk (Oct. 2019)	
·Commercial Truck Parking and Storage (July 2020)	
·Regulate Cannabis Production (Sept. 2020)	
·Portable Sawmills (Nov. 2020)	

3. *Direct Bylaw Enforcement*

	Responsible	Date Received
·Bylaw Enforcement Policies (Feb. 2015)		06-Oct-2020
·Short Term Vacation Rentals (STVRs) (May 2017)		

4. *Administrative Processes and Procedures*

	Responsible	Date Received
·Land Use Contracts (Feb. 2015)		06-Oct-2020
·Soil Bylaw update (Feb. 2015)		
·Improving Communications (Mine permits for aggregate pits and quarries.) (Jan. 2020)		

Projects Report

Salt Spring Island

5. *Advocate*

Responsible

Date Received

·none listed

06-Oct-2020



Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
SS-ALR-2020.4	Miller, Dennis	07-Dec-2020	Subdivision - 2102 Fulford Ganges Road

Planner: Kristine Mayes

Planning Status

Status Date: 05-May-2021

Report to 14MAY2021 AAPC meeting

Status Date: 27-Apr-2021

SSILTC referred application to AAPC

Status Date: 15-Apr-2021

Report to 27APR2021 SSILTC meeting

File Number	Applicant Name	Date Received	Purpose
SS-ALR-2021.1	Tuttle, Kim	09-Apr-2021	Non-Adhering Residential Use - 231 Meadow Drive

Planner: Georgie Gordon

Planning Status

Status Date: 03-May-2021

Email to ALC re: amending covenant

Status Date: 12-Apr-2021

Planner Gordon assigned to file SS-ALR-2021.1



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2014.3	McKerrell, David	26-May-2014	Marina Expansion in DPA1 - 2850 Fulford-Ganges Road, SSI

Planner: Jason Youmans

Planning Status

Status Date: 23-Dec-2016

See SS-RZ-2013.6 for status update

Status Date: 25-Aug-2016

Lighting plan received - planner to await return of rezoning to LTC agenda before bringing DP back for approval

Status Date: 29-Jun-2016

Planner and applicant discuss submission of lighting plan

File Number	Applicant Name	Date Received	Purpose
SS-DP-2020.1	GILX Management Corporation	02-Mar-2020	Subdivision in DPA4 & DPA7

Planner: Kristine Mayes

Planning Status

Status Date: 21-Apr-2020

Emailed with applicant re. RAR report requirement

Status Date: 31-Mar-2020

Re-assigned to Planner Mayes

Status Date: 03-Mar-2020

Planner Gordon assigned to SS-DP-2020.1



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2020.10	Polaris Land Surveying Inc	19-Oct-2020	Subdivision in DPA 7 Riparian Areas requires a QEP and approval through DP to proceed - 445 Blackburn Road

Planner: Georgie Gordon

Planning Status

Status Date: 01-Mar-2021

Updated assessment report received

Status Date: 19-Oct-2020

Planner Gordon assigned to SS-DP-2020.10

File Number	Applicant Name	Date Received	Purpose
SS-DP-2020.15	El Loco Taco	18-Dec-2020	Amend Existing Permit - 106 Lower Ganges RD

Planner: Georgie Gordon

Planning Status

Status Date: 29-Apr-2021

CRD informs planning staff that Transpiration Commission consideration is deferred to May 31 meeting

Status Date: 23-Mar-2021

Staff report to LTC - resolve to refer to Transportation Commission

Status Date: 19-Feb-2021

Discussion with applicant. Proceeding with DP.



Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2020.6	Lucich, Mark & Julia	24-Jun-2020	Subdivision - 143 Jennifer Way

Planner: Geordie Gordon

Planning Status

Status Date: 11-Mar-2021

waiting on paperwork from applicants lawyer required to register covenants and issue permit

Status Date: 01-Sep-2020

DP approved by LTC

Status Date: 15-Jul-2020

Planner Gordon assigned to SS-DP-2020.6

File Number	Applicant Name	Date Received	Purpose
SS-DP-2020.8	Doug & Lisa	17-Sep-2020	DPA3: retaining wall along shoreline - 1351 Mountain Road

MacAlpine

Planner: Kristine Mayes

Planning Status

Status Date: 05-Mar-2021

Corresponded with Madrone on status of outstanding Restoration Assessment

Status Date: 04-Feb-2021

Followed up with applicants re. status of required reports

Status Date: 13-Nov-2020

DPA guidelines sent to applicants



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.1	Stellar Exteriors Inc	28-Jan-2021	Variance to move a shed and development for the building of a deck onto it.

Planner: Georgie Gordon

Planning Status

Status Date: 27-Apr-2021

Presentation to LTC. Permit denied.

Status Date: 12-Feb-2021

File assigned to Planner Gordon - SS-DP-2021.1

File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.3	H.Hazenboom Construction Ltd	12-Feb-2021	Increase of sqm of allowable as per E.2.1.2(d) of 185 sqm - 317 Rainbow Road

Planner: Kristine Mayes

Planning Status

Status Date: 15-Apr-2021

Followed up with applicant

Status Date: 08-Mar-2021

Applicant advised DVP required for retaining wall (CRD Permit/MoTI Structure Permit may also be required)

Status Date: 26-Feb-2021

Site Visit



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.4	UCG Universal Consulting Group LTD Planner: Kristine Mayes	15-Mar-2021	NEW TASTING ROOM, NEW WASHROOM/ACCESSORY BUILDING, NEW CARETAKER'S COTTAGE, NEW 4-PLEX - 270 Furness Road
Planning Status			
Status Date: 28-Apr-2021 DAI letter and clarification questions sent to applicant			
Status Date: 22-Apr-2021 Site Visit (Unescorted)			
Status Date: 29-Mar-2021 Planner Mayes assigned to file - SS-DP-2021.4			
File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.5	Miss Crofton's Housing Corporation Planner: Geordie Gordon	19-Mar-2021	To increase density in-order to build 10 small rental cottages - 265 Lower Ganges Road
Planning Status			
Status Date: 06-Apr-2021 Planner Gordon assigned to SS-RZ-2021.2 & SS-DP-2021.5			
File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.6	Shalbaf, Sina Planner: Kristine Mayes	07-Apr-2021	TO permit and accessory building in DPA 6 & 7 - 150 Margolin Drive
Planning Status			
Status Date: 30-Apr-2021 Requested geotechnical report to determine DPA6 exemption			
Status Date: 07-Apr-2021 Planner Mayes assigned to file - SS-DP-2021.6			



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SS-DP-2021.7	Salt Spring Island Sailing Club	13-Apr-2021	To update dock area for the Salt Spring Island Sailing Club - 152 Douglas Road
Planner: Geordie Gordon			
Planning Status			
<u>Status Date:</u> 26-Apr-2021			
File assigned to Planner Gordon - SS-DP-2021.7			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2020.16	Pedersen, Karen	15-Dec-2020	To allow a garage to exceed the total allowable floor area - 150 Menhinick Dr
Planner: Kristine Mayes			
Planning Status			
<u>Status Date:</u> 16-Apr-2021			
Followed up with applicant - BCLS site plan required (CRD advised potential setback encroachment)			
<u>Status Date:</u> 26-Feb-2021			
More information required re. siting of garage AB and kitchen/shower enclosure in studio AB			
<u>Status Date:</u> 08-Feb-2021			
Site Visit			



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2020.9	Lucich, Mark & Julia	24-Jun-2020	Modification of existing driveway, design and completion of a storm water drainage system - 143 Jennifer Way

Planner: Georgie Gordon

Planning Status

Status Date: 11-Mar-2021

waiting on paperwork from applicants lawyer required to register covenants and issue permit

Status Date: 30-Nov-2020

Permit issuance pending registration of covenant

Status Date: 10-Sep-2020

LTC approve issuance subject to conditions

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.1	Laura & Brian Travelbea	06-Jan-2021	To construct a deck within setback - 377 Langs Road

Planner: Kristine Mayes

Planning Status

Status Date: 11-May-2021

Site Visit (Unescorted)

Status Date: 04-May-2021

BCLS site plan forthcoming

Status Date: 15-Jan-2021

Applicant to advise when deck amended to original footprint



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.10	Van Halst, Judy	06-Apr-2021	Request for variance of lot line setbacks - 241 Roland Road

Planner: Kristine Mayes

Planning Status

Status Date: 11-May-2021

Site Visit (Unescorted)

Status Date: 08-Apr-2021

Planner Mayes assigned to file - SS-DVP-2021.10

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.11	Isherwood, Kevin	09-Apr-2021	Variance request to increase height of accessory building - 106 McKenzie Cres

Planner: Geordie Gordon

Planning Status

Status Date: 26-Apr-2021

File assigned to Planner Gordon - SS-DVP-2021.11

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.2	Stellar Exteriors Inc	28-Jan-2021	Variance to move a shed and development for the building of a deck onto it.

Planner: Geordie Gordon

Planning Status

Status Date: 27-Apr-2021

Presentation to LTC. Permit denied.

Status Date: 12-Feb-2021

File assigned to Planner Gordon - SS-DVP-2021.2



Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.3	M.C. Wright and Associates Ltd.	03-Feb-2021	increase the allowable width of a proposed dock on North Secretary Island (situated in Water Zone A) from 2.4m to 3.0m

Planner: Kristine Mayes

Planning Status

Status Date: 12-May-2021

Applicant advised strata consented to covenant (with conditions) - awaiting owner information

Status Date: 28-Apr-2021

Applicant request application paused to correspond with owners

Status Date: 27-Apr-2021

SSILTC requested no dock covenant + marine spill kit, cost recovery agreement & requested staff to speak to province re. referral process

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.4	Welsh, Greg	18-Feb-2021	To build a garage of the same size, quality and kind as the one which burned down in 2020, on the same foundation - 150 Drake Road

Planner: Kristine Mayes

Planning Status

Status Date: 27-Apr-2021

LTC request site plans re. parking & parkland encroachment

Status Date: 15-Apr-2021

Report to 27APR2021 SSILTC meeting

Status Date: 02-Mar-2021

Site Visit - Followed Up with Applicant re. MoTI Structure Permit/Setback to NB



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.6	Polaris Land Surveying	22-Feb-2021	To address the road frontage created by subdivision - 445 Blackburn Road
Planner: Georgie Gordon			
Planning Status			
<u>Status Date:</u> 11-Mar-2021			
Pending updated RAR report			
<u>Status Date:</u> 22-Feb-2021			
File assigned to Planner Gordon - SS-DVP-2021.6			
File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.7	Craig, Brian	26-Feb-2021	Variance for Gate House and Beach Stairs - 344 Reginald Hill Road
Planner: Kristine Mayes			
Planning Status			
<u>Status Date:</u> 04-Mar-2021			
File assigned to Planner Mayes - SS-DVP-2021.7			
File Number	Applicant Name	Date Received	Purpose
SS-DVP-2021.8	1161918 Ontario INC	15-Mar-2021	To rectify existing non-conformity of minimum rear lot line setback - 1645 North Beach Road
Planner: Kristine Mayes			
Planning Status			
<u>Status Date:</u> 28-Apr-2021			
Applicant to provide photos and siting for shed from SFD			
<u>Status Date:</u> 16-Mar-2021			
Planner Mayes assigned to file - SS-DVP-2021.8			



Applications

Liquor Control Branch

File Number	Applicant Name	Date Received	Purpose
SS-LCB-2021.1	Salt Spring Brewing Corporation Planner: Kristine Mayes	22-Apr-2021	Liquor license referral for new tasting room and patio space - 270 Furness Road
Planning Status			
Status Date: 26-Apr-2021 File assigned to Planner Mayes - SS-LCB-2021.1			

Rezoning

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2013.6	Island Marine Construction Services Ltd. Planner: Jason Youmans	08-May-2013	Proposal to Amend OCP (Shoreline DPA Increase) & LUB (S2 Zoning Expansion) - 2850 Fulford-Ganges Road, SSI (Fulford Landing)
Planning Status			
Status Date: 23-Nov-2020 Applicant confirms intention to proceed with covenant.			
Status Date: 10-Nov-2020 LTC directs applicant to enter into restrictive covenant re. archaeological site protection.			
Status Date: 15-Sep-2020 Staff contact Tsawout First Nation, Cowichan Tribes, Halalt and Lyackson First Nations.			



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2013.9	Capital Regional District (Regional Housing)	06-Sep-2013	Proposal to Rezone for CRD & School District Multi-Family Affordable Housing - 161 Drake Road, SSI

Planner: Stefan Cermak

Planning Status

Status Date: 28-Jul-2020

Requested update from applicant

Status Date: 01-Aug-2019

Applicant reported successful water drilling. Discussed next steps.

Status Date: 07-Jun-2019

Requested update from applicant.

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2017.2	Fernando & Tammy Dos Santos	15-Feb-2017	Proposal to Permit Site Specific Affordable Eco-Friendly Housing (Approx. 30 Units - non-profit, mixed entry-level homeowner and affordable rental housing with amenities). Housing affordability ensured long-term through a Housing Agreement - 221 Drake Road, SSI.

Planner: Georgie Gordon

Planning Status

Status Date: 13-Apr-2021

Water license approved

Status Date: 01-Feb-2021

Applicant waiting on outcome of Crown Lease (water) application.

Status Date: 28-Jan-2021

Planner requested update from applicant on actions to advance file.

**Applications****Rezoning**

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2017.3	Colligan, Jamie	05-Apr-2017	Proposal to Rezone to Rural Zone Variation to Allow Existing Cottage to be Designated as Affordable Housing - 2188 North End Road, SSI

Planner: Georgie Gordon

Planning Status

Status Date: 11-Mar-2021

Email to applicant re: revising pumping test requirements

Status Date: 13-Nov-2020

Requested pumping test update from applicant. Not indication test is forthcoming.

Status Date: 27-Apr-2020

Email to applicant requesting update re: pump test and septic clarification

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2019.1	Nick Williams & Emily Myers	22-Feb-2019	Proposal to change current zoning from R7 to C6 Variance for Industrial Use - 248 Upper Ganges Road, SSI

Planner: Georgie Gordon

Planning Status

Status Date: 19-Nov-2020

Site visit

Status Date: 26-Aug-2020

File transferred to Planner Gordon

Status Date: 03-Jan-2020

Planner Mayes added for support

**Applications****Rezoning**

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2020.1	MacAlpine, Doug	29-Jan-2020	Proposal to amend zoning to permit a 60 square meter boathouse and additional dwelling - 1351 Mountain Road, SSI

Planner: Kristine Mayes**Planning Status****Status Date:** 17-Sep-2020

DP application received & in process

Status Date: 10-Aug-2020

Discussed DP application with applicant

Status Date: 07-Apr-2020

Updated geotechnical report provided by applicant

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2020.2	Peter Hunt / Meghan Carr	29-Oct-2020	Rezoning of R7 to C2 - 125 Churchill Road

Planner: Kristine Mayes**Planning Status****Status Date:** 05-Mar-2021

Parking plan received - requested clarification on DAI & septic report

Status Date: 04-Feb-2021

Preliminary Report drafted for 16FEB2021 SSILTC meeting (subject to concurrence)

Status Date: 27-Jan-2021

Site Visit



Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
SS-RZ-2021.1	Sea Isle Development Group	28-Jan-2021	Rezoning from existing R6 to R2 to permit the construction of a 6 unit Strata Development - 114 Swanson Rd
Planner: Georgie Gordon			
Planning Status			
<u>Status Date:</u> 27-Apr-2021 Preliminary report to LTC, application advanced			
<u>Status Date:</u> 16-Mar-2021 Requested information from applicant re: RAR report, sewer capacity, water license application			
<u>Status Date:</u> 28-Jan-2021 Planner Gordon assigned to file - SS-RZ-2021.1			
File Number	Applicant Name	Date Received	Purpose
SS-RZ-2021.2	Miss Crofton's Housing Corporation	19-Mar-2021	Increase current density to build 10 small rental cottages - 265 Lower Ganges Road
Planner: Georgie Gordon			
Planning Status			
<u>Status Date:</u> 06-Apr-2021 Planner Gordon assigned to SS-RZ-2021.2 & SS-DP-2021.5			



Applications

Soil Deposit and Removal

File Number	Applicant Name	Date Received	Purpose
SS-SDP-2021.1	Fedje, Mark	01-Apr-2021	Approximately 180 m3 of 51 mm minus crushed rock was imported by barge at high tide and transferred directly onto the lot with a loader.

