



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, May 25, 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
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
Shannon Cowan, Salt Spring Island Watershed Protection Alliance Coordinator
Approximately 22 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:

- 9.1 Water Sustainability
- 9.2 Housing Action Program Project and Ganges Village Area Planning Project – Verbal Update

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 April 27, 2021 SSI LTC Regular Meeting

By general consent, the minutes of the April 27, 2021 Salt Spring Island Local Trust Committee meeting were adopted.

3.2 Resolutions Without Meeting Report - None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the April 15, 2021 Ganges Village Planning Task Force Meeting

The minutes were received.

3.4 Salt Spring Island 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 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.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow Up Action List dated May 2021

The report was received.

6. COMMUNITY INFORMATION MEETING - None

7. PUBLIC HEARING - None

8. REPORTS

8.1 Policy and Standing Resolutions List

The report was received.

SS-2021-95

It was MOVED and SECONDED,

That the Salt Spring Local Trust Committee direct staff to report on options to clarify and allow for and the conditions of use of portable sawmills for processing materials harvested on site for onsite use.

CARRIED

8.2 Work Program Top Priorities Report dated May 2021

The report was received.

8.3 Projects List dated May 2021

The report was received.

8.4 Applications with Status Report dated May 2021

The report was received.

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

Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator Cowan presented a verbal report.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Water Sustainability

Planner Youmans presented a staff report dated May 19, 2021 regarding options to coordinate the Protection of Coastal Douglas-fir Zone and Associated Ecosystems project and the Watershed Stewardship and Protection Strategic Plan project.

SS-2021-96

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend Salt Spring Island Watershed Stewardship and Protection Strategic Plan Project Charter v0.1 attached as Appendix 4 to the staff report of May 25, 2021 as follows: By adding, at the end of the third in-scope bullet point: "Engagement will include subject-specific stakeholder engagement on Coastal Douglas Fir and Associated Ecosystem Protection in the context of watershed protection."

CARRIED

SS-2021-97

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend Salt Spring Island Watershed Stewardship and Protection Strategic Plan Project Charter v0.1 attached as Appendix 4 to the staff report of May 25, 2021 as follows:

- a. Change the words in the purpose statement “decision makers” to “Salt Spring Island Watershed Protection Alliance Member Agencies”;
- b. Change the words in the Objective 2 “decision makers” to “Salt Spring Island Watershed Protection Alliance Member Agencies”; and add the words “coordinating and” before the word “advancing” so it reads: “to better support Salt Spring Island Watershed Protection Alliance Member Agencies in coordinating and advancing effective, equitable, and modernized land and water use planning by developing a strategic plan to guide and prioritize watershed protection work on Salt Spring Island on a medium term (5-to-10 years) time frame.”;
- c. Change bullet 5 in the In Scope section item 1 to read: “Assess the performance of SSIWPA” by deleting the words “current watershed stewardship and protection bodies on Salt Spring Island”; and
- d. Add “Recommendation and justification for the 2022/23 Special Tax Requisition amount” with a due date commensurate with the Trust Council budget process to the In Scope section item 1.

CARRIED

SS-2021-98

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse in principle Salt Spring Island Watershed Stewardship and Protection Strategic Plan Project Charter v0.1 attached as Appendix 4 to the staff report dated May 25, 2021 as amended.

CARRIED

SS-2021-99

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to schedule a special joint meeting of the Coastal Douglas Fir Science Working Group and the Salt Spring Island Local Trust Committee to discuss possible next steps for the Coastal Douglas Fir and Associated Ecosystem Protection project.

CARRIED

The meeting recessed at 10:56 a.m. and reconvened at 11:05 a.m.

9.2 Housing Action Program Project and Ganges Village Area Planning Project – Verbal Update

Planner Garbo presented a verbal update regarding the Housing Action Project and the Ganges Village Area Planning Project.

10. CLOSED MEETING

10.1 Motion to Close the Meeting

SS-2021-100

At 11:17 a.m., **It was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1):

- (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.

CARRIED

10.2 Motion to Open the Meeting

SS-2021-101

At 11:39 a.m., **It was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

The meeting recessed for a lunch break at 11:40 a.m. and reconvened at 12:00 p.m.

