



Salt Spring Island Local Trust Committee

Minutes of Regular Meeting

Date: July 11, 2024

Location: Meaden Hall
120 Blain Road
Salt Spring Island, BC

Members Present: Timothy Peterson, Chair
Jamie Harris, Trustee
Laura Patrick, Trustee

Staff Present: Chris Hutton, Regional Planning Manager
Bruce Belcher, Planner 1
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
Rob Pingle, Legislative Clerk
Lisa Millard, Recorder (electronic)

Others Present: There were 10 members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Peterson called the meeting to order at 9:00 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 15.1 Housing Accelerator Project
- Item 15.2 Travel Expenses
- Item 15.3 Upcoming Meeting Dates

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

A member of the public commented on the 248 Welbury Drive application for a setback variance. The speaker indicated that the Local Trust Committee can not consider the environmental impact without additional information including why the usual setback does not apply, analysis of potential other locations for the sewage system, and consideration of a treatment plan.

A member of the public read a statement urging Trustees to protect all land that is zoned for agriculture and not just land in the Agricultural Land Reserve (ALR). They spoke to agricultural

land being vital to food security, local economy, tourism, and cultural heritage, that the Capital Regional District's actions to redefine agricultural areas to only include ALR land threatens the integrity of the Local Trust Committee's zoning decisions, and that the Local Trust Committee needs to protect farmers on Salt Spring Island.

4. DELEGATIONS – None

5. TRUSTEE REPORTS

Trustee Patrick reported the following:

- Thanked local residents who met with Trustees attending Trust Council and offering to provide Trustees a tour of housing on the island;
- Thanked organizations and individuals that provided input on the indicators for the Community Assessment Project;
- Thanked Chief Pelkey and staff of the Tsawout First Nation for meeting with the Local Trust Committee;
- Noted the first joint Local Community Commission / Local Trust Committee meeting occurred;
- Attended Species at Risk Webinar;
- Provided update on Governance Committee and CAO Hiring Committee work;
- Participated in the Committee of the Whole discussion on the draft Islands Trust Policy Statement; and
- Met with Earl Rook from the Local Community Commission as part of a monthly meeting.

Trustee Harris reported the following:

- Attended Trust Council and noted consensus to prioritize drafting a letter to the Province regarding Islands Trust mandate and structure; and
- Met with local First Nations leaders and staff.

6. CHAIR'S REPORT

Chair Peterson reported the following:

- Attended Trust Council and highlighted Islands Trust 50th Anniversary, MLA Adam Olsen's address on inclusive governance, and a presentation on wrecked, abandoned and hazardous vessels;
- Met with MP Elizabeth May to discuss establishing regulations for private mooring buoys; and
- Noted the retirement of Islands Trust CAO Russ Hotsenpiller and appointment of Julia Mobbs as Interim CAO while the hiring process continues.

7. CRD DIRECTOR'S REPORT

Local Community Commission (LCC) Chair Earl Rook reported the following:

- Working on strategic planning and a five year capital plan;
- Organizing a joint meeting between the LCC, the Capital Regional District (CRD), and the Local Trust Committee and hopes to discuss issues such as housing, water, and village planning; and
- Thanked Islands Trust for including the LCC in the Complete Communities Assessment workshop.

Capital Regional District Director Gary Holman reported the following:

- Noise Nuisance Bylaw does not redefine land use;
- Decision in the rooster court case will not be made until later in the summer and he can not make public comments at this time;
- The CRD is not taking the property owner to court over the noise bylaw complaint but the other way around;

It was noted at the end of the meeting that CRD Director Holman corrected his statement about the court case and wanted to make it clear that the CRD is taking the property owners to court about noise complaints, and he apologized for the error;

- CRD Security Staff and the RCMP have responded to Trustee Harris' request to follow up on concerns about activities in Centennial Park;
- CRD Staff will be preparing a report to the Environmental Services Committee in follow up to the May workshop about derelict vessels in the harbour;
- The Ganges Sewer Committee has recommended that the Sea Breeze Inn property be included in the Ganges Sewer Service and noted the property is being redeveloped for 17 units of housing for health workers;
- NGO is working on developing a rooming house and the proponent will be looking a building code and bylaw implications;
- Library is now a designated cooling center; and
- Working group being established that will be applying to the Ministry to develop a primary health care center.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the June 6, 2024 SSI LTC Regular Meeting

By general consent the Local Trust Committee meeting minutes of June 6, 2024 were adopted.

8.1.2 Draft Minutes of the June 17, 2024 SSI LTC Special Meeting

The following amendments to the minutes were presented for consideration:

- Item 4 Protocol Agreement add notation that Capital Regional District staff offered to work together with Islands Trust staff to review Protocol Agreement language.

By general consent, the minutes were adopted as amended.

8.2 Resolutions Without meeting Report – None

8.3 Draft Minutes of the Advisory Planning Commissions – None

8.4 Local Trust Committee Public Hearing Record – None

Trustee Harris left the meeting at 10:05 and returned at 10:08

9. CORRESPONDENCE

9.1 D. Saffel to LTC w/ Trustee Harris reply - Dated 31 May 2024 – Regarding Agriculture

Discussion ensued and the following was noted:

- Conflicting information is being received from the Capital Regional District Staff and residents of the community;
- Concern about implications of a noise bylaw court action on agriculture; and
- Staff can provide factual information about the court case but not analysis or opinion.

SS-2024-065

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request Staff to provide reporting on Capital Regional District enforcement on agricultural issues and implications for island agriculture including potential conflicts between Local Trust Committee and Capital Regional District bylaws.

CARRIED

SS-2024-066

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request Staff to provide a short briefing on current legal action between the Capital Regional District and a local resident regarding roosters.

CARRIED

9.2 A. Walter to LTC - Dated 1 June 2024 - Regarding Notification of Cannabis Licensing

Received for Information.

9.3 B Milne to LTC – Dated 7 June 2024 – Regarding Agriculture

Received for information.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List – Report dated July 2024

The following updates and comments were provided:

- The Local Trust Committee and Staff met with Tsawout First Nation staff at the end of June and are awaiting comment back from their Land Referral Manager on Bylaw No. 557;
- Ministerial letter has been drafted and will be available for Chair Peterson's review soon; and
- Staff will look at providing Trustees with the entire Follow Up Action List for Trustee's information.

10.2 Housing Agreement Bylaw No. 447 – Staff Report

RPM Hutton summarized the Staff Report.

Discussion ensued and it was clarified that the covenant on the property was previously discharged but the housing agreement attached to it was not discharged. The property is being marketed as an affordable housing project and if sold as such it would require a new housing agreement.

SS-2024-067

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee direct Staff to prepare a draft bylaw to repeal Housing Agreement Bylaw No. 447, 2010, which authorizes a housing agreement the property at 584 Rainbow Road (PID: 015-854-698).

CARRIED

11. COMMUNITY INFORMATION MEETING – None

12. PUBLIC HEARING – Cancelled

12.1 Proposed Bylaw No. 536 - SS-RZ-2022.1 - 1172 Musgrave Road

Withdrawn by applicant.

13. APPLICATIONS AND REFERRALS

13.1 SS-RZ-2022.1 - M. Gelb - 1172 Musgrave Road

Withdrawn by applicant.

13.2 PLDVP20240030 - B. Fossen - 248 Welbury Drive - Staff Report

The Planner summarized the Staff Report and highlighted the following:

- Siting variance is proposed based on location of existing well and lot size;
- Regulations for well heads result in the siting of the sewage disposal field difficult within the lot size;
- Requested variance would keep the sewage disposal field in compliance with septic system regulations; and
- Engineering and geotechnical assessments determined that due to the sedimentary rock and aquifer location the sewage disposal field would pose a risk to well contamination if placed within the setback area.

Discussion ensued and Trustees noted the following:

- There isn't a reference to the septic design system or if it has been designed to a higher standard; and
- The variance protects ground water and septic system installers are held to a high standard.

SS-2024-068

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit application PLDVP20240030

CARRIED

The meeting recessed for a break at 11:07 a.m. and reconvened at 11:20 a.m.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Major Projects Update

To be considered at a special meeting in August.

15. NEW BUSINESS

15.1 Housing Accelerator Project

Trustee Patrick stated that Housing Accelerator funding is coming available again and that Bowen Island and the Southern Gulf Islands previously had successful submissions.

SS-2024-069

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to review best practices from the previous Housing Accelerator round, in particular review Bowen Island's and Southern Gulf Island's submissions and consider options for a joint Capital Regional District / Local Community Commission and Local Trust Committee submission by the September 13, 2024 deadline.

CARRIED

15.2 Travel Expenses

Chair Peterson stated that senior staff requested he bring the topic of travel expense approval to the meeting so that the finance department has a resolution to look to regarding the expenses.

SS-2024-070

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve travel expenses for Trustees for the Tsawout First Nation staff to staff meeting held June 25, 2024.

CARRIED

15.3 Upcoming Meeting Dates

It was noted that a Local Trust Committee Special Meeting needs to be scheduled and potential dates were examined.

SS-2024-071

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee schedule a Special Electronic Meeting for Wednesday July 31, 2024.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List

Received for Information.

16.2 Future Projects Report - Report dated July 2024

Received for information.

16.3 Active Projects List - Report dated July 2024

Received for information.

16.4 Applications with Status Report - None

16.5 Expense Report - Report dated May 2024

Received for information.

16.6 Islands Trust Conservancy Board Report - Report dated May 2024

Received for information.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2024-072

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 part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

and that staff be invited to remain.

CARRIED

The meeting was recessed at 11:36 a.m. and reconvened at 12:40 p.m.

17.2 Rise and Report

Chair Peterson reported that the Office Relocation item requires public notification and that the motion to close the meeting also address Community Charter Section 90 (1) (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.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on September 12, 2024 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting was adjourned at 12:41 p.m.

Timothy Peterson, Chair

Certified Correct:

Lisa Millard, Recorder