Planner: Kristine Mayes

Planning Status

Status Date: 12-May-2021

Advised applicant BCLS site plan required (geotech site plan inconsistent with photos/TAPIS property boundaries)

Status Date: 01-Apr-2021

Files forwarded to Planner of the Day - SS-SDP-2021.1

Strata Conversion

File Number	Applicant Name	Date Received	Purpose
SS-SC-2018.2	Wilson, Dulcy	15-May-2018	Proposed strata conversion - 162 / 164 Maliview Drive, SSI

Planner: Kristine Mayes

Planning Status

Status Date: 29-Apr-2021

Advised applicant of additional reports required by CRD

Status Date: 09-Mar-2021

Corresponded with BCLS over phone/email re. strata plan

Status Date: 21-Jan-2021

Met with Applicant - overviewed requirements (need amended survey & CRD BI report)



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2011.2	Spencer's Excavating	29-Apr-2011	Proposed 4 Lot Subdivision - 250 Collins Road, SSI

Planner: Georgie Gordon

Planning Status

Status Date: 25-Feb-2021

applicant waiting for storm water plan approval from MOTI

Status Date: 24-Feb-2021

Status update requested from applicant.

Status Date: 01-Oct-2020

Updated referral sent to MOTI

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2016.3	Rush, Robert	15-Jul-2016	Proposed 2 Lot Boundary Adjustment - Collins Road, SSI

Planner: Georgie Gordon

Planning Status

Status Date: 08-May-2020

Dormant application email/letter sent to applicant

Status Date: 24-Jul-2018

File assigned to Planner Georgie Gordon

Status Date: 07-Oct-2016

Proposed Subdivision Review Status issued from AO requiring revised plan of sub containing 20 m road frontage prior to issuance of PLA or PLNA

**Applications****Subdivision**

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2018.7	Gilx Management Corporation	20-Sep-2018	Proposed 2 Lot Subdivision - 902 Beaver Point Road, SSI

Planner: Kristine Mayes**Planning Status****Status Date:** 05-Jan-2021

Emailed application re. status of subdivision

Status Date: 21-Apr-2020

Emailed applicant conditions list for subdivision

Status Date: 31-Mar-2020

Reassigned to Planner Mayes

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2018.8	Gilx Management Corporation	20-Sep-2018	Proposed 2 Lot Subdivision - Beaver Point Road, SSI

Planner: Kristine Mayes**Planning Status****Status Date:** 05-Mar-2021

Property on market - application may potentially be dormant

Status Date: 31-Mar-2020

Reassigned to Planner Mayes

Status Date: 19-Mar-2019

File transferred to planner G. Gordon. Advised applicant of file transfer.



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2019.3	Lucich, Mark & Julia	15-Nov-2019	Proposed 2 Lot Subdivision (For Relative per LGA s. 514) - 143 Jennifer Way, SSI

Planner: Kristine Mayes

Planning Status

Status Date: 02-Feb-2021

Covenants received for signature - awaiting MD paperwork to proceed

Status Date: 03-Dec-2020

WT & S.514 Covenant Report to 15DEC2020 SSILTC meeting

Status Date: 26-Oct-2020

s.514 covenant discussion with applicant's lawyer

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2020.1	Polaris Land Surveying Inc	26-Aug-2020	Proposed 3 Lot Subdivision - 455 Blackburn Road, SSI

Planner: Geordie Gordon

Planning Status

Status Date: 01-Oct-2020

Referral response sent to MOTI

Status Date: 28-Aug-2020

Planner Gordon assigned to SS-SUB-2020.1



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2020.3	Wey Mayenburg Land Surveying Inc. Planner: Kristine Mayes	21-Dec-2020	Proposed 3 lot subdivision - 521 Mansell Road
Planning Status			
Status Date: 17-Feb-2021 Applicant supplied letter from ALC advising ALC application for subdivision not required			
Status Date: 22-Jan-2021 Subdivision Review Form sent to MoTI & applicant			
Status Date: 22-Dec-2020 File assigned to Planner Mayes - SS-SUB-2020.3			
File Number	Applicant Name	Date Received	Purpose
SS-SUB-2021.1	Polaris Land Surveying Inc Planner: Kristine Mayes	19-Jan-2021	4-Lot Subdivision - 536 Beaver Point Road, SSI
Planning Status			
Status Date: 30-Apr-2021 PLR received from MoTI			
Status Date: 18-Feb-2021 Referral Response sent to MoTI			
Status Date: 08-Feb-2021 Site Visit			



Applications

Subdivision

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2021.2	Polaris Land Surveying INC	25-Jan-2021	Proposed 2 lot boundary adjustment and acquisition of road dedication to ensure all remains are within the cemetery boundary

Planner: Kristine Mayes

Planning Status

Status Date: 23-Feb-2021

Referral Response sent to MoTI

Status Date: 08-Feb-2021

Site Visit

Status Date: 28-Jan-2021

Planner Mayes assigned to file - SS-SUB-2021.2

File Number	Applicant Name	Date Received	Purpose
SS-SUB-2021.3	Shalbaf, Sina	31-Mar-2021	2 lot subdivision 150 Margolin Drive

Planner: Kristine Mayes

Planning Status

Status Date: 30-Apr-2021

Corresponded with applicant re. SUB/DP application

Status Date: 06-Apr-2021

Planner Mayes assigned to SS-SUB-2021.3



Applications

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
SS-TUP-2020.4	Gosco Holdings dba Charlie's Excavating Planner: Kristine Mayes	22-Oct-2020	To operate a home based excavating business - 570 Blackburn Road
Planning Status			
Status Date: 27-Apr-2021 SSILTC awaiting noise assessment, fuel report - defer to 27JUL2021 SSILTC meeting			
Status Date: 15-Apr-2021 Report to 27APR2021 SSILTC meeting			
Status Date: 09-Mar-2021 Application incomplete. Applicant advised deadline for outstanding items is 31MAR2021 - application to proceed to 27APR2021 LTC meeting for consideration			
File Number	Applicant Name	Date Received	Purpose
SS-TUP-2021.1	Salt Spring Island Community Services Planner: Geordie Gordon	08-Jan-2021	Cafe in a Shipping Container in the Fulford Hall Parking Lot - 2591 Fulford-Ganges Road
Planning Status			
Status Date: 03-Mar-2021 Site visit			
Status Date: 14-Jan-2021 File assigned to Planner Gordon - SS-TUP-2021.1			

From: Rick Laing [REDACTED]
Sent: Monday, April 19, 2021 9:32 AM
To: Laura Patrick; Peter Grove; Peter Luckham; Gary Holman
Subject: FW: "Bright Green Lies"

Good Morning;

[REDACTED] You can add
'Water Catchment to allow increased density' and 'Sustainable Logging' to the green myths list. A biologist's quote from Jensen's "The Myth of Human Supremacy" is "Not only is Nature more complicated than we think, it is more complicated than we CAN think".

Regards,
Rick Laing
www.saltspringislandbiochar.com

Sent from [Mail](#) for Windows 10

From: [Rick Laing](#)
Sent: April 8, 2021 9:47 PM
To: news@gulfislandsdriftwood.com
Subject: "Bright Green Lies"

To the Editor;

It's a sales pitch that's hard to resist: - Up to \$14,000 in government rebates, gas prices and gas taxes increasing, cheap battery recharge, say goodbye to environmental guilt, all with the simple purchase of a new Electric Vehicle! Whoa, better check the small print first!

The authors of the 470 page book "Bright Green Lies -How the Environmental Movement Lost its Way and What We Can Do About It", Derrick Jensen, Lierre Keith and Max Wilbert, dismantle the illusion of "green" technology in comprehensive and documented detail.

Modern electronics, whether it be I-phones, computers or EV batteries, are a toxic mix of strip mined lithium, cobalt, nickel, iron, copper and 17 rare earth metals that are virtually impossible to separate and recycle. Not only are lithium ion batteries highly volatile and the over 95% of them that do end up in landfills can cause "catastrophic" fires but with just 2% of the energy density of fossil fuel, they have zero future in replacing any diesel driven vehicle required by industry, agriculture or in the delivery of goods. EV's require roads, parking, kill wildlife and beneficial insects similar to other cars and there is nothing "clean" about building hydro dams or their "methane bomb" reservoirs responsible for 2 to 4% of global GHG's.

The authors explode the myths of Solar, Wind, Green Energy Storage, Recycling, Green Cities, Hydropower, Geothermal, Biomass, Sustainable agriculture with "numbers, clear thinking, wit and love". It is a must read for all who cherish life on Earth.

Rick Laing,
[REDACTED]

From: stefan stoss []
Sent: Friday, April 16, 2021 1:15 PM
To: Peter Grove; Laura Patrick; directorssi@crd.bc.ca; Adam Olsen.MLA
Cc: inquiries@driftwoodgulfislandsmedia.com
Subject: twitter.com/StefanStoss

medicare for housing give a peace of land to everybody [[[as i said before divvy up the clearcuts an acre to each person only half can be used the rest left in wilderness GREEN " architecture " regenerative]]]

legallize composting toilets in order to phase out septic systems

veyr happy mr olsen mentioned ancient trees as an endangered species i suggested this in email > 20 years ago

RCMP has to stop mmilitary style training police needs special education and meditation practice for stress relief [[under stress prefrontal cortex goes offline animal survival mode kicks in " fight or flight response " police cant flee so they kill [[[in 1993 i sugested tranquilizer dart guns]]] and shcools sshould teach how to behave in response to police poor people cant afford a fine so they are indanger from anger or fear police salaries maybe too high compared to their level of education high shcool teachers probably are not at above 75 000 \$]]]

<https://www.greenburialcanada.ca/>

-----Original Message-----

From: Doreen Hewitt <[REDACTED]>

Sent: Tuesday, April 27, 2021 3:50 PM

To: Laura Patrick <lpattick@islandstrust.bc.ca>; Peter Grove <pgrove@islandstrust.bc.ca>; Stefan Cermak <scermak@islandstrust.bc.ca>

Subject: LTC meeting today

Good afternoon,

I am very sorry Laura that Chair did not listen to you about water protection and sustainability. I am very glad that you pointed out the problems with the fuel storage. Wayne was horrified when he saw the photos. Peter G, I was grateful that you only suggested a 1 year TUP but I would have preferred none but understand.

So it happens once again, the people who break the bylaws, made to protect this island, are indirectly rewarded. That is what happened today with the 570 Blackburn Road TUP application.

I do believe that the people breaking the bylaws know how to read, they are intelligent enough to run a successful business and should know enough to check the bylaws before purchasing a property. They should not make the assumption that previous activities done on a property were done legally and followed the allowed land use zoning. Also comparing the land transfer station is not appropriate since it was not operating according to RW1 zoning. The land transfer station should not be described as "legally non conforming" as it did not exist before the landfill site was shutdown by the Ministry of the Environment in 1991. The W1 now RW1 zoning was already on the property. The activity was against bylaws then and now. An activity that did not exist should not be able to be grandfathered. One question that the Chair failed to ask was why did the owner purchase the property at 570 Blackburn Road without checking the zoning. Did the owner just assume that he could get a TUP or have the property rezoned? Once again very disappointed that the operation can continue operating illegally for another 3 months and then possibly get a TUP for at least 1 year if not 3 years. And the trust planner gives intelligent reasons against issuing a TUP period.

Why are we spending all the tax payers dollars on SSIWPA and water sustainability if the Chair of the LTC makes a decision with an applicant. He did not wait to discuss with local trustees. Does he not care about Salt Spring Island? In my opinion, he should reconsider his role as chair of the SSI LTC. Today as chair he did not follow the local government act as a Public Hearing on this TUP was scheduled and advertised to be held at 9:30 am April 27. The notice was included in the agenda package and in the Driftwood. Why was it not held?

Sincerely

Doreen Hewitt

Chair of Cusheon Lake Stewardship Committee President BACARA

-----Original Message-----

From: Maureen Moore [redacted]

Sent: Sunday, May 9, 2021 1:36 PM

To: harry.vanoort@bchydro.com

Cc: Olsen.MLA, Adam; Laura Patrick; Peter Grove; Peter Luckham

Subject: Cutting roadside vegetation during nesting season

Dear Harry Van Noort,

Re: Cutting during nesting season along Hydro lines on Salt Spring Island

During nesting season, cutting of tree branches, shrubbery such as Ocean Spray (that never grows high enough to reach Hydro lines) is taking place on Salt Spring Island, specifically near power lines along Beddis Road, designated a Scenic and Heritage Road by our OCP.

Has a nest survey been done?

The cutting and chipping took place on Thursday and Friday on a 6 KM road. They have not finished the whole road and I would like to see nesting habitat preserved during nesting season.

It is extremely unlikely no nests exist within 6 vegetated KMs.

Could BC Hydro perform such roadside work when it is NOT nesting season?

This would avoid being in violation of the Migratory Birds Act yet would allow necessary control of vegetation.

Sincerely,

Maureen Moore

SSI Hedgerow Preservation Society

On May 11, 2021, at 10:11 AM, Jenny McClean <[REDACTED]> wrote:

Dear Trustees,

This is a letter for public record.

I am concerned about the expiry of the affordable covenant for the seniors facility at 121 Atkins.

The institution was built with a ten year covenant to provide affordable senior's housing. That has expired as of 8 years ago.

In terms of when affordable housing is being considered, specifically Meadowbrook, DVPs were provided and many allowances given that have yet to fully come out into the public eye. Those allowances were dependent upon the neighbouring property, 141 Atkins, as 121 Atkins depends upon the sewer and the ability to have moved water over in order to build a large parking lot.

At the time when it was planned, I am certain that the future Meadowbrook was considered in the same category that Meadowlane is currently under. As you have a facility built by a group that does not have much money and the reason they are undertaking the project is based on a concept that is help people, specifically seniors with housing needs. However, in the case of GISRA's parent development, Meadowbrook to have the affordable covenant have been only required to be held for a ten year period, with no further stipulations on affordability after that, means that the purpose of providing affordable housing is not being stipulated.

I realize that Meadowlane has already passed it's readings and is effectively an approved of development, only being held back because they did not get a grant because of the pandemic. However, I would like to know what is in place to guarantee affordability into the future for Meadowlane and also to see that the Islands Trust has something in place to speak to GISRA about Meadowbrook with regards to rent prices climbing with no stipulation to keep it affordable.

There is no point in allowing buldings which actually take from neighbourhoods in terms of use of ground water and need for storm water drainage when they turn out to not be bound to be affordable in the future. Then the question I have is 'why?'. A project is looked at more favourably because of the objective of providing affordable housing, then if that stipulation elapses, the point is lost.

Sincerely,
Jenny McClean



May 12, 2021

Islands Trust Local Trust Committee
1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
ssiinfo@islandstrust.bc.ca

Dear Trustees Luckham, Grove and Patrick:

On behalf of Transition Salt Spring, I am writing to express our opposition to updating the Islands Trust Policy Statement to exclude the protection of communities. It was only in March that the Trust Council affirmed its position that the Trust's mandate includes the protection of healthy and inclusive communities including housing and transportation. Time would be better spent on the development of more sophisticated policy options that truly address the problems we face.

Our world is in crisis. Human-induced climate change is ravaging the world's ecosystems, and the forecasts for Salt Spring Island as outlined in the Salt Spring Island Climate Action Plan (CAP), published by Transition Salt Spring March 2021, show that the biggest climate-related risks to the island's ecosystems and their communities are drought and fire.