10.3 Rise and Report

The Salt Spring Island Local Trust Committee reappointed Jeff Thompson, Jean Brouard, Neil Morie and Francine Carlin to the Advisory Planning Commission for a further two-year term, effective June 1, 2021.

The Salt Spring Island Local Trust Committee appointed Mairi Welman, Ron Cooke, Leigh Large and Elissa Poole to the Advisory Planning Commission for a period of two years, effective June 1, 2021.

The Salt Spring Island Local Trust Committee reappointed Ken Byron, Bree Eagle, Conrad Pilon and Jan Steinman to the Agricultural Advisory Planning Commission for further two-year term, effective June 1, 2021.

The Salt Spring Island Local Trust Committee appointed Nathan Roberson to the Agricultural Advisory Planning Commission for a period of two years, effective June 1, 2021.

The Salt Spring Island Local Trust Committee thank Advisory Planning Commissioners Margaret Squires, Susan Hannon, Janet Stethem and Richard Hayden, and Agricultural Advisory Planning Commissioner Ruth Waldick for their service.

The Salt Spring Island Local Trust Committee appointed Jennifer Maksymetz to the vacant seat on the Ganges Village Planning Task Force.

11. TRUSTEE REPORTS

Trustee Grove presented the following report:

- Expressed condolences to the family of Sinikka Elliott and acknowledged the efforts of the search and rescue groups;
- He spoke to difficult times during the COVID pandemic and spoke to kindness, support and communication;
- He spoke to lifting the BC Health Directive restrictions and the associated impacts to the community and local businesses;
- The Housing Action Program Task Force held an inaugural meeting;
- The Ganges Village Area Plan Task Force held two meetings;
- The Coastal Douglas Fir and Associated Ecosystems project and the Water Sustainability project are in progress.

Trustee Patrick presented the following report:

- She spoke to difficult times during the COVID pandemic;
- She expressed support for Trustees responsibility towards the constituency and the environment. She spoke to a recent article in the Driftwood newspaper that speaks to conservationists integrating human issues of justice, race and class into environmental values;
- She expressed support for working together and for consideration of other viewpoints to work towards innovative solutions;
- Attended the Saturna Island, South Pender Island, and two North Pender Island Local Trust Committee meetings;
- Attended a Southern Gulf Island Forum regarding common issues across the Southern Gulf Islands;
- Attended a Trust Programs Committee meeting regarding review of the draft Islands Trust Policy Statement and an Executive Committee meeting;
- Attended a meeting with Salt Spring Island and Southern Gulf Island Trustees regarding regional options to address short-term vacation rentals.
- Attended a special meeting for Trust Council's Freshwater Strategic Planning Initiative with Indigenous Knowledge Holders;
- Attended a Regional Planning Committee meeting regarding the fees bylaws;
- Attended a Salt Spring Island Economic Development Commission meeting. The Salt Spring Arts Council has expanded the Artcraft region of eligibility to include First Nations territorial regions;
- Attended a *Let's Beef Up Our Food Security: Building Healthy Abundant Food Systems* event hosted by Transition Salt Spring;
- Attended an *Ask Salt Spring* event.

12. CHAIR'S REPORT

Chair Luckham presented the following report:

- Expressed condolences to the family and community of Sinikka Elliott;
- Attended a special meeting for Trust Council's Freshwater Strategic Planning initiative;

- He spoke to the First Nation communities and activities on the West Coast;
- Attended a number of meetings with the Executive Committee, the Trust Programs Committee and the Regional Planning Committee.

13. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Salt Spring Island Fire Rescue has announced the intention to schedule a referendum for a new public safety building in Fall 2021. Director Holman encouraged community members to support a new public safety building. The CRD and Salt Spring Island Fire Rescue are considering the colocation of a new Emergency Operations Centre within a public safety building.
- He expressed support for a proposed Rogers - CREST tower in the Channel Ridge area to improve emergency telecommunications in the north and west areas of Salt Spring Island.
- The Salt Spring Island Transportation Commission recently held a site visit at El Taco Loco. Director Holman expressed support to consider pedestrian and cycling safety in addition to parking requirements at the subject property.
- The Salt Spring Island Transportation Commission and BC Transit are seeking public input regarding proposed changes to improve the Salt Spring Island transit system.
- The CRD Board will consider a notice of motion to request the Provincial Government to implement the British Columbia Old Growth Strategy.