To think that we can address this crisis by turning our backs on policy-making with respect to healthy and inclusive communities reveals an outdated and simplistic approach to climate action. Removing communities from the Trust's policy statement would result in negative outcomes for our ecosystems.

As noted in the CAP, ecological restoration is key to mitigating the key climate risks faced by our ecosystems. These conclusions are based on sound science outlined and enumerated in the Plan, based on global precedents. This restoration will not happen without people. These people cannot be conveyed to our islands by helicopter every day. They will need to live here, taking part in ongoing work to steward forests and wetlands weakened by climate change and successive generations of clearcut logging and land drainage.

The islands under the Trust's stewardship are experiencing the effects of a globalized market economy chasing investment returns on land. Addressing these problems requires creative, inclusive, and fair policy-making. We urge the Trust to focus its policy gaze on disincentivizing the development of large homes, land clearing, and buildings with high environmental footprints and embodied energy.

Focus your policy gaze on revenue neutral mechanisms that punish undesirable development and reward development that minimizes impact on our ecosystems. That would represent substantial progress over the current situation where there are few controls for those with deep pockets to build what they want.

Focus your gaze on opting into the vacant homes tax, requesting that the generated revenue be used to advance a progressive vision that balances community and ecosystems in the context of a carbon-constrained world facing multiple climate risks. This will send the appropriate market signals, dampen the real estate market, and enable us to pursue protection through restoration and regeneration.

People living in right-sized, appropriately-located, low embodied energy homes close to services, using greywater systems, rainwater catchment, and composting toilets will deliver far better outcomes for our ecosystems than merely flushing communities out of the Policy Statement. These types of buildings, and their inhabitants, are not the problem.

Will cutting communities out of the policy statement stop clearcutting and the development of uninhabited high footprint homes in remote locations far from fire protection be somehow stopped? Absolutely not. Instead the onward march of gentrification will continue to hollow out workforces and make it increasingly impossible for nurses, doctors, emergency services responders, forest ecologists, wetland restoration experts, and their teams to live here. I assume that is not the outcome we want while we are working to safely adapt our ecosystems to prepare for the difficult decades ahead.

We understand the panic and helplessness that policy makers may be feeling in these troubling times. However, taking a cudgel to solve complex problems is short-sighted, wrong-headed, and will result in unintended negative consequences for the very ecosystems you seem to want to protect. Policy when deftly executed is nuanced, fair, and durable. People can be part of the solution to the problems on our islands if we have vision. The intent to remove communities from the scope of the Island's Trust policy statement reveals a lack of vision, nuance, fairness and vision.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bryan Young', with a long, sweeping horizontal line extending to the right.

Bryan Young
President

bryan@transitionsaltspring.com

STAFF REPORT

File No.: 3445-10 Galiano Island
Proposed Bylaw No. 278

DATE OF MEETING: May 25, 2021
TO: Salt Spring Island Local Trust Committee
FROM: Stefan Cermak, Regional Planning Manager
Salt Spring Island Office
SUBJECT: Bylaw Referral from Galiano Island Local Trust Committee

RECOMMENDATION

That the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaw No. 278 indicating that interests are unaffected.

REPORT SUMMARY

The Salt Spring Island Local Trust Committee has been referred Galiano Island Local Trust Area Bylaw No. 278 for comment. The purpose of the proposed bylaw is to ensure the Galiano Land Use Bylaw is up to date from a technical perspective including accuracy, consistency, and reduction of unambiguity.

ANALYSIS

Staff have reviewed the proposed bylaw amendment and associated Staff Report, and consider the interests of the Salt Spring Island Local Trust Committee to be unaffected.

Submitted By:	Stefan Cermak, Regional Planning Manager	May 4, 2021
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ATTACHMENTS

1. A1 - 3445-10 – Galiano Island Bylaw Referral Forms



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 278 Date: March 11, 2021

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

PURPOSE OF BYLAW:

Technical Updates to the Galiano Island Land Use Bylaw.

Professional reports and staff reports are available on the Galiano island webpage:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/projects-initiatives/lub-technical-review/>

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

SIZE OF PROPERTY AFFECTED:

ALR STATUS:

OFFICIAL COMMUNITY PLAN DESIGNATION:

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

BSmith

Name:

Brad Smith

(Signature)

Title:
Contact Info

Island Planner

Tel: 250-405-5194

Email: bsmith@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Regional Parks and Community
Services

Adjacent Local Trust Committees and Municipalities

Gambier Island Local Trust Committee
Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation - TE'Mexs Treaty Association
Musqueam Indian Band
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

(Signature)

(Date)

278

(Bylaw Number)

(Name and Title)

(Agency)

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 278

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW, 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2021”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw 127, 1999,” is amended as follows:

2.1. Part 2 (General Regulations) is amended by the insertion of a new Section 2.13 as follows:

“2.13 Unless a building or structure on a lot is attached to a principal building on the lot by a completely enclosed structure having walls, roof and floor, it is for the purposes of this Bylaw deemed not to be part of the principal building, but is deemed to be an accessory building or structure.”

2.2. Part 2 (General Regulations) Section 2.14 is amended by inserting “and for stairway structures located in the Park Zone” such that it reads “Buildings and structures must be sited at least 7.5 metres from the natural boundary of the sea, and at least 15 metres from any lake, a swamp and any other natural watercourse. This setback from the sea does not apply to structures located on a highway and for stairway structures located in the Park Zone.”

2.3. Part 2 (General Regulations) Section 2.25 is amended by inserting “to the closest point of the building or structure” such that it reads “If this bylaw requires buildings, structures and uses to be sited a stated distance from another building, a watercourse or well or the sea, or a zone boundary or lot line, the distance must be measured horizontally to the closest point of the building or structure as illustrated in the following sketch:”

2.4. Part 3 (Home Occupation Regulations) is amended by renumbering the second instance of Section 3.7 that reads “No restaurant, cafe, commercial water bottling enterprise, boarding kennel, fur farm, feed lot or manure-based mushroom growing enterprise is permitted as a home occupation” to Section 3.8.

2.5. Section 5.4 (Rural Residential Zone) Subsection 5.4.6 is amended by:

- i) renumbering Article 5.4.3.1 to 5.4.6.1
- ii) renumbering Article 5.4.3.2 to 5.4.6.2
- iii) renumbering Article 5.4.3.3 to 5.4.6.3.

- 2.6. Section 5.4 (Rural Residential Zone) Subsection 5.4.7 is amended by:
- i) renumbering Article 5.4.3.1 to 5.4.7.1
 - ii) renumbering Article 5.4.3.2 to 5.4.7.2
 - iii) renumbering Article 5.4.3.3 to 5.4.7.3.
- 2.7. Section 5.5 (Rural 2 Zone) Subsection 5.5.6 is amended by:
- i) renumbering Article 5.5.3.1 to 5.5.6.1
 - ii) renumbering Article 5.5.3.2 to 5.5.6.2
 - iii) renumbering Article 5.5.3.3 to 5.5.6.3
- 2.8. Section 6.1 (Agriculture Zone) Subsection 6.1.5 is amended by deleting “use for timber production and harvesting must not exceed a height of 9 metres” and replacing it with “used for timber production and harvesting must not exceed a height of 9 metres and agricultural buildings and structures must not exceed two storeys” such that it reads “Accessory buildings and structures must not exceed one storey and a height of 5 metres, except that agricultural buildings and structures and those used for timber production and harvesting must not exceed a height of 9 metres and agricultural buildings and structures must not exceed two storeys.”
- 2.9. Section 6.1 (Agriculture Zone) Subsection 6.1.6 is amended by
- i) renumbering Article 6.1.5.1 to Article 6.1.6.1
 - ii) renumbering Article 6.1.5.2 to Article 6.1.6.2.
- 2.10. Section 6.1 (Agriculture Zone) Subsection 6.1.11 is amended by deleting “AG (Agricultural)” and replacing it with “AG (Agriculture)”.
- 2.11. Section 6.1 (Agriculture Zone) Subsection 6.1.13 is amended by:
- i) deleting “my” and replacing it with “may”
 - ii) deleting “AG (Agricultural)” and replacing it with “AG (Agriculture)”.
- 2.12. Section 7.1 (Forest 1 Zone) Subsection 7.1.2 is amended by deleting the first instance of “in” and replacing it with “on” such that it reads “7.1.2 A single non-residential unenclosed building or structure with a floor area not exceeding 93 square metres is permitted on each lot and every such building or structure must be screened by a landscape screen not less than 9 metres in height and complying with the requirements of subsection 15.1.1 of this bylaw.”
- 2.13. Section 7.2 (Forest 2 Zone) Subsection 7.2.2 is amended by deleting “Section 2.8 - 2.13” and replacing it with “Section 2.9 - 2.13”.
- 2.14. Section 7.3 (Forest 3 Zone) Subsection 7.3.1 Article 7.3.1.2 is amended by deleting “as defined in subsection 17.1.16” such that it reads “7.3.1.2 dwellings accessory to timber production and harvesting uses and home occupations, on lots having an area of 20 hectares and more and highway access”.

- 2.15. Section 7.3 (Forest 3 Zone) Subsection 7.3.4 is amended by deleting in its entirety “No building or structure for a forestry use permitted by this section and no dwelling or accessory building may exceed 9 metres in height” and replacing it with “No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres, except that agricultural buildings and structures and those uses for timber production and harvesting must not exceed a height of 9 metres.”
- 2.16. Section 7.4 (Forest 3 Zone) Subsection 7.4.7 is amended by deleting “unless the lot is being created subsequent to the rezoning of a F1 zoned parcel pursuant to Forest policy d) iii) of the Galiano Island Official Community Plan Bylaw No. 108, 1995” such that it reads “7.4.7 No lot having an area less than 65 hectares may be created by subdivision.”
- 2.17. Section 7.5 (Forest Land Reserve Zone) Subsection 7.5.1 Article 7.5.1.2 is amended by deleting “subsection 17.1.16” and replacing it with “section 17.1”.
- 2.18. Section 7.5 (Forest Land Reserve Zone) Subsection 7.5.3 is amended by
- i) deleting “subsection 17.1.16” and replacing it with “section 17.1”
 - ii) deleting “Section 2.8 - 2.13” and replacing it with “Section 2.9 - 2.13”.
- 2.19. Section 7.5 (Forest Land Reserve Zone) Subsection 7.5.5 is amended by renumbering Article 7.5.5.4 to Article 7.5.5.2.
- 2.20. Section 8.5 (Environmental Education and Nature Protection Zone) Subsection 8.5.5 Article 8.5.5.1 is amended by deleting “(5 ft.)”.
- 2.21. Section 8.5 (Forest Land Reserve Zone) Subsection 8.5.5 Article 8.5.5.2 is amended by deleting the first instance of “at least” such that it reads “8.5.5.2 Buildings and structures used for human habitation or occupancy and not located within the Agriculture (AG) zone must be at sited at least 15 metres from the boundary of the Agriculture (AG) zone”.
- 2.22. Section 12.2 (Marine Zone) Subsection 12.2.1 Article 12.2.1.1 is amended by inserting “associated” such that it reads “12.2.1.1 docks, private floats, wharves, piers and associated walkways accessory to the residential use of an abutting upland lot and providing access to that lot”.
- 2.23. Part 13 (Subdivision and Development Regulations) Section 13.1 is amended by inserting “and may exempt a boundary adjustment from minimum average lot size requirements” such that it reads “13.1 Subdivision applications must comply with the minimum and average lot size regulations set out in Parts 5 through 12 of this bylaw except that the approving officer may approve a subdivision creating a single parcel not complying with those regulations for park use only and may exempt a boundary adjustment from minimum average lot size requirements.”
- 2.24. Part 13 (Subdivision and Development Regulations) Section 13.2, Subsection 13.2.1 is amended by
- i) deleting both instances of “s.941(1)” and replacing them with “s.510(1)
 - ii) deleting “s.941(5)” and replacing it with “s.510(3)

- 2.25. Part 13 (Subdivision and Development Regulations) Section 13.3 is amended by deleting “s.946” and replacing it with “s.514”.
- 2.26. Part 13 (Subdivision and Development Regulations) Section 13.5 (Lot Width) is amended by:
- iii) renumbering Section 13.5 to Section 13.6
 - iv) inserting “exclusive of any panhandle access strip” such that it reads “13.6 No lot may have a width less than one quarter of its depth exclusive of any panhandle access strip”
 - v) renumbering subsequent Part 13 (Subdivision and Development Regulations) sections and subsections accordingly.
- 2.27. Part 13 (Subdivision and Development Regulations) Section 13.9 is amended by deleting “The creation of a lot lying within two or more zones must be is prohibited” and replacing it with “The creation of a lot by subdivision that is lying within two or more zones is prohibited.”
- 2.28. Part 13 (Subdivision and Development Regulations) Section 13.12 is amended by deleting “section 13.12” and replacing it with “section 13.11”.
- 2.29. Part 13 (Subdivision and Development Regulations) is amended by
- i) deleting the section header above Section 13.22 that reads “Standards for Potable Water Supply” and reinserting it above Section 13.23
 - ii) inserting a new section header above Section 13.22 that reads “Water Management Area”.
- 2.30. Part 13 (Subdivision and Development Regulations) Section 13.29 is amended by deleting “Vancouver Island Health Authority” and replacing it with “Island Health”.
- 2.31. Part 14 (Parking Regulations) Section 14.1 is amended by renumbering the second instance of Subsection 14.1.16 that reads “Dwellings for the provision of affordable housing in the SH1 zone” to Subsection 14.1.17.
- 2.32. Part 14 (Parking Regulations) Section 14.6 is amended by deleting “3.5 metres” and replacing it with “5.5 metres”.
- 2.33. Part 16 (Sign Regulations) Section 16, Subsection 16.5 is amended by deleting “section 3.4” and replacing it with “section 3.5.”
- 2.34. Part 16 (Sign Regulations) Section 16.6 is amended by
- iv) renumbering subsection 16.3.1 to subsection 16.6.1
 - v) renumbering subsection 16.3.2 to subsection 16.6.2
 - vi) renumbering subsection 16.3.3 to subsection 16.6.3
 - vii) renumbering subsection 16.3.4 to subsection 16.6.4
 - viii) renumbering subsection 16.3.5 to subsection 16.6.5

- 2.35. Part 17 (Interpretations) Section 17, Subsection 17.1, Article 17.1.21 is amended by deleting “the 6th edition of the Guidelines for Canadian Drinking Water Quality published by Health and Welfare Canada in 1996” and replacing it with “the Health Canada 2020 Guidelines for Canadian Drinking Water Quality - Summary Table.”
- 2.36. Part 17 (Interpretations) Section 17, Subsection 17.1 is amended by
- i) Deleting Article 17.1.4 “average finished grade” in its entirety
 - ii) Replacing 17.1.22 in its entirety with: ““Height” means the vertical distance between the highest point of a building or structure and the average natural grade, being the average undisturbed elevation of the ground at the perimeter of the building or structure calculated by averaging the elevations at the midpoints of all the exterior walls.”
 - iii) Inserting Figure 1-1 directly below the updated definition within Article 17.1.22 and above Article 17.1.23

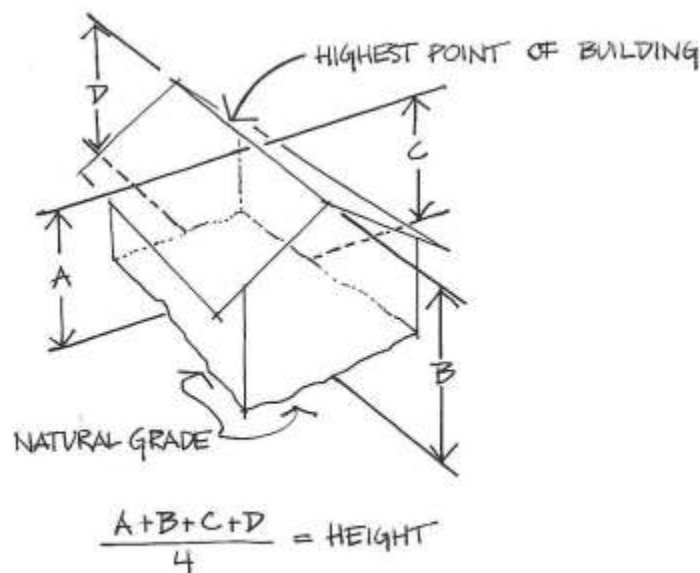


Figure 1-1 Illustration of calculation of height

- 2.37. Part 17 (Interpretations) Section 17, Subsection 17.1, Article 17.1.35 is amended by deleting “Liquor Control Act” and replacing it with “Liquor Control and Licensing Act.”
- 2.38. Part 17 (Interpretations) Section 17, Subsection 17.1 is amended by deleting Article reference numbers in their entirety.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	1 ST	DAY OF	MARCH	2021.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20__
READ A SECOND TIME THIS	_____	DAY OF	_____	20__
READ A THIRD TIME THIS	_____	DAY OF	_____	20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20__
ADOPTED THIS	_____	DAY OF	_____	20__

CHAIR

SECRETARY

STAFF REPORT

File No.: 3445-10 Galiano Island
Proposed Bylaws Nos.
256 & 257

DATE OF MEETING: May 25, 2021
TO: Salt Spring Island Local Trust Committee
FROM: Stefan Cermak, Regional Planning Manager
Salt Spring Island Office
SUBJECT: Bylaw Referral from Galiano Island Local Trust Committee

RECOMMENDATION

That the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaw Nos. 256 & 257 indicating that interests are unaffected.

REPORT SUMMARY

The Salt Spring Island Local Trust Committee has been referred Galiano Island Local Trust Area Bylaw Nos. 256 & 257 for comment. The purpose of these bylaws is to amend the land use designation and associated zoning for a 6.14 hectare portion of the two subject properties to allow for a Spiritual Education land use.

The subject properties are currently designated in the Galiano Official Community Plan (OCP) as Rural and Forestry and would be re-designated as Spiritual Education; with the remainder of the two subject parcels to be re-designated as Nature Protection.

The Galiano Land Use Bylaw (LUB) zoning for the 6.14 hectare portion of two subject properties that are currently zoned Rural 2 and Forest1 in the LUB would be re-zoned to Spiritual Education 1.

ANALYSIS

Staff have reviewed the proposed bylaw amendment and associated Staff Report, and consider the interests of the Salt Spring Island Local Trust Committee to be unaffected.

Submitted By:	Stefan Cermak, Regional Planning Manager	May 4, 2021
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ATTACHMENTS

1. A1 - 3445-10 – Galiano Island Bylaw Referral Forms



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 256 and 257 Date: April 23, 2021

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

GL-RZ-2014.1 (Crystal Mountain Society)

PURPOSE OF BYLAW:

The purpose of these bylaws is to amend the land use designation and associated zoning for a 6.14 hectare portion of the two subject properties to allow for a **Spiritual Education** land use. The subject properties are currently designated Rural (Lot 9) and Forestry (Lot A) and would be re-designated as Spiritual Education; with the remainder of the two subject parcels to be re-designated as Nature Protection. The zoning for the 6.14 hectare portion of two subject properties that are currently zoned Rural 2 (Lot 9) and Forest1 (DL 88 & 89 Lot A) in the LUB would be re-zoned to **Spiritual Education 1**.

Professional reports and staff reports are available on the Galiano Island application webpage:

<http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/current-applications/current-application-documents/>

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

District Lot (DL) Lot 90 Lot 9 and DL 88 & 89 Lot A, North Galiano Island

SIZE OF PROPERTY AFFECTED:

24.6 hectares

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Forestry

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

BSmith

(Signature)

Name:

Brad Smith

Title:

Island Planner

Contact Info

Tel: 250-405-5194

Email: bsmith@islandstrust.bc.ca

PLEASE TURN OVER

This referral has been sent to the following agencies:

Provincial Agencies

Ministry of Municipal Affairs
Ministry of Forest, Lands & Natural Resource Operations
- Water Protection
Ministry of Transportation & Infrastructure

Non-Agency Referrals

Galiano Island Trails Society

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Integrated Water Services
Island Health
Galiano Island Fire Rescue – North Department

Adjacent Local Trust Committees and Municipalities

Gambier Island Local Trust Committee
Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lake Cowichan First Nation
Lyackson First Nation
Malahat First Nation - TE'Mexs Treaty Association
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
WSANEC Leadership Council

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

(Signature)

(Date)

256 and 257

(Bylaw Number)

(Name and Title)

(Agency)

**A BYLAW TO AMEND THE GALIANO ISLAND OFFICIAL
COMMUNITY PLAN BYLAW NO. 108, 1995**

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 29 of the *Islands Trust Act* gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 14, except sections 558 to 570 and 507 to 508, of the *Local Government Act*;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2016”.

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	DAY OF	, 20__
PUBLIC HEARING HELD THIS	DAY OF	, 20__
READ A SECOND TIME THIS	DAY OF	, 20__
READ A THIRD TIME THIS	DAY OF	, 20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	, 20__
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS	DAY OF	, 20__
ADOPTED THIS	DAY OF	, 20__

SECRETARY

CHAIRPERSON

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 256
SCHEDULE 1**

A. Bylaw No. 108, cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995” is amended as follows:

1. A new subsection 4.4 is inserted as follows in Section II (Community Facilities and Utilities), after Subsection 4.3 (Health and Wellness Facilities) and preceding Subsection 5 (Economic Activity).

“4.4 Spiritual Education

Spiritual Education Objective

The objective of this subsection is:

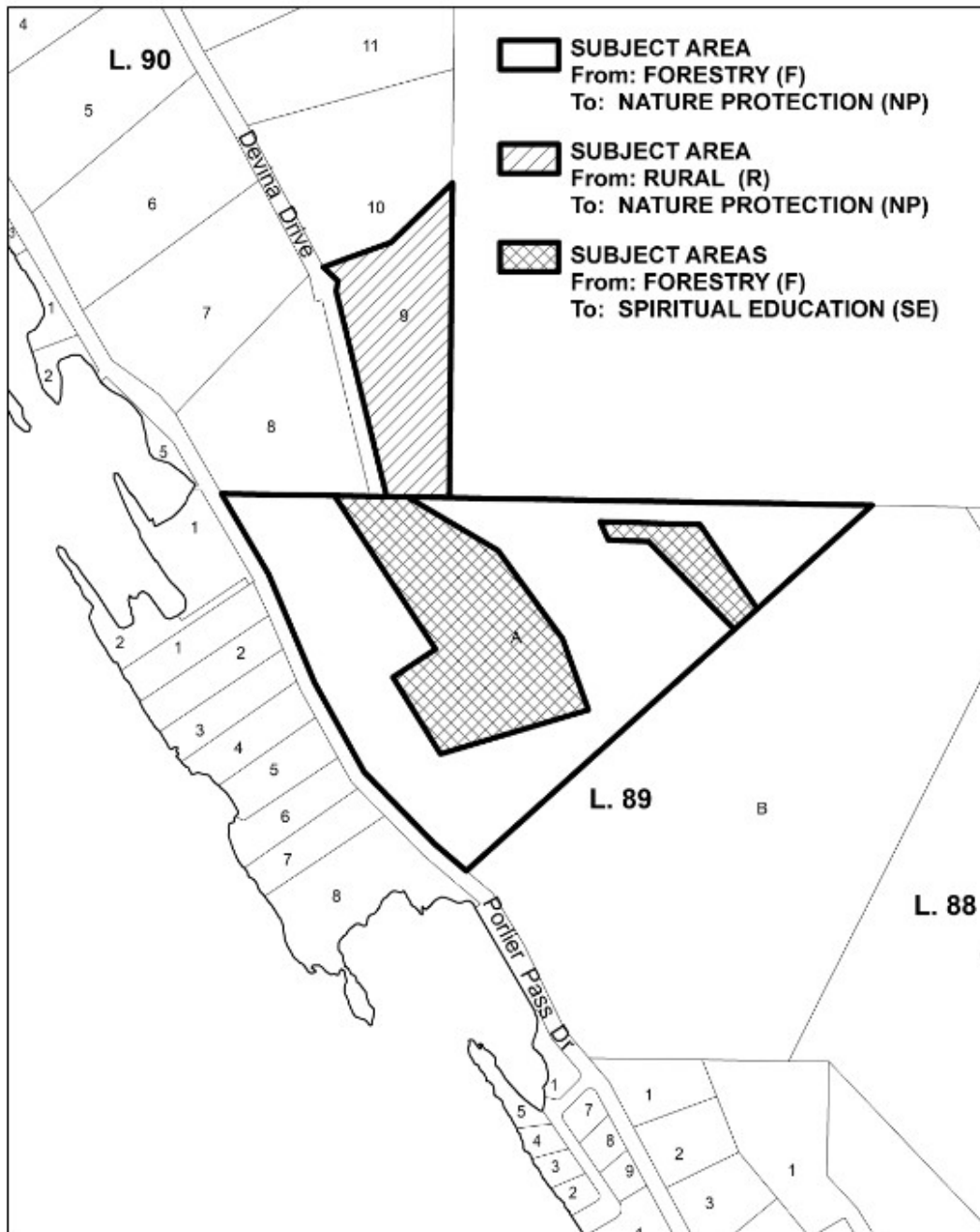
- 1) to allow for spiritual education facilities that enhance the knowledge and wellbeing of residents and visitors and that do not adversely affect the natural environment.

Spiritual Education Policies

- a. The principal use shall be spiritual education including spiritual education retreat use.
 - b. Zoning for any spiritual education use, including a spiritual education retreat, shall be considered on a site-specific basis.
 - c. Zoning for spiritual education retreat use:
 - i) shall not support, provide, or permit any commercial tourism-oriented use, including nature related tourism or visitor accommodation.
 - ii) shall restrict the number of buildings and structures and maximum floor area to minimize their impact on sensitive ecosystems.
2. Schedule B (Land Use Designations) is amended for the lands legally described as Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 and Lot A, District Lots 88 and 89, Galiano Island, Cowichan District, Plan VIP68079 as depicted in Plan 1 below.

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 256**

PLAN 1



DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 257

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW 127, 1999

The Galiano Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Galiano Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw 127, 1999, Amendment No. 1, 2016”.

2. Galiano Island Land Use Bylaw 127, 1999, is amended as follows:

2.1 Part 4 (Creation and Extension of Zones) Section 4.1 is amended by:

- 1) inserting a new zone in Column 1 named “Crystal Mountain Spiritual Education Retreat” directly below ‘Community Housing 1’ and directly above ‘Utility Service’
- 2) Inserting a new zone abbreviation in Column 2 named “(SE1)” directly below ‘(CH1)’ and directly above ‘(U)’

2.2 The following is inserted after section 8.6, as a new Section 8.7:

“8.7 Crystal Mountain Spiritual Education Retreat (SE1) Zone

Permitted Uses

8.6.1 The following uses and no others are permitted in the SE1 Zone:

- | | |
|---------|---|
| 8.6.1.1 | contemplative, spiritual or meditative education retreat uses |
| 8.6.1.2 | contemplative, spiritual or meditative educational activities and facilities with accessory overnight accommodation and camping |
| 8.6.1.3 | accessory dwelling unit for a person or persons acting as a caretaker for the spiritual education retreat. |

Permitted Density

8.6.2 The following buildings and structures and no others are permitted in Area A on Schedule D – Plan 6:

- | | |
|---------|--|
| 8.6.2.1 | 2 sleeping huts, each with a maximum floor area of 21 square metres; |
| 8.6.2.2 | 17 sleeping huts, each with a maximum floor area of 15 square metres; |
| 8.6.2.3 | one meditation hall restricted to contemplative, spiritual or meditative education uses only with a maximum floor area of 125 square metres; |

- 8.6.2.4 one dining/kitchen building with a maximum floor area of 125 square metres;
 - 8.6.2.5 one communal bathroom and laundry building with a maximum floor area of 70 square metres;
 - 8.6.2.6 one storage/workshop structure with a maximum floor area of 80 square metres;
 - 8.6.2.7 one office with a maximum floor area of 70 square metres;
 - 8.6.2.8 one accessory dwelling unit with a maximum floor area of 80 square metres, and
 - 8.6.2.9 six tent platforms, each with a maximum floor area of 14 square metres.
- 8.6.3 The following buildings and structures and no others are permitted in Area B on Schedule D – Plan 6:
- 8.6.3.1 three sleeping huts, each with a maximum floor area of 21 square metres;
 - 8.6.3.2 one communal kitchen/bathroom/laundry building with a maximum floor area of 36 square metres; and
 - 8.6.3.3 one storage building with a maximum floor area of 10 square metres.
- 8.6.4 Lot coverage must not exceed 1,479 square metres.

Permitted Height

- 8.6.5 The maximum height of an accessory dwelling unit is 9 metres.
- 8.6.6 The maximum height of a sleeping hut, or a building or structure other than an accessory dwelling unit, is 5 metres in height.

Minimum Setbacks

- 8.6.7 All buildings and structures must be sited
 - 8.6.7.1 at least 7.5 metres from front and rear lot lines; and
 - 8.6.7.2 at least 6.0 metres from interior and exterior side lot lines.

Minimum Lot Size

- 8.6.8 No lot having an area less than 6.1 hectares may be created by subdivision.

Parking

- 8.6.9 Despite Section 14.1, the minimum number of off-street parking spaces is as follows:
 - 8.6.9.1 1 parking space per 3 sleeping huts or tent platforms combined; and

8.6.9.2 2 parking spaces per accessory dwelling unit.”

- 2.2 Section 17 (Definitions) is amended by inserting the following as new definitions in alphabetical order and re-numbering subsequent subsections accordingly:

“spiritual education retreat” means a facility that provides contemplative, spiritual or meditative educational opportunities for retreat users who typically stay at the facility for a period of at least 3 days, but in no case for more than 6 months, and are accommodated in sleeping huts or tent platforms, but does not include, offer, or provide any form of commercial short term or temporary accommodation for the travelling public, or any restaurant or other forms of food service to the general public.

“sleeping hut” means a single-occupancy hut with a maximum floor area of 21 square metres for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures.

“tent platform” means a single-occupancy platform with a maximum floor area of 14 square metres for the erecting of a tent for sleeping, shelter and the practice of contemplative, spiritual or meditative educational activities, but does not include a kitchen or any cooking or food preparation facilities, or any plumbing fixtures, or any semi-permanent or permanent walls and roof coverings.

- 2.3 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot 9, District Lot 90, Galiano Island, Cowichan District, Plan 31200 from Rural 2 (R2) to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.
- 2.4 Schedule “A” – Zoning Map, is amended by changing the zoning classification of Lot A, Districts Lots 88 and 89, Galiano Island, Plan VIP68079 from Forest 1 (F1) to Crystal Mountain Spiritual Education Retreat (SE1) and to Nature Protection (NP), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 127 as are required to effect this change.
- 2.5 Schedule D is amended by inserting the plan attached to and forming part of this bylaw as Plan No. 2 as a new “Plan 6”.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

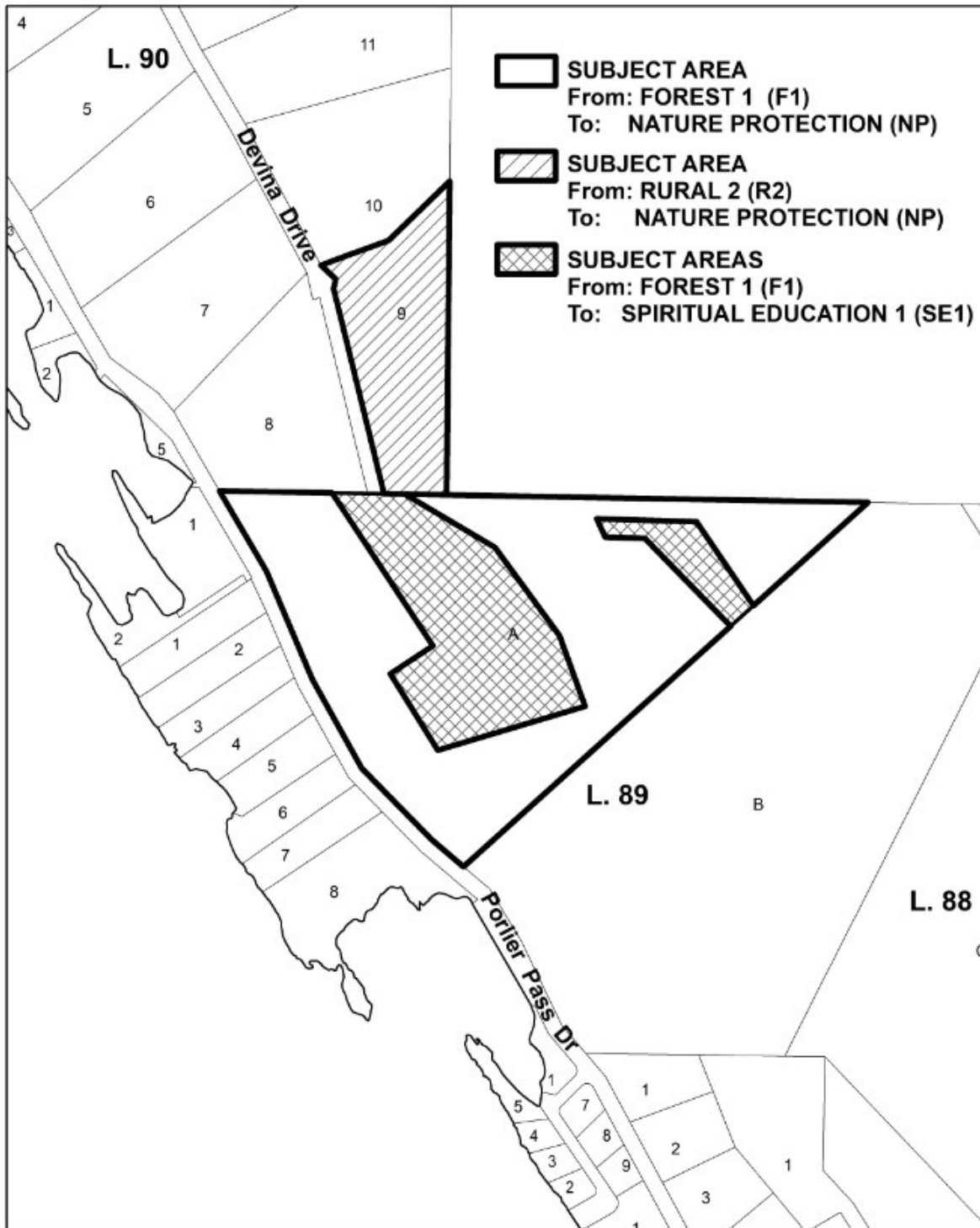
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READ A SECOND TIME THIS	_____	DAY OF	_____	20____
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APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

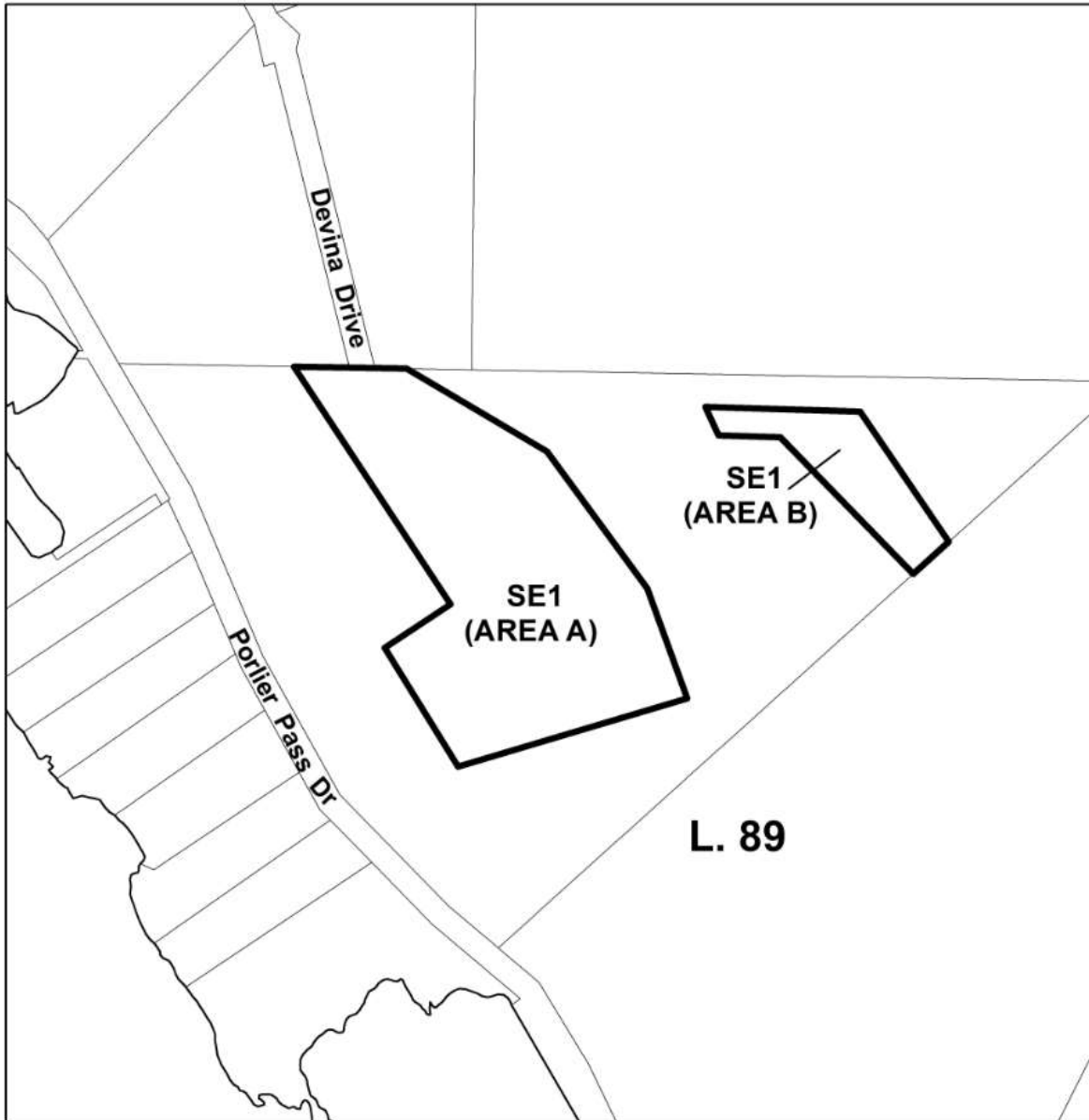
**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257**

Plan No. 1



**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 257**

Plan No. 2





DATE OF MEETING: May 25, 2021
TO: Salt Spring Island Local Trust Committee
FROM: Stefan Cermak, Regional Planning Manager, Salt Spring Island Team
SUBJECT: Dormant Bylaws

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee proceed no further with:
 - a. Bylaw No. 408, Salt Spring Island Local Trust Area Agricultural Regulations;
 - b. Bylaw No. 419, cited as “Salt Spring Island Local Trust Area Soil Removal and Deposit Fees and Prohibition Bylaw, No. 419”;
 - c. Bylaw No. 491, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2016”;
and
 - d. Bylaw No. 518, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2019”.
2. That the Salt Spring Island Local Trust Committee direct staff to amend Bylaw No. 493, cited as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016” by including numerical GHG reduction targets.

REPORT SUMMARY

This staff report provides the Salt Spring Island Local Trust Committee (SS LTC) with details regarding 5 dormant SS LTC generated bylaws (Bylaw No – description (year abandoned)):

- Bylaw No. 408 – Agricultural Regulations (2005);
- Bylaw No. 419 – Soil Deposit Fees Bylaw (2008);
- Bylaw No. 491 – Ganges Boardwalk (2016);
- Bylaw No. 493 - Piers Island – Climate Change and GHG Reduction (2018); and
- Bylaw No 518 – Regulating Cannabis Production (2019).

These dormant bylaws continue to be tracked by administrative staff as no definitive resolution was made to close or advance them. Staff recommend closing Bylaw Nos. 408, 419, 491, and 518 for various reasons including loss of relevance, rejection by Ministry staff, and SS LTC change in priorities. Contents of these bylaws remain available as resources to inform current and future projects. In contrast, staff recommend amending and reconsidering Bylaw No. 493 (Piers Island) as it is a provincially required amendment.

BACKGROUND

Staff track bylaws through the legislative process from initiation to adoption. Staff stop tracking bylaws when a bylaw is adopted or the SS LTC passes a resolution to proceed no further. For various reasons the SS LTC has not proceeded with specific bylaws but has also not passed a resolution to proceed no further thus leaving staff without administrative certainty. A brief summary of each dormant bylaw is provided below.

Dormant Bylaws

Bylaw No. 408 – Agricultural Regulations

The purpose of Bylaw No. 408 was to respond to the farming community who expressed concern that some regulations were potentially detrimental to farming interests. Bylaw No. 408 presented technical amendments to add clarity and certainty to the interpretation of the land use bylaw.

Draft Bylaw No. 408 was referred to the Agricultural Advisory Planning Commission (AAPC). On February 16, 2006 the AAPC recommended that the SS LTC “remove the matter from their Top Priority List and that it be retained on the committee’s agenda for further work.”

The SS LTC received the AAPC meeting minutes on March 28, 2006. Staff can find no relevant decisions beyond that date and assume the bylaw was abandoned. Staff note that various technical updates have since been adopted by the SS LTC, specific agriculture issues remain on the long project’s list, and the SS LTC has been meeting regularly with the AAPC and agricultural community regarding various issues.

Bylaw No. 419 – Soils Deposit Fees Bylaw

The purpose of Bylaw No. 419 was to impose soil deposit and removal permit fees. Bylaw No. 419 was a companion bylaw to Bylaw No. 418 which controls the removal and deposit of soil within the Salt Spring Island Local Trust Area. Bylaw No. 418 was adopted by the Salt Spring Island Local Trust Committee on October 2, 2008. Bylaw No. 419, was never approved by the Ministry of Community Development and thus progress was abandoned. The status remains that there is no application fee to apply for soil deposit or removal registrations or permits.

Bylaw No. 491 – Ganges Boardwalk

The purpose of Bylaw No. 491 was to consider the development objectives of the private landowners fronting the Ganges Boardwalk (harbourwalk) requested in exchange for the boardwalk as a community amenity. The bylaw stimulated conversations advancing development of the harbourwalk but was objected to by both the land owners and the community for opposing reasons. Ultimately, the Province amended the foreshore lease of Ganges Marina to permit an application for a Statutory Right-of-Way (SRW) across the marina lease area thereby permitting an application to design, build and maintain a harbourwalk without need for bylaw amendments. The Capital Regional District has made an SRW application and is now managing the harbourwalk project with timing for harbourwalk design and consultations anticipated by the end of 2022.

Bylaw No. 493 - Piers Island – Climate Change and GHG Reduction

Bylaw No. 493 amends the Piers Island Official Community Plan (Salt Spring Island Local Trust Committee Bylaw No. 51) to include Greenhouse Gas (GHG) emission reduction objectives, policies, and actions. It also includes a small number of housekeeping amendments, including a new map of the existing OCP land use designations. A number of Piers Island residents identified the absence of Piers Island-specific energy and

emissions inventory as a significant issue. Some advocated for the creation of a Piers Island Greenhouse Gas (GHG) inventory to develop an accurate understanding of current emission levels, while others advocated for a non-numerical target. The SS LTC decided to remove the numerical targets but maintained inclusion of the target section and the wording.

Bylaw No. 493 was rejected by the Ministry of Municipal Affairs and Housing indicating that they “would find it difficult to recommend approval of the bylaw to the Minister, given its lack of numerical GHG reduction targets.”

Bylaw No. 518 – Regulating Cannabis Production

The purpose of Bylaw No. 518 was to provide more clarity and certainty in regards to the regulation of cannabis production. Bylaw No. 518 was drafted, referred to agencies, and subject to a community information meeting. Further research was required to address the various issues that arose. The SS LTC demoted the project from the Top Priority list. The issue remains on the long projects list.

ANALYSIS

Policy

Trust Council Policy 6.11.1 (Trustee Staff Responsibility Guidelines) guide management to maintain organizational effectiveness and efficiency. Salt Spring Island’s Legislative Clerk, Daniela Murphy, excels at advising management of methods to achieve improved effectiveness and efficiency and has been instrumental at advancing this issue.

Trust Council Policy 6.7.1 (Work Program, Follow-Up Action List and Priorities Matrix) guides that items that are primarily placed on the long list for convenient indexing of topics raised with little to no resources applied to them.

Issues and Opportunities

This report presents the SS LTC the opportunity to help staff maintain accurate and current records and ensures that bylaws such as Bylaw No. 493 (Piers Island – Climate Change and GHG Reduction) don’t get forgotten and are properly addressed as required by the Province. This is not an opportunity to reconsider the dormant bylaws as potential new top priority projects or for follow up actions diverting staff resources from the SS LTC top priorities and current applications.

Rationale for Recommendation

Staff recommend closing Bylaws No. 408, 419, 491, and 518 as the SS LTC for various reasons including loss of relevance, rejection by Ministry staff, and SS LTC change in priorities. Contents of these bylaws remain available as resources. Staff recommend amending and reconsidering Bylaw No. 493 (Piers Island) as it is a provincially required amendment.

ALTERNATIVES

The LTC may consider the following alternative to the staff recommendation:

1. Close Select Dormant Bylaws

If the SS LTC would like to close select dormant bylaws different from the staff recommendation, the recommended wording for resolution is as follows:

That the Salt Spring Island Local Trust Committee direct staff to Proceed No Further with:

- Bylaw No. [insert bylaw number]...

2. Continue to Hold Bylaws in Abeyance

If the SS LTC would like to continue to hold bylaws in abeyance, then no resolution is required. The impact of this decision is that staff will continue to track the bylaw in a tracking system. No further actions will be taken.

The LTC may receive the staff report for information and keep all applications and outstanding resolutions open. If this alternative is chosen, staff will continue to work with the applicants on progressing their application.

NEXT STEPS

If the SS LTC concurs with staff recommendations, Bylaws Nos. 408, 419, 491, and 518 will be closed. Bylaw No. 493 will be assigned to staff for editing and reconsideration for the SS LTC, residents of Piers Island, and the Ministry of Municipal Affairs.

Submitted By:	Stefan Cermak, Regional Planning Manager	May 12, 2021
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APPENDICES

1. Dormant Bylaws

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 408

**A BYLAW TO AMEND “SALT SPRING ISLAND LAND USE BYLAW, 1999”, BEING
BYLAW NO. 355**

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Committee Area under *the Islands Trust Act*, enacts as follows:

1. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999”, is amended as follows:

- (a) By deleting and replacing the following definitions in Section 1.1:

“agriculture, intensive” means *agriculture* that involves the confinement of more than 4550 kg of poultry, livestock or *fish* or the operation of a *fur farm* or the manure-based cultivation of mushrooms.

“confined livestock area” means an *outdoor*, non-grazing area where livestock, poultry, farmed game or *fish* is confined by fences, other *structures* or natural features, and includes feedlots, paddocks, corrals, exercise yards, tanks and holding areas, but does not include a seasonal feeding area.

“farm operation” means any of the following activities:

- (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
 - (b) clearing, draining, irrigating or cultivating land;
 - (c) using farm machinery, equipment, devices, materials, and *structures*;
 - (d) applying fertilizers, compost, manure, pesticides and biological control agents;
 - (e) intensively cultivating, in plantations, speciality wood crops or speciality fibre crops prescribed by the Minister of Agriculture;
 - (f) turf production;
 - (g) *aquaculture* as defined in the Fisheries Act if carried on by a person licensed, under Part 3 of that Act, to carry on the business of *aquaculture*;
 - (h) raising or keeping game, within the meaning of the Game Farm Act, by a person licensed to do so under the Act;
 - (i) raising or keeping fur bearing animals, within the meaning of the Fur Farm Act, by a person licensed to do so under the Act;
 - (j) storage, packing, product preparation or processing of farm products , if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm or is feed required for farm production purposes on the farm
 - (k) a British Columbia licensed winery or cidery, and an ancillary use if the wine or cider produced and offered for sale is made form the farm product and
 - i. at least 50% of that farm product is grown on the farm on which the winery or cidery is located, or
 - ii. the farm that grows the farm products used to produce wine or cider is more than 2 hectares in area and, unless otherwise authorized by the commission, at least 50% of the total farm product for processing is provided under a 3 year contract from a farm in British Columbia

- (l) agri-tourism activities, other than accommodation, on land that is classified as a farm under the Assessment Act, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or produced on the farm
- (m) timber production, harvesting, silviculture and forest production agroforestry, including botanical forest product production
- (n) horse riding, training, and boarding, including a facility for horse riding, training and boarding, if
 - i. the stables do not have more than 40 permanent stalls, and
 - ii. the facility does not include a racetrack licensed by the British Columbia Racing Commission
- (o) Farm retail sales, on lots within the ALR, if at least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total both indoors and outdoors used for retail sales does not exceed 300 square metres.

but does not include any of the following:

- (a) the sale of processed wood products,
- (b) breeding pets or operating a *kennel*;
- (c) growing, producing, raising or keeping exotic animals as defined by the Minister of Agriculture.

“farm products” means raw or processed commodities or goods derived from the cultivation and husbandry of land, plants, animals (except pets and exotic animals) and any other similar activity including *aquaculture* that are grown, reared, raised or produced on a farm and for this purpose includes raw or processed timber.

- (b) By adding the following definition to Section 1.1:

“fish” means the whole or part of any aquatic animal

- (c) By deleting Article 3.15.1 and inserting in its place Article 3.15.1 as follows:

Despite other provisions of this bylaw, where a *lot* is 20 ha or more in area, is not in the Agricultural Land Reserve, and is classified as a farm under the Assessment Act, a total of three *dwelling units* are permitted provided that two of the *dwelling units* are to accommodate people deriving their livelihood from the *farm business* on that lot. Where a *lot* of 20 ha or more in area is within the Agricultural Land Reserve, additional *dwelling units* must be specifically approved by the Agricultural Land Commission.

- (d) By adding the following to Article 6.1.3:

including a farm business.

- (e) By adding the following to the first row in column 1 of Table 2 in Part 6:

and farm operations classified as farms under the Assessment Act

- (f) By deleting Article 9.1.1 and inserting in its place Article 9.1.1 as follows:

Permitted Uses of Land, Buildings and Structures

*Information Note: Most land in the Agriculture 1 or Agriculture 2 zone is also in the Provincial Agricultural Land Reserve. **Where this is the case, the accessory uses listed below are permitted only if they are also approved by the Agricultural Land Commission.** Any non-farm land uses that may be permitted by the Agricultural Land Commission are only permitted if they are also consistent with this Bylaw.*

- (1) In addition to the *uses* permitted in Subsection 3.1.1 of this Bylaw, the following *uses, buildings and structures* and no others are permitted in the Agriculture 1 (A1) and Agriculture 2 (A2) Zones:

	A1	A2
Principal Uses, Buildings and Structures		
<i>Agriculture, farm buildings and structures</i> <i>Information note: By definition, "agriculture" includes the processing, storage, sale of farm products provided that at least 50% of the farm product is produced on the same lot, or on another lot that is part of the same farm business.</i>	♦	♦
<i>Single-family dwellings</i>	♦	♦
Accessory Uses		
One additional dwelling unit provided that it: a) is a manufactured home, up to 9 metres in width, for use by a member of the owner's immediate family pursuant to Section 3.1 (b) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002) or b) is a secondary suite no more than 85 square metres in total floor area within a single family dwelling pursuant to Section 3.1 (b) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002); or c) is a <i>farmworkers' dwelling unit</i> that has been specifically approved by application to the Agricultural Land Commission. <i>Information Note: Section 3.1 (b) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation permits one additional dwelling unit in the form of a manufactured home, up to 9 metres in width, to house immediate family members and one secondary suite within a single family dwelling unit. Where the construction of a permanent detached farmworker's dwelling unit is proposed, this bylaw requires that an application be made to the Agricultural Land Commission, through the Salt Spring Island Local Trust Committee. The need for additional farm workers to be housed on the property in a permanent detached second dwelling unit will be evaluated in the context of criteria developed by the Ministry of Agriculture and Lands and the Agricultural Land Commission.</i>	♦	♦
Processing of the <i>farm products</i> of another farm located within the Salt Spring Island Local Trust Area. <i>Information Note: This use requires the written permission of the Agricultural Land Commission.</i>	♦	♦
Sale of the <i>farm products</i> of another farm, provided that the <i>floor area</i> used for the storage and display of the products from another farm may not exceed 5 square metres or one third of the total <i>floor area</i> on a <i>lot</i> that is occupied by <i>farm product</i> storage and display.	♦	♦
<i>Home-based business use</i> subject to Section 3.13	♦	♦
a temporary sawmill is at least 50% of the volume of timber is harvested from the farm or parcel on which the sawmill is located.	♦	♦
<i>Commercial guest accommodation</i> in a <i>campground</i> accessory to a <i>commercial farm business</i> , subject to Schedule "F", provided that no more than 10 per cent of <i>campsites</i> are designed to accommodate self-contained recreational vehicles. <i>Information Note: In the ALR, this use must also be applied for and approved in writing by the Agricultural Land Commission.</i>	♦	
<i>Seasonal cottages</i> subject to Section 3.14 <i>Information Note: A seasonal cottage is considered a "non-farm use" by the Agricultural Land Commission. Permission to construct a seasonal cottage must also be applied for and approved in writing by the Commission.</i>	♦	

2. This Bylaw may be cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. , 200".

READ A FIRST TIME THIS	DAY OF	, 200
PUBLIC HEARING HELD THIS	DAY OF	, 200
READ A SECOND TIME THIS	DAY OF	, 200
READ A THIRD TIME THIS	DAY OF	, 200
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	, 200
ADOPTED THIS	DAY OF	, 200

SECRETARY

CHAIRPERSON

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 419

A BYLAW TO IMPOSE FEES FOR PERMITS AND AUTHORIZE THE REMOVAL AND DEPOSIT OF SOIL AND TO PROHIBIT CERTAIN REMOVAL OF SOIL WITHIN THE SALT SPRING ISLAND LOCAL TRUST AREA

WHEREAS the Salt Spring Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Salt Spring Island Local Trust Area, pursuant to the *Islands Trust Act*;

AND WHEREAS Section 3 of the *Islands Trust Act* establishes that the object of the Islands Trust is to preserve and protect the Trust area and its unique amenities and environment for the benefit of the residents of the Trust area and of British Columbia generally;

AND WHEREAS Section 29 of the *Islands Trust Act* authorizes the Local Trust Committee to adopt Soil Removal and Deposit Bylaws under Section 723 of the *Local Government Act* and Section 9 of the *Community Charter*;

AND WHEREAS SECTION 723 of the *Local Government Act* authorizes a Local Trust Committee to regulate and prohibit the Removal of Soil including sand, gravel and rock, and the Deposit of Soil and other materials on any land within the Local Trust Area, to make different regulations and prohibitions for different areas, and to require permits and impose fees;

AND WHEREAS the Salt Spring Island Local Trust Committee wishes to prohibit the Removal of Soil in certain circumstances in the Salt Spring Island Local Trust Area, and impose permit fees and soil removal fees;

NOW THEREFORE the Salt Spring Island Local Trust Committee enacts, in open meeting assembled, as follows:

Citation

1. This Bylaw may be cited as the "Salt Spring Island Local Trust Area Soil Removal and Deposit Fees and Prohibition Bylaw, No. 419".

1.0 Interpretation

- 1.1 Italicized terms in this Bylaw shall be interpreted in accordance with Salt Spring Island Local Trust Area Soil Removal and Deposit Regulation Bylaw, No. 418.

2.0 Fees for Permits

- 2.1 The fee for each *permit to remove soil, rock or topsoil* issued under Salt Spring Island Local Trust Area Soil Removal and Deposit Regulation Bylaw, No. 418 shall be \$250.00 for volumes less than 5000m³ and \$1,100.00. for volumes of 5000m³ or more.
- 2.2 The fee for each *permit to deposit soil or rock or topsoil* issued under Salt Spring Island Local Trust Area Soil Removal and Deposit Regulation Bylaw, No. 418 shall be \$250.00 for volumes less than 5000m³ and \$1,100.00. for volumes of 5000m³ or more.

- 2.3 The *permit* fee to renew a *permit to remove or deposit soil, rock or topsoil* issued under the Salt Spring Island Local Trust Area Soil Removal and Deposit Bylaw No. 418 shall be 30% of the original *permit* fee.
- 2.4 When a *deposit or removal* activity involves both *removal* and *deposit* operations on the same lot there shall be only one *permit* fee. The fee shall be calculated for the combined total of the *volumes* to be *removed or deposited*.
- 2.5 If a report provided to the Islands Trust in accordance with section 8.0 of Salt Spring Island Local Trust Area Soil Removal and Deposit Regulation Bylaw No. 418 indicates that the *volume* of *soil, rock or topsoil removed or deposited* pursuant to the *permit* is greater than the *volume* on the basis of which the *permit* fee was paid, the *permit holder* shall recalculate the *permit* fee in accordance with this section 2.0 and remit any additional *permit* fee to the Islands Trust with the report.

3.0 Soil Removal Prohibitions

- 3.1 No person shall *remove* any *soil* composed of *peat*, minerals or coal from anywhere in the Salt Spring Island Local Trust Area.
- 3.2 No person shall *remove* any *soil, rock or topsoil* from the area below the *natural boundary* of the sea in the Salt Spring Island Local Trust Area.

5.0 Offences

- 5.1 An offence is committed against this Bylaw by every person who:
- 5.1.2 violates any of the provisions of this Bylaw; or
 - 5.1.3 allows any act or thing to be done in contravention or violation of this Bylaw; or
 - 5.1.4 being the owner or occupier of a *lot*, fails to prevent any other person from contravening any part of this Bylaw by conducting any prohibited activity on that *lot*; or
 - 5.1.5 fails to comply with any order or notice given under this Bylaw.

6.0 Penalties

- 6.1 Every person who commits an offence under this Bylaw is liable upon summary conviction to a fine not exceeding \$10,000.
- 6.2 Each day of any violation, contravention or breach of this Bylaw shall be deemed to be a separate and distinct offence.
- 6.3 Nothing in this Bylaw shall limit the Salt Spring Island Local Trust Committee from pursuing any other remedy that would otherwise be available for a contravention of the bylaw.

7.0 Severability

7.1 If any section, subsection, clause or phrase of this Bylaw is for any reason held to be invalid or illegal by a decision of any Court of competent jurisdiction, it shall be severable, and such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this Bylaw.

READ A FIRST TIME THIS 5th DAY OF June, 2008

READ A SECOND TIME THIS 5th DAY OF June, 2008

READ A THIRD TIME THIS 5th DAY OF June, 2008

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
15th DAY OF July, 2008

APPROVED BY THE MINISTER OF COMMUNITY SERVICES WITH THE CONCURRENCE
OF THE MINISTER OF ENERGY, MINES AND PETROLEUM RESOURCES THIS
DAY OF _____, 200__

ADOPTED THIS _____ DAY OF _____, 200__

SECRETARY

CHAIR

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 491

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2016”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Section 1.1 Definitions, Sub-Section 1.1.1 is amended by adding the following new definition:

“Creative industry” means music, art and craft studios, picture framing, schools (commercial, art, vocational), and small-scale research facilities.

2.2 Section 9.2.1 - Permitted Uses of Land, Buildings and Structures, Section 9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures, and Section 9.2.3 Subdivision and Servicing Requirements are deleted in their entirety and replaced with the following:

9.2.1 Permitted Uses of Land, Buildings and Structures

	C1	C2	C3	C4	C5	C6	C7
Principal Uses, Buildings and Structures							
Indoor retail sales and rentals	♦	♦	♦				♦
Indoor retail services, excluding Laundromats	♦	♦	♦	♦			
Laundromats	♦						
Outdoor retail sales of nursery plants and home gardening supplies	♦	♦					♦
Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for <i>retail</i> or <i>wholesale</i> sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day	♦	♦	♦				♦
Offices	♦	♦		♦			♦
Banks and credit unions	♦	♦					
Indoor commercial recreation and amusement facilities	♦	♦			♦		♦

Restaurants	♦	♦	♦				♦
Churches	♦	♦					
Libraries	♦	♦					
Offices for use by <i>building</i> construction professionals and trades	♦	♦				♦	
Automobile service stations			♦				
Automobile rentals with a maximum of five vehicles stored on-site	♦	♦	♦			♦	♦
Veterinarian clinics and animal hospitals	♦	♦					
Indoor commercial and vocational schools	♦	♦					
Daycare centres for children, <i>seniors</i> , or people with special needs	♦	♦					
Funeral homes						♦	
Multifamily dwelling units		♦					♦
Commercial guest accommodation in hotels or guesthouses.		♦					♦
Retail sales of <i>building</i> supplies, appliances and furniture						♦	
Light industry						♦	♦
Wholesale sales						♦	
Storage of goods and vehicles, with the exception of <i>outdoor</i> storage of derelict vehicles or equipment, or waste materials						♦	
Boat building, servicing and repairs						♦	♦
Service, repairs and sales of vehicles and equipment.						♦	
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	♦		♦		♦	♦	
Public service uses	♦	♦	♦	♦	♦	♦	♦
Neighbourhood or <i>marine pub</i> , accessory to a <i>marina</i>							♦
Marina and <i>marina</i> services							♦
Marina administration and services, including washrooms, showers and laundry facilities							♦
Marine fuelling stations							♦
Marine related retail stores and offices							♦
Boat rentals and docks							♦
Marine equipment rentals, excluding <i>personal watercraft</i>							♦
Creative Industry							♦
Accessory Uses							
Indoor retail sales accessory to another permitted use						♦	
Dwelling units accessory to a commercial use	♦	♦	♦	♦	♦	♦	
Restaurant accessory to another permitted use					♦		
Home-based businesses accessory to residential use		♦					♦

9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) The following uses identified in Section 9.2.1 are not permitted on the ground level in the C7 Zone only: *Offices, Multifamily Dwelling units, Commercial guest accommodation.*
- (2) *Building setbacks from the natural boundary of the sea do not apply to buildings or structures used for boat building, boat repairs, boat rental and marina administration and services.*
- (3) Subject to Articles 1 and 2 above, and Part 4 – General Regulations (Siting), *Commercial Zones* must comply with the following regulations regarding size, siting and density:

	C1	C2	C3	C4	C5	C6	C7
Lot Coverage and Floor Area							
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (percent)	75	75	33	33	33	75	33
Minimum size of a <i>dwelling unit</i> (square metres).	N/A	30	N/A	N/A	N/A	N/A	N/A
Number of Units							
Maximum number of <i>multi-family dwelling units</i> per hectare	N/A	37	N/A	N/A	N/A	N/A	37
Maximum number of <i>commercial guest accommodation units</i> per <i>lot</i> , operation or site	N/A	50	N/A	N/A	N/A	N/A	50
Setbacks and Siting							
Despite Subsection 4.3.1, the following <i>lot line setbacks</i> apply in the specific zone indicated:							
Minimum <i>Front lot line setback</i> (metres)	0.0	4.5	*	*	*	*	0.0
Minimum <i>Rear lot line setback</i> abutting non-commercial or non-industrial zone (metres)	6.1	*	*	*	*	6.1	10
Minimum <i>Rear lot line setback</i> abutting a commercial or industrial zone (metres)	0.0	*	*	*	*	6.1	10
Minimum <i>Interior side lot line setback</i> abutting non-commercial or non-industrial zone (metres)	6.1	*	*	*	*	6.1	*
Minimum <i>Interior side lot line setback</i> abutting commercial or industrial zone (metres)	0.0	*	*	*	*	6.1	10
Minimum <i>Exterior side lot line setback</i> (metres)	0.0	*	*	*	*	6.1	*
<i>Dwelling units</i> are not permitted in a basement or below any commercial use	N/A	◆	N/A	N/A	N/A	N/A	N/A

* Indicates provisions in Section 4.3 apply.

Information Note: Under the Highways Act, special permission from the Ministry of Transportation and Infrastructure is required to place structures within 4.5 metres of a highway right-of-way.

Information Note: Required setbacks from water bodies are outlined in Sections 4.4 and 4.5.

Information Note: Vegetation screens are required where commercial or industrial uses take place outside of a building adjacent to non-commercial or non-industrial uses. See Subsection 3.4.2.

9.2.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the *Land Title Act* and the *Strata Property Act* for the Commercial 1, Commercial 2, Commercial 3, Commercial 4, Commercial 5, Commercial 6, and Commercial 7 Zones .

Information Note: For land in the Agricultural Land Reserve, see Subsection 5.1.2.

	C1	C2	C3	C4	C5	C6	C7
Minimum Lot Areas, Water Supply, and Sewage Treatment Servicing Requirements.							
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable</i> water (hectare)	1	1	1	1	1	.6	1
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual on-site sewage treatment system and connection to a <i>community water system</i> (hectare)	1	.4	1	1	.2	.15	1

2.3 Schedule “1” – Zoning Map, is amended by changing the zoning classification of:

- (a) Lot A, Section 1, Ranges 3 and 4 East, North Salt Spring Island, and of District Lot 2066 Cowichan District, Plan VIP83860 and a portion of the Shoreline (PID 027-249-794, 145 Lower Ganges Road) from Residential 6 and Shoreline 6, to Commercial 7.
- (b) Lot 1 Sec.1, Ranges 3 and 4, North Salt Spring Island, Cowichan District, Plan 49983 and a portion of Shoreline from Residential 6 and Shoreline 6, to Commercial 7.
- (c) Lot A, Section 2, Range 4 East, North Salt Spring Island and District Lot 689, Cowichan District, Plan VIP 65932 (PID 023-882-921, 151 Lower Ganges Road) from Industrial 1, to Commercial 7; and water lot lease DL2092 from Shoreline 6 to Shoreline 1.
- (d) Lot 3, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP 59755 (PID 018-951-775) and a portion of the Shoreline from Commercial Accommodation 1(d) and Shoreline 1, to Commercial 7.

As shown on Plan No. 1 attached to and forming part of this bylaw. And by making such alterations to Schedule "A" – Zoning Map of Bylaw No. 355 as are required to effect these changes.

READ A FIRST TIME THIS 10TH DAY OF MARCH 2016

READ A SECOND TIME THIS _____ DAY OF _____ 20____

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
_____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

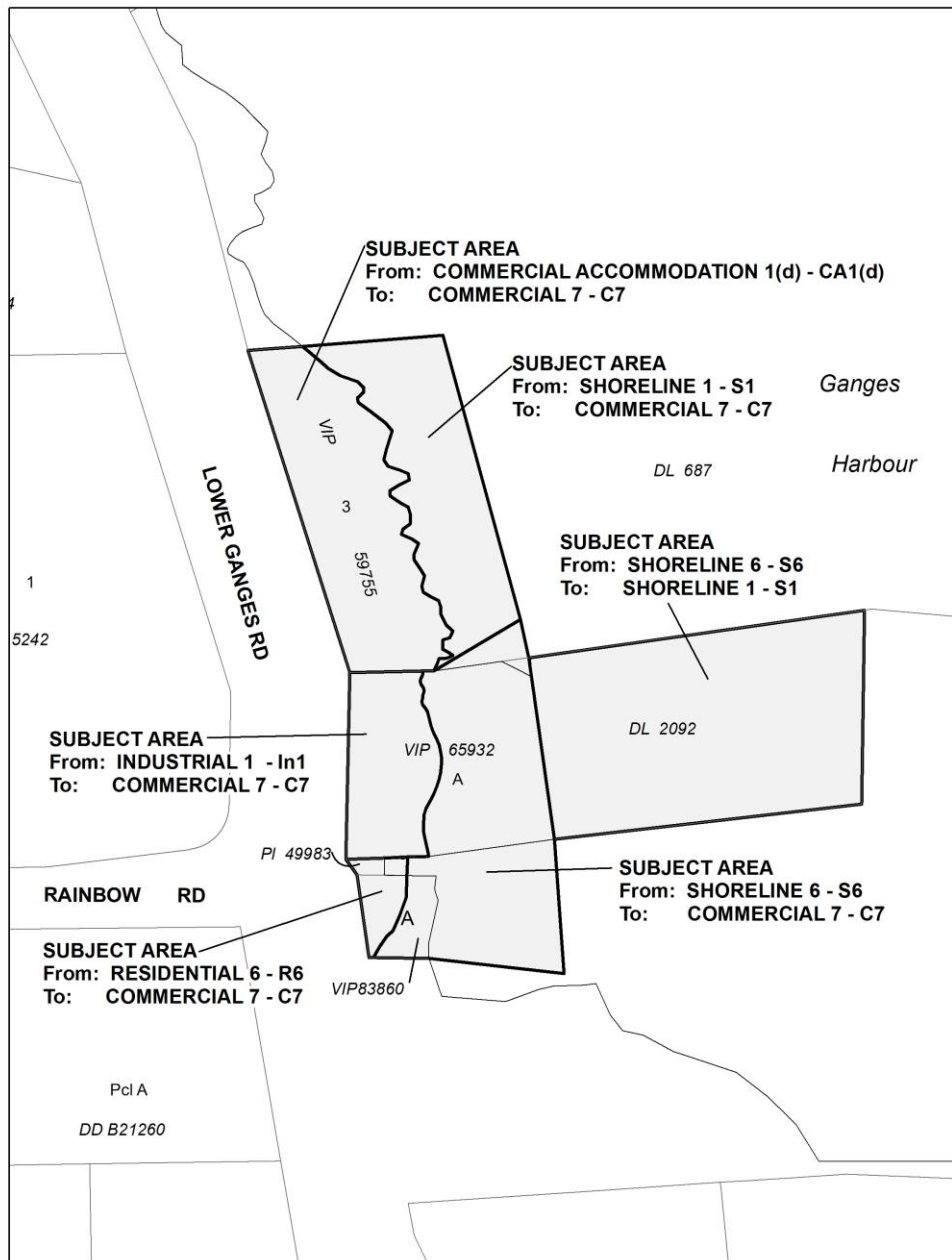
Secretary

PROPOSED

SS-BL-491

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 491

Plan No. 1



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 493

A BYLAW TO AMEND PIERS ISLAND OFFICIAL COMMUNITY PLAN BY-LAW, 1980

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Piers Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Piers Island Official Community Plan By-law, 1980, Amendment No. 1, 2016”.

2. Salt Spring Island Local Trust Committee Bylaw No. 51, cited as “Piers Island Official Community Plan By-law, 1980,” is amended as shown on Schedules No. 1 and No. 2 attached to and forming part of this bylaw.

READ A FIRST TIME THIS 21ST DAY OF JULY 2016

PUBLIC HEARING HELD THIS 3RD DAY OF OCTOBER 2016

READ A SECOND TIME THIS 1ST DAY OF DECEMBER 2016

READ A THIRD TIME THIS 1ST DAY OF DECEMBER 2016

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
 18TH DAY OF JANUARY 2017

APPROVED BY THE MINISTER OF COMMUNITY SPORT AND CULTURAL DEVELOPMENT
THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 493

SCHEDULE NO. 1

1. Schedule “A”, is amended as follows:

1.1 The provision entitled “Purpose”, second paragraph is amended by deleting the words “Municipal Act” and replacing them with the words “*Local Government Act*”.

1.2 The provision entitled “Goals” is amended as follows:

1.2.1 by deleting the heading “Goals” and replacing it with the word “Objectives”;

1.2.2 by adding the following three objectives:

“7. To limit greenhouse gas emissions.

8. To maximize energy efficiency.

9. To maintain and enhance current levels of carbon sequestration.”

1.3 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 1, Article (a) is amended by deleting the bracketed measurement “(400 sq. ft.)”.

1.4 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 2 is amended by deleting the bracketed measurement “(0.4 acres)”.

1.5 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 3 is amended by deleting the bracketed measurement “(2 acres)”.

1.6 PART 1 – PROPOSALS FOR THE ISLAND, Section POLICIES, Sub-Section 9 is amended by deleting the bracketed measurement “(50 ft.)”.

1.7 PART 1 – PROPOSALS FOR THE ISLAND is amended by inserting a new Section 10 as follows:

“10. Climate Change Adaptation and Greenhouse Gas Emissions Reduction

In response to climate change, the Provincial Government gave Royal Assent to Bill 27 “*Local Government (Green Communities) Statutes Amendment Act, 2008*” on May 29, 2008. Bill 27 amends the *Local Government Act* and other provincial regulations to provide new tools for local governments. Bill 27 requires local governments to include Green House Gas emission reduction targets – and policies and actions to achieve those targets – in their Official Community Plans.

The Piers Island community is committed to maintain a light footprint on the island, to conserve energy and to minimize Green House Gas emissions.

10.1 Target

The following target is established to ensure that the reduction of Greenhouse Gas emissions and the impact of climate change are considered in land use planning for Piers Island:

This Plan commits to a reduction in greenhouse gas emissions. Within the planning area, in cooperation with the Salt Spring Island Local Trust area, this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land-use policies and regulations.

10.2 Objectives

The following objectives are provided to reduce greenhouse gas emissions and maximize energy efficiency:

- (a) To consider the impacts of climate change as a central factor in land-use decision-making.
- (b) To support actions to minimize greenhouse gas emissions.
- (c) To recognize the importance of forested lands as a carbon sink.
- (d) To work with other agencies and levels of government to support actions that limit greenhouse gas emissions.

10.3 Policies

- a) The Salt Spring Island Local Trust Committee supports the retention and enhancement of forested areas and vegetation as a carbon sink;
- b) The Salt Spring Island Local Trust Committee supports the composting of food scraps and yard waste to minimize burning and disposal in landfill;
- c) The Salt Spring Island Local Trust Committee supports the limited number of fossil fuel vehicles on the island;
- d) The Salt Spring Island Local Trust Committee supports the reuse and recycling of surplus items rather than sending them to landfill;
- e) The Salt Spring Island Local Trust Committee supports an annual chimney-sweep program.

10.4 Advocacy Policies

- (a) The Salt Spring Island Local Trust Committee encourages preparation for sea-level rise by promoting provincial best practices and Islands Trust regulations for building setbacks from the natural boundary of the sea and for minimum elevations for construction.
- (b) The Salt Spring Island Local Trust Committee encourages the use of a private ferry service, boat sharing, and the creation of a public ferry service.

- (c) The Salt Spring Island Local Trust Committee encourages walking and bicycling on the island;
- (d) The Salt Spring Island Local Trust Committee encourages solar orientation in the siting and design of houses and the use of renewable energy such as photovoltaic solar panels and solar hot water.
- (e) The Salt Spring Island Local Trust Committee encourages residents to select clean-burning wood stoves and retrofit old inefficient wood stoves.
- (f) The Salt Spring Island Local Trust Committee encourages other levels of government and agencies to provide assistance for recycling programs.
- (g) The Salt Spring Island Local Trust Committee encourages the Islands Trust Council to provide resources to assist Piers Island to achieve its greenhouse gas emission targets.

10.4 Actions

- (a) The Piers Island Association is supported in protecting and caring for the community forest in order for it to continue to sequester carbon.
- (b) The Piers Island community is supported in sharing the community tractor.
- (c) The Piers Island Fire Department is supported in organizing and supervising regular burning of wood waste when weather conditions are suitable.
- (d) The Piers Island community is supported in using the community website to share information, services, errands and goods.
- (e) The Piers Island community is supported in using any private or public ferry service between Piers Island and Vancouver Island.”

1.8 PART 1 – PROPOSALS FOR THE ISLAND, Section 11. Zoning Regulations is amended by deleting the words “Plan Map” and replacing it with the words “Map 1-Plan Area with Land and Shoreline Use Designation”.

1.9 By making such consequential numbering alterations to effect these changes.

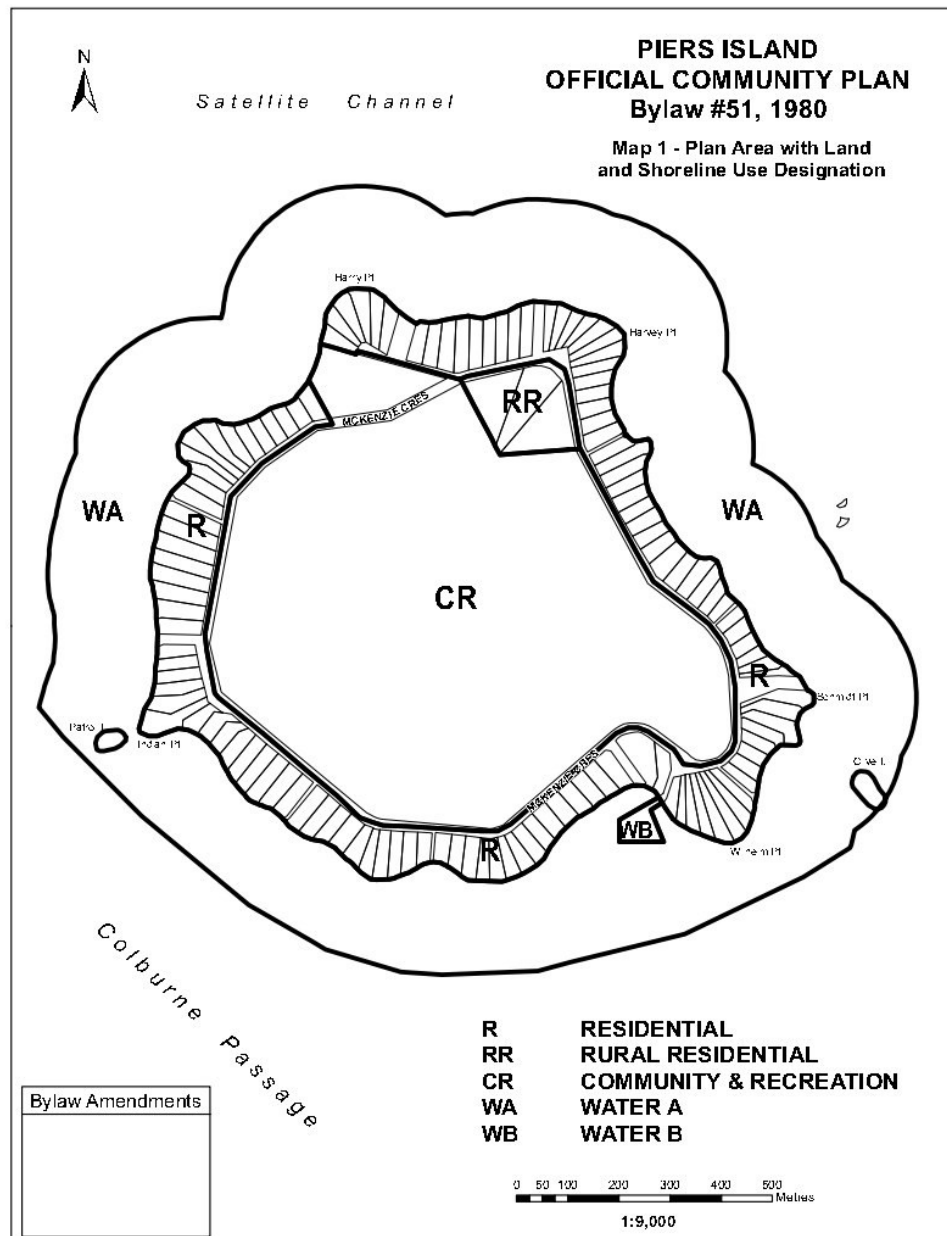
PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 493

SCHEDULE NO. 2

2. Schedule “A”, is amended as follows:

2.1 By deleting the “Plan Map” and replacing it with the following new “Map 1 – Plan Area with Land and Shoreline Use Designation”.



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 518

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

The Salt Spring Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Salt Spring Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation
This bylaw may be cited as for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2019.”
2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999” is amended as follows:

2.1 Section **1.1 DEFINITIONS**, Subsection 1.1.1 is amended as follows:

- 2.1.1 The definition of “**farm operation**” is amended to include (the exclusion from the definition of *farm operation*):

(n) Cannabis Production

The definition of “**Industry, farm-related light**” is amended by adding the sentence:
“This use includes cannabis products.”

- 2.1.2 Adding the following definitions:

“**Cannabis Production**” means the production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products but excludes the growing of cannabis by an individual for their personal use and consumption.

“**Cannabis Products**” means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for consumption.

2.2 Section **3.1 USES PROHIBITED IN ALL ZONES**, Subsection 3.1.1 is amended by adding:

- (8) *Cannabis Production* except as permitted on land within the Agricultural Land Reserve.

2.3 Section **4.3 SETBACKS FROM LOT LINES AND ACCESS EASEMENTS**, is amended by adding:

4.3.10 The minimum setback for buildings, structures or greenhouses used for cannabis production is 60 metres from any lot line and 1,000 metres from any school, park, public institution or community facility zone.

2.4 Section **9.1 Agricultural Zones**, Subsection 9.1.1 **Permitted Uses of Land, Buildings and Structures**, is amended by adding the following principal use to the table of **Principal Uses, Buildings and Structures** in the A1 and A2 zones:

Cannabis Production on land within the Agricultural Land Reserve

2.5 Section **9.1 Agricultural Zones**, Subsection **9.1.2 Size, Siting and Density of Permitted Uses, Buildings and Structures**, is amended by adding the following restriction to the Lot Coverage table in the A1 and A2 zones:

Maximum combined lot coverage of all buildings and structures used for the purpose of cannabis production (square metres): 200

3. And by making such consequential numbering alterations to effect all changes in this bylaw.

READ A FIRST TIME THIS	29TH	DAY OF	OCTOBER,	2019
READ A SECOND TIME THIS	_____	DAY OF	_____,	20_____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____,	20_____
READ A THIRD TIME THIS	_____	DAY OF	_____,	20_____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____,	20_____
ADOPTED THIS	_____	DAY OF	_____,	20_____

Chair

Secretary



DATE OF MEETING: May 25, 2021
TO: Salt Spring Island Local Trust Committee
FROM: Stefan Cermak, Regional Planning Manager
Salt Spring Island Team
SUBJECT: 2020-2021 Annual Report

RECOMMENDATION:

1. **That the Salt Spring Island Local Trust Committee endorse the following text for inclusion in the 2020-2021 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:**

“The Salt Spring Island Local Trust Committee (SS LTC) held 11 regular business meetings in the 2020/21 fiscal year, eight special meetings, and one community information meeting.

The SS LTC also continued coordinating the Salt Spring Island Watershed Protection Alliance, which had five steering committee meetings, at least four subcommittee meetings, and engaged in various community events.

Work for this period focused on advancing the SS LTC strategic priorities. Initiatives included ensuring freshwater sustainability, protecting the Coastal Douglas-fir and associated ecosystem, increasing meaningful consultation and cooperation with citizens, agencies, and First Nations, and advancing village planning.

Key projects initiated included developing a Ganges Village Local Area Plan, a housing action plan, clarity regarding the content of professional reports required to demonstrate proof of water at the time of subdivision, and the Weston Lake Water Availability Study.

From April 1, 2020 to March 31, 2021, The SS LTC received and considered applications for 15 development variance permits, 17 development permits, three bylaw amendments, and four temporary use permits.

During the same time, staff reviewed 183 building permit referrals, eight crown lease referrals, six subdivision referrals, one soil deposit permit, and one soil deposit registration.

The SS LTC applied for and received a Union of British Columbia Municipalities C2C Forum grant to conduct community-to-community engagement with First Nations. The SS LTC also received the Capital Regional District Housing Needs Report for Salt Spring Island.

During this fiscal period, the SS LTC proactively responded to provincial orders and various provincial and community initiatives related to the COVID-19 pandemic. The SS LTC adopted standing resolutions during the public health emergency. They included deferred enforcement for all unlawful dwellings except those with specific health and safety concerns, deferred enforcement for all outdoor expansion

of food and liquor establishments, and deferred enforcement for living aboard vessels under specific circumstances. “

DISCUSSION

Local trust committees are asked to endorse their draft sections of the 2020-2021 Annual Report so that Trust Council is readily able to approve the annual report at the Trust Council meeting in June 2021.

Preparation of the Islands Trust Annual Report is outlined in Trust Council’s [Annual Report Policy 6.10.i](#). Once each committee has approved its section, staff will create a draft Annual Report for review by the Executive Committee and subsequent consideration of Trust Council in June. Upon approval by Trust Council, staff will send the Annual Report to the Minister of Municipal Affairs & Housing and circulate it as indicated in Trust Council’s policy.

The recommended text (above) has been reviewed by the Islands Trust Communications Specialist and approved by the Director of Local Planning Services.

Submitted By:	Stefan Cermak, Regional Planning Manager	May 12, 2021
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Salt Spring and Southern Gulf Island Trustees Short-Term Vacation Rental Discussion

Date: Thursday, May 6, 2021

Location: Electronic Meeting

Trustees Present: Laura Patrick, Salt Spring Island Local Trustee
Jane Wolverton, Galiano Island Local Trustee
Steve Wright, South Pender Island Local Trustee
David Maude, Mayne Island Local Trustee
Paul Brent, Saturna Island Local Trustee

Staff Present: Russ Hotsenpiller, Corporate Administrative Officer
David Marlor, Director Local Planning Services
Stefan Cermak, Regional Planning Manager Salt Spring Office
Robert Kojima, Regional Planning Manager Southern Office
Warren Dingman, Bylaw Compliance and Enforcement Manager
Rob Pingle, Planning Team Assistant
Daniela Murphy, Recorder

Others Present: None

Absent: Benjamin McConchie, North Pender Island Local Trustee

Trustee Patrick called to the meeting to order at 2:30 p.m. and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

Trustee Patrick expressed that the purpose of the discussion is to manage Short-Term Vacation Rentals (STVRs) better as a region and to alleviate the STVR files from a Bylaw Compliance and Enforcement perspective.

Discussion ensued and the following comments were noted:

- Trustee Wolverton advised that the Galiano Island Local Trust Committee recently considered a bylaw that takes STVRs out of the Temporary Use Permit (TUP) stream. It doesn't preclude anyone renting a vacation rental for 30 days and up. Also, as long if a full-time resident (caretaker) resides on the property, the additional dwelling can be rented out as an STVR. Bed and Breakfasts (B&Bs) are currently allowed as a home-based business. Galiano Island is experiencing a critical shortage of housing.
- Trustee Wright felt that the greatest impact concerning STVRs is social media and/or online platforms. This medium has helped introduce commercial activity within residential neighbourhoods. As a result, all tourist accommodation on South Pender Island is recognized as

commercial activity. The South Pender Local Trust Committee will be using TUPs as a tool in an effort to regulate STVRs, however this has created more adversity within the community. Trustee Wright expressed that a Capital Regional District (CRD) business licensing program would potentially solve the problem.

- Trustee Maude provided support for business licensing, and expressed that it would be a program that would be a benefit for all islands. He agreed that TUPs are not a solution for STVRs. STVRs tend to “hide in plain sight”, and prove challenging for the Bylaw team to enforce. In general, Mayne Island is not in favour of STVRs.
- Trustee Patrick advised that there is significant pressure on Salt Spring Island concerning STVRs, not just with the critical housing shortage, but the impact to legitimate commercial accommodation businesses. There is support from the commercial hospitality industry, other businesses that could benefit from business licensing, as well as the Rural Island Economic Partnership.
- Regional Planning Manager Kojima provided some background on business licensing. He advised that it is an administrative bylaw to ensure that businesses are operating and complying with other regulations, and sets fees. Business license programs have business categories that would apply or even exclude the business. It lays out the process for the business owner. Business licensing is a tool to ensure all pertinent regulations are met: Building code, Fire code and Zoning. There is also an appeal process if a business license is refused, in which an unsuccessful applicant can appeal to Mayor and Council. For a business license to be considered, the property’s zoning has to be in place for the business to operate. Also, the business license bylaw is easy to enforce should a business be operating without one, or not in compliance with the regulations. Business licenses issued by the CRD could be limited in number. If a proposed business did not have zoning in place to operate, a TUP would be required before applying for a business license.
- There was a comment that STVRs could be managed through Home-based business regulations in the Land Use Bylaw, or that Zoning could be used in designating neighbourhoods where STVRs are permitted.

Director David Marlor joined at 2:45 p.m.

- There was a question on how Islands Trust could have the authority to issue business licenses? Staff advised that this would require Islands Trust to proceed to the Minister and Cabinet to ask for an “Order in Council” for that additional authority.
- There was a comment that if there is interest among Salt Spring Island and the Southern Islands to approach the CRD with a request for business licensing, that it should be done together with a unified voice. Benefits of business licensing includes data collection in addition to regulating businesses.
- There was a comment that a business licensing program could bring about compliance for various business owners, not just STVRs.
- There was a question as to what other possible tools exist as a region to address unlawful STVRs.

- There was a comment that Bowen Island recently implemented a business licensing program, and there was considerable process involved, including a feasibility study, community consultation, etc.
- There was a suggestion for individual Local Trust Committees to keep resolutions in support of business licensing at the local level, rather than make it a Trust Council item.
- There was a comment about the strength in having 12 (Islands Trust) Trustees asking the 2 CRD Electoral Directors for business licensing. Additionally, businesses providing commercial accommodation on Salt Spring Island were going to approach the CRD with the need for business licensing.
- Trustee Wright made the suggestion that he craft a resolution to present at his Local Trust Committee meeting as it is scheduled for tomorrow. Regional Planning Manager Kojima advised he could assist with some wording. Director Marlor requested that Director Frater of Trust Area Services be apprised of the development of this resolution from an advocacy perspective.
- It was noted that both CRD Directors are reluctant about the idea of business licensing, but the Community Economic Development Commission is keen with such a program as it would provide a way to collect data. It would make sense for the CRD to take a business licensing program on as they already oversee the Economic Commissions for both Salt Spring Island and the Southern Gulf Islands regions. There was a comment that it could also extend as far as the Juan de Fuca Electoral Area.
- There was a comment that if this request does not proceed at a Regional District level, then the other option would be for the Islands Trust to take on this function. There was a further comment as to whether it would be Trust Council or the Trust Committees administering the business licenses.
- There was a comment that the resolution include wording to include all forms of tourist accommodation for business licensing, not just STVRs.
- There was a question as to how this would be funded. It was noted that most business licensing programs are designed to be revenue neutral.
- There was a question as to whether the CRD would be able to provide STVR enforcement. It was noted that there is the cost of officers, but also the potential cost of litigation. Islands Trust would be a referral agency in this equation.
- It was noted that there could be an agreement that Islands Trust cover part of the cost of STVR enforcement.
- There was a comment that Regional Districts would have the business licensing powers, and would also have the ability to issue or limit the number of business licenses at their discretion.
- There was a comment that with Islands Trust, the power is with zoning regulations and pro-active enforcement.

- It was noted that the Southern Gulf Island Tourism Partnership Society would like to see some regulation in the tourism industry, and fair competition. Legitimate hospitality businesses are paying huge commercial taxes to operate. STVRs are mostly assessed as residential, not commercial properties.
- There was a comment that Dan Rogers, Gambier Island Local Trustee, is on the Union of BC Municipalities Short-Term Vacation Rental Task Force as an Islands Trust representative. There was a comment to reach out to Trustee Rogers for an update.
- There was a comment that business licensing would outline expectations and provide certainty to those who want or need it.
- There was a comment that various organizations, such as the Chamber of Commerce would be supportive of business licensing.
- There was a comment about the interpretation of the Land Use Bylaw, for example, the definition of a Bed and Breakfast, and how citizens have pushed the boundaries of the interpretation.

Trustee Brent joined at 3:04 p.m.

CAO Hotsenpiller joined at 3:05 p.m.

- Trustee Brent advised that this is an opportunity for CRD and Islands Trust to work together.
- There was a comment that it is up to the organization bringing about the business licensing program as to whether to apply it just to STVRs or to all businesses. There was a further comment that starting off small may be best.
- CAO Hotsenpiller noted that there was discussion about business licensing last term and how it could become an Islands Trust power. There was a report done previously that addressed this as a potential function within Islands Trust.
- It was noted that there would be a pilot project involved and studies.

The meeting ended at 3:13 p.m.

CERTIFIED CORRECT:

Daniela Murphy, Recorder

MEMORANDUM

File No.: 6500-20
Business Licensing

DATE OF MEETING: May 25, 2021
TO: Salt Spring Island Local Trust Committee
FROM: Jason Youmans, A/Regional Planning Manager
Salt Spring Island Team
COPY: Robert Kojima, Regional Planning Manager, Southern Team
SUBJECT: Business Licensing

PURPOSE

To update the Salt Spring Island Local Trust Committee on a potential request to the Capital Regional District to explore the implementation of business licensing, specifically for short term vacation rentals.

- On May 6th several trustees met to discuss issues related to business licensing and STVR enforcement.
- On May 7th, the South Pender Island Local Trust Committee adopted a resolution requesting that the CRD consider the implementation of business licensing (resolution below).
- The SPLTC also requested that other southern LTCs and the Salt Spring LTC be forwarded the resolution for consideration prior to the request being sent to the CRD.
- If the LTC supports the approach, it could consider adopting a similar resolution.

SP-2021-044

WHEREAS the South Pender Island Local Trust Committee is implementing additional policies and zoning to regulate and manage short term vacation rentals on South Pender island, the Local Trust Committee lacks the full range of tools for enforcement and administration of vacation rentals;

THEREFORE the South Pender Island Local Trust Committee requests that the Capital Regional District explore the implementation of business licensing for tourist accommodation and specifically for short term vacation rentals.

CARRIED

NEXT STEPS

A draft resolution for consideration by the Salt Spring Island Local Trust Committee is attached as Appendix 1.

This draft resolution is an alteration of the one passed on South Pender Island, as the SSI LTC is not “implementing additional policies and zoning to regulate and manage STVRs” as is currently happening on South Pender.

Once all LTCs have considered the resolution, they will be forwarded to the CRD.

Submitted By:	Jason Youmans, A/Regional Planning Manager	May 12, 2021
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APPENDICES

Appendix 1: Draft resolution re. tourism accommodation business licensing

Draft STVR Business License Resolution

WHEREAS the Salt Spring Island Local Trust Committee wishes to see appropriate regulation and management of short term vacation rentals on Salt Spring Island but lacks the full range of tools for enforcement and administration of vacation rentals;

THEREFORE the Salt Spring Island Local Trust Committee requests that the Capital Regional District explore the implementation of business licensing for tourist accommodation and specifically for short term vacation rentals.