14. CORRESPONDENCE

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

14.1 R. Laing to LTC - Dated April 19, 2021 - Concerning "Bright Green Lies"

The correspondence item was received.

14.2 S. Stoss to LTC - Dated April 16, 2021 - Concerning various topics

The correspondence item was received.

14.3 D. Hewitt to LTC - Dated April 27, 2021 - Concerning April 27, 2021 Local Trust Committee meeting

The correspondence item was received.

14.4 M. Moore to BC Hydro, cc. LTC et al - Dated May 9, 2021 - Concerning branch trimming during nesting season

The correspondence item was received.

14.5 J. McClean to LTC - Dated May 11, 2021 - Concerning expiry of affordable covenant for 121 Atkins Road, SSI

The correspondence item was received.

SS-2021-102

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to report back at the next meeting regarding correspondence item 14.5 - J. McClean to LTC - Dated May 11, 2021 - Concerning expiry of affordable covenant for 121 Atkins Road.

CARRIED

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

The correspondence item was received.

15. DELEGATIONS

15.1 O. McOuat - Concerning the proposed Rogers - CREST tower on Channel Ridge, SSI

O. McOuat presented a PowerPoint presentation on the proposed Rogers - CREST tower on Channel Ridge. She expressed concerns related to 5G technology, potential for small cell antennae installations, wildfire risk, proximity to houses, impacts to climate change and electromagnetic frequency (EMF) radiation. Ms. McOuat requested the Local Trust Committee to take a precautionary approach and issue a statement of non-concurrence.

16. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 12:48 p.m.

Ten members of the public expressed concerns regarding the proposed Rogers – CREST tower on Channel Ridge and requested the Local Trust Committee to issue a statement of non-concurrence.

A member of the public expressed concerns regarding the proposed Rogers – CREST tower on Channel Ridge, on behalf of Gulf Islanders for Safe Technology and requested the Local Trust Committee to issue a statement of non-concurrence.

17. APPLICATIONS AND REFERRALS – None

18. OTHER BUSINESS

18.1 New Business

18.1.1 Galiano Island Local Trust Committee Referral of Proposed Bylaw No. 278

RPM Cermak presented a staff report dated May 4, 2021 regarding a Bylaw Referral from Galiano Island Local Trust Committee.

SS-2021-103

It was MOVED and SECONDED,

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.

CARRIED

18.1.2 Galiano Island Local Trust Committee Referral of Proposed Bylaw Nos. 256 and 257

RPM Cermak presented a staff report dated May 4, 2021 regarding a Bylaw Referral from Galiano Island Local Trust Committee.

SS-2021-104

It was MOVED and SECONDED,

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.

CARRIED

18.1.3 Closure of Dormant Bylaws

RPM Cermak presented a staff report dated May 12, 2021 regarding 5 dormant SS LTC generated bylaws.

SS-2021-105

It was MOVED and SECONDED,

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".

CARRIED

SS-2021-106

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee defer the motion in the staff report dated May 12, 2021 regarding Piers Island Official Community Plan Bylaw No. 493 and request staff to communicate with the Piers Island Ratepayers Association.

CARRIED

18.1.4 Annual Report

RPM Cermak presented a staff report dated May 12, 2021 regarding the 2020 - 2021 Annual Report.

SS-2021-107

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the 2020-2021 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing as presented in the staff report, as amended.

CARRIED

18.1.5 Salt Spring and Southern Gulf Islands: Short-Term Vacation Rental Discussion

The minutes of the May 6, 2021 meeting of the Salt Spring and Southern Gulf Island Trustees Short-Term Vacation Rental Discussion were provided for information.

18.1.6 Tourist Accommodation Business Licensing - Staff Report

A memorandum dated May 12, 2021 regarding Business Licensing was presented.

SS-2021-108

It was MOVED and SECONDED,

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.

CARRIED

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on June 29, 2021 at 9:30 a.m. Check the website at www.islandstrust.bc.ca for details regarding upcoming meetings.

20. ADJOURNMENT

By general consent the meeting adjourned at 1:45 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder