



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Thursday, December 12, 2024
Time: 9:30 a.m.
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

	Pages
1. CALL TO ORDER	9:30 AM - 9:35 AM
2. APPROVAL OF AGENDA	
3. TOWN HALL AND QUESTIONS	9:35 AM - 9:50 AM
4. DELEGATIONS	9:50 AM - 9:55 AM
4.1 Julian Clark, Chair - Lady Minto Hospital Foundation	5
Regarding affordable healthcare worker housing project at 101 Bittancourt Road	
5. TRUSTEE REPORTS	9:55 AM - 10:05 AM
Verbal Report	
6. CHAIR'S REPORT	10:05 AM - 10:10 AM
Verbal Report	
7. CRD DIRECTOR'S REPORT	10:10 AM - 10:15 AM
Verbal Report	
8. PREVIOUS MEETINGS	10:15 AM - 10:20 AM
8.1 Draft Minutes of the Salt Spring Island Local Trust Committee	
8.1.1 <u>Draft Minutes of the November 14, 2024 SSI LTC Regular Meeting</u>	6
For Adoption	
8.1.2 <u>Draft Minutes of the November 19, 2024 SSI LTC Special Meeting</u>	17
For Adoption	
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

9. CORRESPONDENCE 10:20 AM - 10:25 AM

Please visit the Applications and Projects pages on the Islands Trust website for recent public submissions.

For Applications, go to: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/>

For Projects, go to: <https://islandstrust.bc.ca/island-planning/salt-spring/projects/>

- 9.1 D. Taylor to LTC - August 30, 2024 - Regarding Letter of Agreement between the Islands Trust Council and Ministry of Transportation and Infrastructure** 21

For Consideration
- 9.2 C. Young to LTC - November 13, 2024 - Regarding Baker Road Beach** 22

For Information
- 9.3 D. Denning to LTC - November 13, 2024 - Regarding Baker Road Beach** 40

For Information
- 9.4 D. Thompson to LTC - November 13, 2024 - Regarding Baker Road Beach** 45

For Information
- 9.5 K. Maser to LTC - November 13, 2024 - Regarding Baker Road Beach** 74

For Information
- 9.6 D. Magnusson to LTC - November 15, 2024 - Regarding Baker Road Beach** 77

For Information
- 9.7 P. Lloyd-Jones to LTC - November 27, 2004 - Regarding Bed and Breakfast Bylaw Enforcement** 79

For Information
- 9.8 D. Thompson to LTC - November 29, 2024 - Regarding Baker Road Beach** 82

For Information
- 9.9 G. Cherneff to LTC - December 3, 2024 - Regarding Baker Road Beach** 84

For Information
- 9.10 North Salt Spring Waterworks District to LTC - December 5, 2024 - Regarding Letter of support for Canada Housing Infrastructure Fund application** 87

For Consideration

10. BUSINESS ARISING FROM MINUTES 10:25 AM - 11:00 AM

10.1	Follow-Up Action List	88
	Report dated December 2024	
10.2	Bylaw Enforcement	102
	Staff Report	
10.3	Rainbow Road Housing Agreement Repeal Bylaw	103
	Staff Report	
11.	COMMUNITY INFORMATION MEETING - NONE	
12.	PUBLIC HEARING - NONE	
	<u>.....BREAK UNTIL 12:00 NOON.....</u>	
13.	APPLICATIONS AND REFERRALS	12:00 PM - 12:30 PM
13.1	PLDVP20240174 - J. Mishrigi - 237 Isabella Point Road, SSI	110
	Staff Report	
13.2	PLTUP20240164 - M. Kriger - 129 Dean Road, SSI	144
	Staff Report	
14.	LOCAL TRUST COMMITTEE PROJECTS - NONE	
15.	NEW BUSINESS	12:30 PM - 1:00 PM
15.1	Work Program Update	
	Staff Report - Pending	
16.	REPORTS	
16.1	Policy and Standing Resolutions List	162
	For Information	
16.2	Future Projects Report	171
	Report dated December 2024	
16.3	Active Projects List	174
	Report dated December 2024	
16.4	Applications with Status Report	178
	Report dated December 2024	

16.5	Expense Report	181
	Report dated October 2024	
16.6	Islands Trust Conservancy Board Report	182
	Report dated November 2024	

17. CLOSED MEETING - NONE

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on February 13, 2025 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

19. ADJOURNMENT

Healthcare Workforce Housing Project Update

From: Lady Minto Hospital Foundation

Project Overview

The Lady Minto Hospital Foundation (LMHF) is making significant progress on converting the former SeaBreeze Inn (Bittancourt site) into healthcare workforce housing. This initiative addresses critical housing needs for our healthcare professionals on Salt Spring Island.

Current Status

- Building permit secured
- Owner's representative and general contractor engaged
- Trade contractor tender process completed
- Financing near finalization
- Property vacant and renovation work in progress

Zoning Application

LMHF has submitted an application to Islands Trust requesting rezoning of the Bittancourt property from Commercial to Multi-unit Family dwelling classification. We understand the local Trustees support for this project is necessary to expedite this downzoning.

Next Steps

Julian Clark, Chair of the Lady Minto Hospital Foundation, will present to the Salt Spring Island Local Trust Committee to discuss:

- Final project design and specifications
- Target resident demographics
- Community benefits and impact
- Alignment between proposed zoning and Official Community Plan

Support Request

The Foundation respectfully requests the support of local Trustees to expedite the rezoning process, enabling this vital healthcare infrastructure project to move forward efficiently.



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, November 14, 2024

Location: Meaden Hall
120 Blain Road, Salt Spring Island
and Electronic Meeting (Zoom)

Members Present: Timothy Peterson, Chair
Jamie Harris, Local Trustee (Zoom)
Laura Patrick, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Jason Youmans, Senior Policy Advisor (Zoom)
Warren Dingman, Bylaw Enforcement and Compliance Manager (Zoom)
Bruce Belcher, Planner 1 (Zoom)
Oluwashogo Garuba, Planner 1
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Earl Rook, Capital Regional District (CRD) Salt Spring Island Local Community Commission (LCC) Chair
There were approximately 29 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 12:30 p.m., introduced Trustees and staff and 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:

- 15.1.1 OCP LUB Projects – Community to Community (C2C) Funding
- 15.5 Baker Road Beach Area Crown Lease Referral
- 18.1 Special Meeting with the Local Community Commission (LCC)

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

A member of the public expressed concerns regarding the Baker Beach Area Proposal including that the Penelakut Tribe has not been properly informed of the project and Baker Beach has been a traditional clam harvesting area.

A member of the public spoke on behalf of Keep Salt Spring Sustainable and Positively Forward and expressed support for the community concerns regarding the Baker Beach Area Proposal and asked the LTC to take actions to protect Baker Beach. The member of the public also expressed concern regarding application PLRZ20240145 (200 Collins Road) including that there are no assurances that the cottage would provide affordable rental housing and that the property could potentially be an archeological site.

Delegation Mielle Chandler read a statement regarding the impacts to their property and family due to the lack of access to Islands Trust permits.

Diana Thompson presented a petition addressed to the Ministry of Water, Land and Resource Stewardship dated November 13, 2024, to put a hold on Crown Lease application 1415573 (Baker Beach Area Crown Lease) pending a list of requests.

Kathleen Masser read a statement entitled "Response to Baker Beach Shoreline Modification Initiative Submitted by the Nature Salt Spring Steering Committee" regarding opposition to the proposed inter-tidal modifications in the Baker Beach Area Project.

Two members of the public spoke in opposition to the Baker Beach Area Project.

Two members of the public presented a statement in support of the Baker Beach Area Crown Lease application and advised the property owners are in the process of consulting with First Nations and the property owners have developed a website that is available to the public regarding the proposed Baker Road Beach project.

One member of the public asked for clarification regarding the next steps for the Baker Beach Area Crown Lease application. RPM Hutton reported staff responded to the Crown Lease referral indicating that the proposal generally meets Islands Trust policies and regulations except that the proposal is within a Shoreline Development Permit Area (DPA). There are four properties that have submitted development permit applications for works within a Shoreline DPA, and the permits have not been issued at this time. Development permit applications are considered within the Development Permit Delegation Bylaw that requires a professional reliant model and do not get forwarded to the LTC. Staff may approve, deny or refer the development permit applications to the LTC. Each property has submitted a single development permit application, and all four properties have submitted a single Crown Lease application.

A member of the public asked for clarification regarding the professional reliance model and referral process for the Baker Beach Area Project. RPM Hutton reported the applicants hire a qualified professional in a professional reliance model.

A member of the public acknowledged the First Nations land acknowledgement at the beginning of the meeting and asked if staff or the LTC has met with First Nations regarding the Baker Beach Area Crown Lease application. RPM Hutton reported the Crown has the duty to consult in the Baker

Beach Area Crown Lease application process and Islands Trust staff have received comments and questions from First Nations regarding the proposed project.

4. DELEGATIONS

4.1 Mielle Chandler - Regarding financial barriers to applying for Temporary Use Permits

Delegation Mielle Chandler presented a statement regarding financial barriers to applying for Temporary Use Permits. A Trustee thanked M. Chandler for the presentation and agreed that many people on Salt Spring Island are going through difficult times due to procedures, fees and application processing times.

4.2 Debbie Magnusson - Regarding the Baker Road Beach Project

Delegation Debbie Magnusson presented a statement of opposition to the Baker Beach Area Crown Lease Application and requested staff to confirm whether Baker Beach could be protected with an Islands Trust Conservancy conservation covenant. D. Magnusson requested more partners to be involved in assessing the professional reports regarding the project, requested a meeting with the applicants to find natural and less engineered solutions and requested that the process be slowed down. D. Magnusson expressed concerns including whether First Nations have been consulted and asked the LTC to use a cautious approach and work cooperatively to guarantee that the spawning ground is protected. The Delegation submitted a document entitled "Addendum to: Points to be brought to the November 14, 2024 LTC".

5. TRUSTEE REPORTS

Trustee Harris reported he is paying close attention to Trust Council's request for the Province to review the Islands Trust Act.

Trustee Patrick presented the following report:

- It was an honour to lay the wreath at the cenotaph for the Islands Trust at the Remembrance Day ceremony.
- Trustee Patrick, RPM Hutton and Bryan Young from Transitions Salt Spring are representing Salt Spring Island in a pilot program called CONEXT, a program designed to support communities through the next steps in their climate preparedness.
- Attended a meeting with local representatives of the Salt Spring Island Accommodation Group and noted the group is committed to working with the LTC and the CRD Local Community Commission to modernize short term rental management.
- Attended a meeting with community services to talk about challenges with developing housing projects in Ganges.
- Attended a meeting regarding the North Salt Spring Waterworks District moratorium along with our staff, the CRD and the Salt Spring Island Fire Protection District.
- Attended a Complete Communities meeting with key stakeholders to discuss the maps and scenarios.
- Attended two meetings regarding the Salish Sea Network Trail.
- Attended the final Reconciliation Learning Group gathering.

- Attended several Trust Council standing committee meetings including the Financial Planning Committee, the Governance Committee and the Regional Planning Committee.
- The Islands Trust is welcoming Reuban Bronee into the role as CAO.
- Participated in the Trust Council committee of the whole discussion regarding the Islands Trust policy statement.
- Participated in the Chapter of Climate Caucus that is working on land use guidelines for climate change.
- Attended celebrations for Adam Olsen's service as Saanich North and Southern Gulf Islands MLA.

6. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended Trust Council committee of the whole meetings regarding the Islands Trust policy statement.
- Attended meetings with the Governance Committee, Trust Programs Committee and the Financial Planning Committee.
- The next Trust Council will be December 3 to 5, 2024 in Victoria.
- New CAO Rueban Bronee will be attending the next Trust Council meetings.
- A San Juan Council member will be attending the next Trust Council meeting regarding issues of mutual interest.
- The next Trust Council will include consideration of the draft 2025/2026 budget, Strategic Planning, Local Trust Committee Meeting Procedures Bylaws, policies and procedures regarding delegations to Trust Council, the Dark Sky Principles advocacy and Code of Conduct review.

7. CRD DIRECTOR'S REPORT

CRD SSI Local Community Commission (LCC) Chair Earl Rook presented the following report:

- The CRD Board has approved the provisional 2025 budget for Salt Spring Island that includes an approximate increase of 13%.
- The CRD Board is considering an Alternate Approval Process for a Regional Transportation Service.
- The next LCC meeting will be held November 14, 2024, at 5:00 p.m. and items on the agenda include Ganges Village Transportation Plan, strategic planning and harbour management.
- The LCC is working with NSSWD and the Islands Trust to develop a Housing Strategy for Salt Spring Island.
- Developing a Bylaw review process.
- Finalizing acquisition of the Phoenix School property for community use.
- Approved space for a temporary winter warming space for people without housing at the SIMS building.
- A joint meeting with the LCC and LTC is scheduled on November 19, 2024, at 4:30 p.m.
- The CRD does not have jurisdiction regarding the Baker Beach proposed project although LCC Chair Rook advised he would ask staff regarding the issue that was raised regarding the reef in the Baker beach area and whether the CRD has jurisdiction in the area.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the October 10, 2024, SSI LTC Regular Meeting - For Adoption

By general consent, the minutes of October 10, 2024, Salt Spring Island Local Trust Committee Regular meeting were adopted.

8.1.2 Draft Minutes of the August 22, 2024, SSI LTC Special Meeting - For Adoption

The following item was presented for consideration:

- Item 3.2 - Replace "Request for Accommodation Group roundtable LCC to host" with "LCC offered to host an Accommodation Group roundtable"

By general consent, the minutes of August 22, 2024, Salt Spring Island Local Trust Committee Special meeting were adopted as amended.

8.1.3 Draft Minutes of the October 1, 2024, SSI LTC Special Meeting - For Adoption

The following item was presented for consideration:

- Item 3.5 - Replace "Fairness to owners of parking lots who have invested to meet parking requirements must be considered" with "Fairness to owners of commercial buildings who have invested to meet parking requirements must be considered"

By general consent, the minutes of October 1, 2024, Salt Spring Island Local Trust Committee Special meeting were adopted as amended.

8.2 Resolutions Without Meeting Report- None

8.3 Draft Minutes of the Advisory Planning Commissions - None

9. CORRESPONDENCE

9.1 N. Fraser to LTC with L. Patrick reply - October 26, 2024 - Regarding Remembrance Day Ceremony

9.2 M. Chandler to LTC - October 28, 2024 - Regarding Meeting Procedure Bylaw

9.3 K. Wiens to LTC - October 31, 2024 - Regarding Vessel Operation Restriction Regulations

SS-2024-116

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward correspondence item 9.3 to the CRD Local Community Commission and that the correspondence item be added to the November 19, 2024, joint meeting.

CARRIED

- 9.4 D. Thompson to LTC - October 31, 2024 - Regarding Baker Road Beach
- 9.5 A. Scaia to LTC - November 1, 2024 - Regarding commercial rental space in Ganges
- 9.6 B. Cherneff to LTC - November 1, 2024 - Regarding Baker Road Beach
- 9.7 A. Gargett to LTC - November 2, 2024 - Regarding Baker Road Beach
- 9.8 G. Kidd to LTC - November 2, 2024 - Regarding Baker Road Beach
- 9.9 F. Hill to LTC - November 3, 2024 - Regarding Baker Road Beach
- 9.10 P. Grange to LTC - November 3, 2024 - Regarding Baker Road Beach
- 9.11 B. MacDonald to LTC - November 4, 2024 - Regarding Baker Road Beach
- 9.12 J. Kidd to LTC - November 4, 2024 - Regarding Baker Road Beach
- 9.13 J. Savin to LTC - November 4, 2024 - Regarding Baker Road Beach
- 9.14 K. Graves to LTC - November 4, 2024 - Regarding Baker Road Beach
- 9.15 M. Savin to LTC - November 4, 2024 - Regarding Baker Road Beach
- 9.16 N. Layard to LTC - November 5, 2024 - Regarding Baker Road Beach

The correspondence items were received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List - Report dated November 2024

There was discussion regarding the "Housing Action Program" FUAL item.

By general consent, the the Salt Spring Island Local Trust Committee agreed to remove the Housing Action Program item from the FUAL report.

SS-2024-117

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee acknowledge that the Housing Task Force work program is complete and that the Chair send a letter to thank the members for their service and advise members that there are vacancies on Advisory Planning Commissions.

CARRIED

The report was received.

11. COMMUNITY INFORMATION MEETING – None

12. PUBLIC HEARING – None

13. APPLICATIONS AND REFERRALS

13.1 PLTUP20240134 - C. Cavaliere - 126 Upper Ganges Rd, SSI

Planner Belcher presented a staff report regarding a Temporary Use Permit application for the operation of a Benjamin Moore paint store that is the current tenant of the Harbour's End Building in the Salt Spring Marina.

The applicants were present.

SS-2024-118

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240134 (126 Upper Ganges Road) for a period of three (3) years.

CARRIED

13.2 PLRZ20240145 - J. Litke - 200 Collins Road, SSI

Planner Garuba presented a staff report regarding a rezoning application to permit a proposed single-family dwelling and a full-time rental cottage on the same lot.

Applicant Jordan Litke spoke to the application.

SS-2024-119

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240145.

CARRIED

SS-2024-120

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Section 3, Range 2 West, North Salt Spring Island, Cowichan District, Except Part In Plan 3955, from Rural (R) zone to a Rural (f) (R(f)) zone permitting a Full time rental cottage with floor area up to 90m2 .

CARRIED

SS-2024-121

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to refer to and seek input from the Islands Trust Conservancy Board and other applicable agencies and First Nations that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999.

CARRIED

SS-2024-122

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to proceed with public notification for application PLRZ20240145 as per section 467 of the Local Government Act.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS - None

15. NEW BUSINESS

15.1 Work Program Update Staff Report – No staff report presented

15.1.1 OCP LUB Projects – Community to Community (C2C) Funding

A Trustee spoke to the next intake of Community to Community (C2C) funding and asked if a resolution for community events to cover honorariums and travel would be helpful at this time. RPM Hutton reported staff are reviewing the C2C application, the next intake for the C2C grant application is December 6, 2024 and a resolution could be made by Resolution Without Meeting (RWM) if needed.

15.2 Draft 2025/26 Salt Spring Island Local Trust Committee Annual Meeting Schedule - Request for Decision

RPM Hutton presented a Request for Decision regarding the draft 2025/26 Salt Spring Island Local Trust Committee annual meeting schedule.

SS-2024-123

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule as presented.

CARRIED

15.3 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report

Planner Youmans presented a staff report regarding local public engagement activities to seek community input to inform the LTC's referral response to Trust Council about the draft new Policy Statement.

SS-2024-124

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request a robust communications effort and plan for two staff led community information meetings/ town halls to be held outside of regular meeting times for Phase 4 community engagement of the new draft Islands Trust Policy Statement.

CARRIED

The meeting recessed for a break at 3:12 p.m. and reconvened at 3:20 p.m.

15.4 Union of British Columbia Municipalities and Association of Vancouver Island and Coastal Communities 2025 Conferences - For Discussion

SS-2024-125

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee authorize both local Trustees to attend the 2025 Union of BC Municipalities (UBCM) convention and the 2025 Association of Vancouver Island and Coastal Communities (AVICC) convention.

CARRIED

15.5 Baker Beach Area Crown Lease Application

Trustee Patrick reported there is a Letter of Understanding between the Province and the Islands Trust regarding Crown lease referrals. Crown lease referrals are often of interest to the public and the LTC should be included in the referral process. It was noted the applications page on the Salt Spring Island LTC website needs to be updated.

SS-2024-126

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request the Executive Committee to review the crown lease referral process along with the relevancy of older Crown Land Administration Letter of Understandings.

CARRIED

SS-2024-127

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to forward public correspondence and the petition received regarding the Baker Beach Area Crown Lease Application 1415573 as additional information to the Province.

CARRIED

SS-2024-128

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to provide the LTC with Crown Land Lease Referrals with sufficient time for consideration of response and that they be added to the applications report.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List - For Information

Received for information.

16.2 Future Projects Report dated November 2024

Received for information.

16.3 Active Projects List dated November 2024

Received for information.

16.4 Applications with Status Report dated November 2024

Received for information.

16.5 Expense Reports dated September 2024

Received for information.

16.6 Islands Trust Conservancy Board Report – None

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2024-129

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) (f) to consider a law enforcement issue that council considers 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 recessed at 3:42 p.m. for the closed meeting and reconvened at 4:02 p.m.

17.2 Rise and Report

The October 10, 2024 Salt Spring Island Local Trust Committee In Camera meeting minutes were adopted.

18. UPCOMING MEETINGS

18.1 Special Meeting with the Local Community Commission (LCC)

SS-2024-130

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule an in-person special meeting with the Capital Regional District Local Community Commission at 11:30 a.m. on Tuesday November 19, 2024 at Meaden Hall, 120 Blain Road, Salt Spring Island, BC to discuss issues of mutual interest.

CARRIED

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on December 12, 2024 at 9:30 p.m. at the Salt Spring Legion, Meaden Hall, 120 Blain Road. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

19. ADJOURNMENT

By general consent the meeting adjourned at 4:02 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder

DRAFT



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date: Tuesday, November 19, 2024

Location: Meaden Hall
120 Blain Road, Salt Spring Island

Members Present: Timothy Peterson, Chair
Laura Patrick, Local Trustee
Jamie Harris, Local Trustee (electronic attendance)

Staff Present: Stefan Cermak, Director of Planning Services
Chris Hutton, Regional Planning Manager
Rob Pingle, Legislative Clerk
Lisa Millard, Recorder (electronic attendance)

Others Present: Earl Rook, Capital Regional District Salt Spring Island
Local Community Commission Chair
Gayle Baker, Capital Regional District Salt Spring Island
Local Community Commissioner
Brian Webster, Capital Regional District Salt Spring Island
Local Community Commissioner
Gary Holman, Capital Regional District Salt Spring Island
Electoral Area Director
Stephen Henderson, Capital Regional District Senior Manager Southern
Gulf Islands and Salt Spring Local Community Commission
Dan Ovington, Capital Regional District Salt Spring Island
Parks and Recreation Manager

There were six (6) members of the public in attendance

1. Call To Order

Chair Peterson called the meeting to order at 11:44 a.m. He acknowledged that the meeting is held in the territory of Coast Salish First Nations.

2. Approval Of Agenda

By general consent, the agenda was adopted as presented.

3. Official Community Plan – Land Use Bylaw Project

a. Update on Complete Communities

- The Complete Communities Assessment precedes the Official Community Plan and Land Use Bylaw project;
- Part of the assessment is to provide a wide view of where and how development should occur; and

- Preliminary report can be used as input into the Integrated Housing Strategy.
- b. Project Timeline**
- Due to be completed by the end of 2024.
- c. Public Engagement**
- Next in-person engagement session is scheduled to be held November 24, 2024;
 - There is need to look for opportunities to engage voices not typically heard from within the greater community; and
 - All parties can jointly help drive participation in engagement events and support the Indigenous engagement process.
- d. Opportunities for Local Community Commission input**
- The intention for agencies to work together is good;
 - Identification of refined details about topics in which both parties can collaborate needs to occur;
 - There will be opportunity for the Local Trust Committee to create land use bylaws that integrate how other agencies provide services;
 - Bi-monthly meeting between agencies can provide opportunity for project updates, information sharing, and to engage elected officials in a working group that includes staff resources;
 - Meetings allow issues to be raised and responded to; and
 - Agencies can have parallel discussions about issues all parties are working on.
- 4. Salt Spring Island Integrated Housing Strategy**
- a. Housing Needs Assessment Timeline**
- Housing Needs Assessment completion targeted for March or April, 2025;
 - Official Community Plan (OCP) and Land Use Bylaw (LUB) project consultant to be hired by January, 2025
 - First priority of OCP/LUB project will be a gaps analysis;
 - Gaps analysis will inform land use elements of the Integrated Housing Strategy;
 - Integrated Housing Strategy to be completed in 2025;
 - Recent Local Community Commission meeting identified need to build on work that has already been done, avoid duplicating other ongoing work, bring relevant agencies together, and involve the community in discussion;
 - When agencies meet to discuss Integrated Housing Strategy it is important to include Islands Trust and Salt Spring Water District staff;
 - There is need to undertake a Geographic Information System (GIS) analysis to determine how many properties contain suites outside of the moratorium area and quantitative estimates in which additional uses could be legalized;
 - Funding programs are underway and will continue to be worked on; and
 - Housing Needs Assessment timelines should not prevent agencies from acting sooner if opportunity arises.
- b. Housing Needs Assessment Supplemental Data Timeline**
- Supplemental data timeline was not specifically discussed.
- c. Clarification of roles and responsibilities**

Discussion on this topic did not occur.

5. Short Term Rental Management

a. Clarification of roles and responsibilities

Discussion on this topic did not occur.

b. Scheduling a Short Term Rental Roundtable

- Local Community Commission will lead roundtable discussion in early 2025 and will work with the Local Trust Committee to coordinate the discussion;
- Case studies, data, and established approaches to short term vacation rentals (STVRs) in other communities will be looked at during roundtable discussion;
- Discussion could focus on STVR sector that has specific implications for housing;
- Local Trust Committee has opportunity to modernize regulations on permitted tourism accommodation;
- There is need to determine the total number of tourism rental units, including STVRs, appropriate for the community;
- There are several examples of unlawful rentals that allow people to remain in, and afford; their homes;
- There is tendency to oversimplify vacation rentals as taking away rental housing; and
- It is necessary to satisfy demand for tourism accommodation while understanding housing stock for residents is of greater importance;

a. Provincial data sharing portal access

Discussion on this topic did not occur.

b. Timeline for “opting in” to primary residence requirement

Discussion about Provincial Bill 35 needs to occur as deadline to opt in is March 31, 2025

6. Prioritizing Water and Wastewater Service Connections

a. North Salt Spring Waterworks District Moratorium

- Local Community Commission had discussion with Salt Spring Waterworks and the Capital Regional District and determined that specific users are not prioritized over other users when approving a building permit and said agencies work with the development plans that are submitted and issue a permit consistent with availability of connections;
- When development occurs in a service area there is not discretion about whether or not to provide service; however, discretion can occur outside of the service districts;
- GIS analysis of the Maxwell and Ganges areas is critical to understand development potential to avoid the problem of being oversubscribed;
- Land use planning is the tool to determine if additional housing can be added to an existing zone, and zoning can determine how many units can connect to the services;
- When discussing development potential there needs to be information on the number of single family, multifamily, and additional dwelling units so services are not oversubscribed;
- Agencies need to have conversations about density, zoning, and service availability;
- The Official Community Plan has clear policies around keeping settlement patterns compact and an alternative way to redistribute patterns is a transfer of density by means of downzoning one area and up zoning another;

- Salt Spring Waterworks does not have authority to pick and choose who gets water, they are obligated to provide water within the service area and there is need to prioritize the resource when it becomes available rather than operate on the historical first come first serve basis; and
- There is a need to determine where the resource can most benefit the community.

b. Discussion on Freshwater and the Salt Spring Island Watershed Protection Alliance

Discussion on this topic did not occur.

7. ADJOURNMENT

By general consent the meeting adjourned at 1:30 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Lisa Millard, Recorder

OUR FILE NO: BES5288

WRITER'S DIRECT LINE: 604.633.3820

E-MAIL: dtaylor@litigators.ca

TAYLOR NAKAI | LITIGATION

TRIAL &
APPELLATE
COUNSEL

August 30, 2024

VIA EMAIL

Ms. Laura Patrick
Islands Trustee, Saltspring Island

DAVID J. TAYLOR*
SUZANNE K. SHEENA-NAKAI*
MICHAEL PENDREIGH
AIDAN PONTON
(ARTICLED STUDENT)

*LAW CORPORATION

Dear Sirs/Mesdames:

Re: Letter of Agreement (“LOA”) between the Islands Trust Council (“ITC”) and MoTI dated October 1992

I represent a large group of stakeholders/property owners on the East side of Fulford Ganges Road and Ganges Hill. Our clients are most concerned about the Fulford-Ganges road widening project which MoTI appears to be poised to commence. Our clients are especially concerned about drainage issues to the East side of the road.

I have received a copy of an email from Mr. Best to you dated August 21, 2024 and your response of the same date.

Given the information in that email, can you please confirm to me the details regarding the LOA.

To the extent that you are in agreement with the email content, taking into account the corrections in your email to him of the same date, could you please let me know if ITC intends to bring the LOA to the attention of MoTI before work gets seriously underway regarding the road widening project. In particular, is ITC intending to take any steps to enforce the LOA with reference to the work proposed by MoTI as part of the road widening project?

The work contemplated by MoTI appears to violate the terms of the LOA.

Our group of stakeholders would expect ITC and its Trustees and members to take steps to ensure that a valid and existing LOA is adhered to.

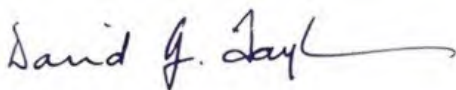
I would be most grateful if you could provide me a response in writing at your earliest convenience.

I look forward to hearing from you.

Yours very truly,

TAYLOR NAKAI LITIGATION LLP

per:



David J. Taylor

DJT/vb
cc: Stakeholders Group
cc: Mike Best

TAYLOR NAKAI LITIGATION LLP
1015 - 885 WEST GEORGIA STREET
VANCOUVER, BRITISH COLUMBIA
V6C 3E8
P: 604 631 3541
F: 604 633 9768

From: Catherine Young [REDACTED]
Sent: Wednesday, November 13, 2024 4:59 PM
To: Rob Pingle; SSIIInfo
Subject: Trustees and Planners: Baker Road Beach correspondence
Attachments: Beach Nourishment.pdf; Groundwater and Erosion Hazard.pdf; Log ProtectionLarge Wood.pdf; Predicted Ocean Sea Level Rise and GHG emissions 3.pdf; Wave Energy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Just got this posted on the BC Govt. Applications Comment site (Crown Land File: #1415573) hope you can add it for tomorrow's meeting!

Thank you,
Cathy Young

As one of a large group of concerned citizens on the proposed "erosion mitigation" project on Baker Beach, I have studied the original Geohazard Assessment and can suggest a compromise that could be good for all. This is not an official Green Shores project, and the engineer is not one of their qualified engineer, though it appears to me he has done his best to implement green shore practices but with critical oversights and errors. Particularly an over-calculation about Climate Change as it will impact Sea Level Rise, while no Climate Change consideration of rainfall, especially atmospheric rivers. Also an over-estimation of Wave Energy, and an emphasis on restoring loose materials on the beach ('beach nourishment') when Baker Beach is probably 80%+ bedrock - friable shale. The oversight is the possibility in "Your Marine Waterfront" (Islands Trust recommended document) that Log Placement, with driftwood logs anchored in place, is quick, very cheap and even beneficial (photos show a great number already there, and toppled trees can be added). As such a lovely much-visited walkers' beach we sincerely hope this can be resolved.

Beach Nourishment

(Noe: Beach Nourishment applies to only the loose portions of a beach (sand, gravel, cobbles, etc.), not the entire foreshore, bedrock and all, as in “Baker Beach”

<https://climate-adapt.eea.europa.eu/en/metadata/adaptation-options/beach-and-shoreface-nourishment>

Beach nourishment does not halt erosion. It rather addresses sediment deficit by providing additional sediment from external sources, often requiring repeated interventions. The process involves dredging material (sand, gravel, small pebbles) from a source area (offshore, near-land or inland) to feed the beach where erosion is occurring.

<https://www2.gov.bc.ca/assets/gov/environment/climate-change/adaptation/resources/slr-primer.pdf> (2013)

-- p. 79-80: **Beach nourishment** reduces the detrimental effects of coastal erosion by providing additional sediment to satisfy the natural forces of erosion. **Beach nourishment will not stop erosion; however, it will provide a sacrificial element against coastal erosion**, rather than a hard barrier. Beach nourishment will likely be required on an ongoing basis as long as the forces of erosion are present.

Environmental – Beach nourishment may enhance intertidal areas. However, negative effects could occur if the material deposited does not match the size and composition of native beach material, if the deposited material provides excessive turbidity or if the depth of material deposited buries existing marine organisms.

Disadvantages:

The use of beach nourishment is subject to a number of widespread limitations, including a consistent supply of correctly sized sediment for the long-term and a suitable foreshore profile. Beach nourishment can become prohibitively expensive if a supply of sediment is not readily available. The value of aggregate resources including sand is highly dependent on the proximity of supply sources to the locations in which they are needed. Beach nourishment is not a permanent solution to shoreline erosion. It will require regular monitoring and periodic re-nourishment depending on the rate of erosion that takes place. Beach nourishment may affect the productivity of intertidal areas.

Green Shore Beach Protection

https://stewardshipcentrebc.ca/PDF_docs/greenshores/reports/GSPolicyandRegulatoryToolsLocalGovtsReport2016.pdf

- Shoreline stabilization should be limited to that necessary a) to prevent damage to existing structures or established uses on adjacent upland;...
- Apply the ‘softest’ possible stabilization measure that will still provide satisfactory protection.
- Limit the size of necessary stabilization measures to the **minimum necessary**.

https://stewardshipcentrebc.ca/PDF_docs/greenshores/Resources/GSHCreditsandRatingsGuide.pdf

(p. 37): ...rocky shores are more resistant to erosion and typically do not need protective structures.

(p. 54): **Credit 1.5: Nature-Based Erosion & Flood Management:**

This credit applies to marine and freshwater shores with sediment-based shorelines. **Adding soft or hybrid protection to a naturally rocky shore does not qualify for this credit.**

Groundwater and Erosion Hazard

<https://comment.nrs.gov.bc.ca/api/public/document/6720089410f6e90022aeff7e/download>

(p. 9)

There exists a **transient erosion hazard** consequent to high pore water pressure conditions within the veneer of surficial Galiano soils at base of the slope on Site, as a component of the failing coastal bluff. **Under adverse climatic conditions**, this hazard would result in a **limited mass wasting failure** which would mobilize and entrain the full depth of surficial material. With **standard climatic conditions, this mechanism is not as likely to result in such mass failure..**

(p. 97)

Of the erosion mechanisms identified on Site from previous geohazard reports, the following are of note:

- Pore pressure/Groundwater Seepage from surficial soils, reducing cohesion and resulting in landward progression of the crest through continuous or punctuated mobilization of sediment.
- Toe-erosion of bedrock, or undercutting of shoreline sediment, which decreases stability of all materials above, often resulting in narrow failures from crest to base of coastal bluff.
- Landslip/Tree-topple is occurring on Site wherein trees near, or overhanging, the coastal bluff mobilize consequent to soil creep, pore pressure or toe-erosion. These failures result in a larger volume of surficial sediment during failure than toe-erosion instability reaching the crest. Consequent to root reinforcement or friability of bedrock, landslip is likely to mobilize underlying shale and siltstone.
- Landslide is a moderate to large scale failure event which can mobilize bedrock and overlying surficial sediment. Coastal landslides are often consequent to a history of toe-erosion, bedrock fracture and an increase in pore pressure (i.e. saturated soils & rock-fractures during a storm event) which has destabilized the coastal bluff in that area.

Geohazard Assessment of Surface and Groundwater Hazards:

Mitigation measures

pp. 11-12, 35-36, 58-59, and 81-82

Mitigation options include, but are not limited to:

- o Annual monitoring of erosional regression of surficial materials at the coastal bluff;
- o Groundwater intercept and redirection to non-erosive receiving environment;
- o Bioengineering and selective planting of native species toward increasing shear strength of surficial materials;
- o Re-contour of the surficial materials to allow for emergence of groundwater without erosion;
- o Selective removal of shoreline trees deemed hazardous due to undercutting erosion.

Climate change is already increasing the intensity, frequency and spread of Atmospheric Rivers – why was this not taken into account?

Climate Change Variables: Atmospheric Rivers

<https://www.climatehubs.usda.gov/hubs/northwest/topic/atmospheric-rivers-northwest-0>

As human-caused climate change continues to warm the planet, the number of days that the western U.S. will experience **atmospheric rivers** is projected to **increase**. Atmospheric rivers are also expected to be **bigger and more hazardous** on average. As climate change warms the air and oceans, these storms will have more fuel to become larger and stronger because a warmer atmosphere can hold more moisture. Some research shows that they are expected to be **25 percent longer and wider**, meaning more rain over more area for longer. Therefore, **heavy rainfall and extreme winds caused by these rivers will increase**.

<https://theconversation.com/atmospheric-rivers-are-shifting-poleward-reshaping-global-weather-patterns-240673>

Atmospheric rivers – those long, narrow bands of water vapor in the sky that bring heavy rain and storms to the U.S. West Coast and many other regions – are shifting toward higher latitudes... new studies show that atmospheric rivers have shifted about 6 to 10 degrees toward the two poles over the past four decades... In higher latitudes, atmospheric rivers moving poleward could lead to more extreme rainfall, flooding and landslides in places such as the Pacific Northwest.

Surface and Groundwater Management

(from Marine Shoreline Design Guidelines):

https://stewardshipcentrebc.ca/PDF_docs/GS_LocGov/GuidesTemplates/wdfw01583.pdf

p. 113: In the undeveloped, forested condition, up to 40% of **rainwater** is intercepted by the canopy where it accumulates on the foliage and is transpired or evaporated. Compared to the forested condition, relatively little reaches the ground, and what does is absorbed by the thick layer of leaf litter and humus. When the forest is cleared for development more water is able to reach the ground. Additional infrastructure to support human uses such as **septic drainfields and irrigation systems** are also sources of water input. Water management and drainage systems that route runoff into the ground without adequate consideration of soil characteristics may result in slope instability. Figure 6-1 schematically shows these changes to groundwater and the potential increase in bluff slope instability.

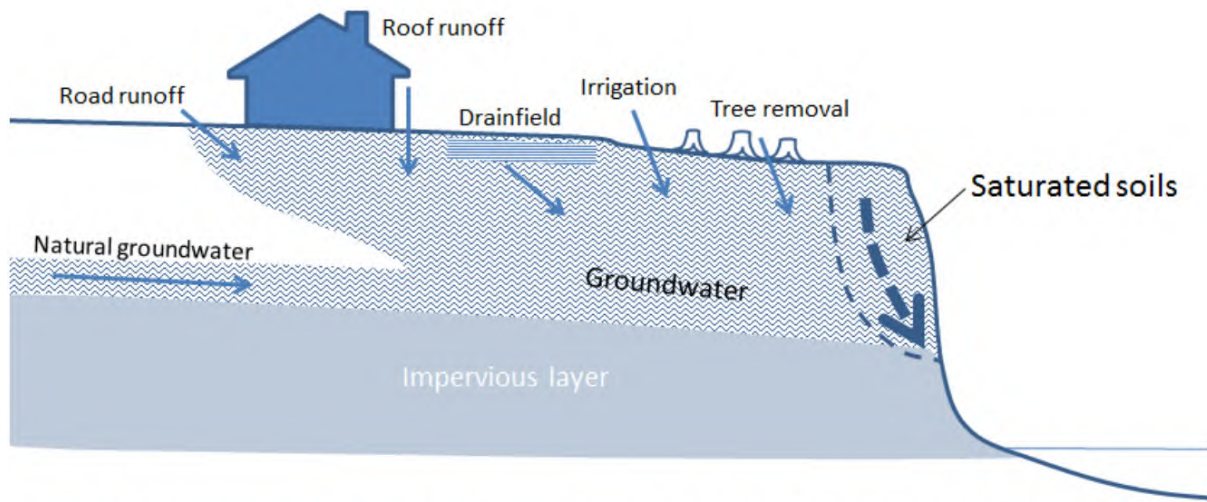


Figure 6-1. Development practices can increase groundwater and saturate bluff soils, increasing the likelihood of slope failure (Redrawn from Marsh 2005).

Water that is allowed to seep into the ground near the crest of the bluff helps saturate the soil, increasing pore water pressure and decreasing the strength of the soil structure.

Log Protection/Large Wood

Geohazard Assessment of Baker Beach

<https://comment.nrs.gov.bc.ca/api/public/document/6720089410f6e90022aef7e/download>

(p. 128)

“Presence of large woody debris is a benefit, but transient.” (...when unanchored...)

<https://www.qathet.ca/wp-content/uploads/2019/12/Your-Marine-Waterfront.pdf>

(p. 23) One solution, not likely to be of interest, is moving the buildings!

FEEDER BLUFF

Relocation in lieu of a seawall is especially beneficial on feeder bluffs. It is safer for your home, allows for natural erosion of the bluff, and promotes a healthier ecosystem.



This bluff supplies sediment to nearby beaches and maintains habitat used by spawning forage fish, which salmon eat.

(p. 25)



(p. 26) “This technique places large logs and root wads (also known as large woody debris) along the upper beach to mimic natural driftwood accumulation. Logs disperse wave energy, trap and build up sand (which can provide additional erosion protection), and improve habitat. “

ANCHORING

Anchoring logs may be appropriate depending on site conditions. Use durable materials appropriate for the marine environment to reduce the likelihood of failure and beach debris. ...and revegetation. ...**Selective use of larger logs or boulders can help pin logs in place.**

(p. 29)

PLANT FOR LONG-TERM SUCCESS Revegetating provides soil strength through root systems. Plants and grasses with shallow root systems will not adequately strengthen steeper slopes. It may take time for **deep-rooted plants and trees** to establish, so temporary erosion control features like geofabric and wood stakes may be necessary. Always try to use native plants in designs (see page 37)

Logs are used as a natural approach to slow tidal flows and to prevent erosion.

https://www.stewardshipcentrebc.ca/PDF_docs/GSH_pilot/Guides%20and%20Templates/FirstDraftShorelineGuideJune13.pdf (2013)

Some engineered shore protection techniques are as follows:

- **Beach nourishment;** the addition of sand or gravel to a beach can be used as a protection or restoration technique where feasible. When designed to function with natural coastal processes this technique has **low to moderate impacts** and requires relatively little mitigation.
- **Large wood; strategic placement of logs** and root wads that maintains/enhances natural processes, such as recruitment of drift logs, in order to build up the backshore while maintaining dynamic near shore processes. If appropriately designed and installed there are **few impacts** from the technique.
- **Reslope/revegetation;** creating or maintaining a stable bank slope and using vegetation to stabilize it. Generally, there are **few impacts** from this technique.

Marine Shoreline Development Guidelines (2014)

<https://wdfw.wa.gov/sites/default/files/publications/01583/wdfw01583.pdf>

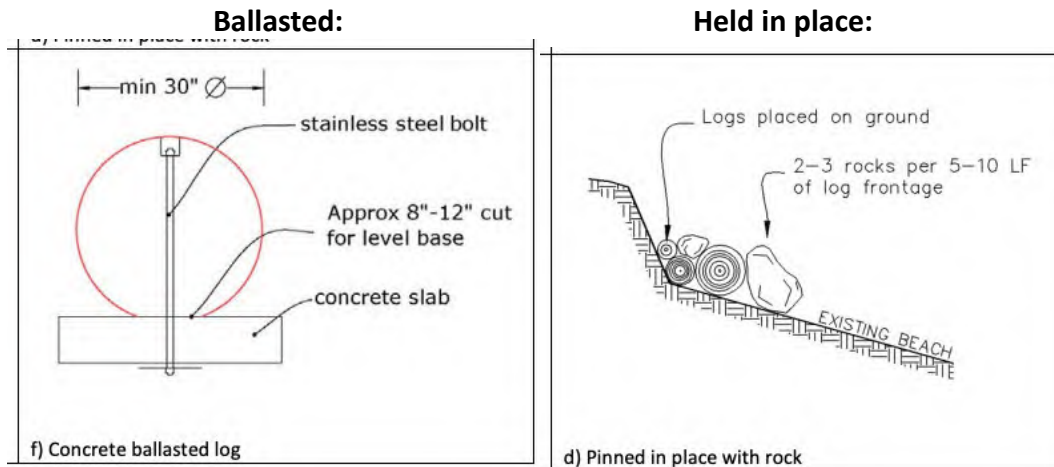
(p. 152 - 168) Chapter 7.2: **Large Wood**

Large wood placement designs typically consist of large tree trunks with and without rootwads... Logs of all sizes, typically with rootwads, were more prevalent Puget Sound wide historically... The strategic placement of large **wood can be designed to achieve the following objectives: enhance shore form structure, reduce shoreline erosion rates, and enhance marine riparian ecotone, aquatic productivity, and/or habitat complexity**.... it can mimic the natural process of wood recruitment to the beach or salt marsh that might otherwise take many years to occur naturally in a restoring system ... Large wood placement designs can be tailored to trap additional large wood and sediment, resulting in increased habitat complexity and biological processes like the germination of certain plants, microclimates for beach fauna, and attachment substrate for sessile invertebrates and boring organisms. Large wood placement can also be used to reduce shoreline erosion and replicate historical processes beneficial to many organisms, including salmonids....

(p. 22)

Substrate density: The density and composition of the sub-surface sediment/geology, which will inform that appropriate selection of LWD anchoring mechanism. ...for sites with higher density or lithified subsurface geology (e.g. bedrock), **ballasted Large Wood Debris** would represent the best LWD anchoring mechanism.

(p. 163-165) **Log anchoring:**



(Others suggest pinning log-to-log, piling up etc.)

Geohazard Assessment Rationale for Design Sea Level

[2024-03-08 Coastal Rpts 1415573.pdf](#)

(p. 150) The project DSL is calculated to **match the lifespan of existing structures, which is 75 years for single family dwellings** in British Columbia. As such, predictions of sea level change for the year **2100** are considered for this rationale.

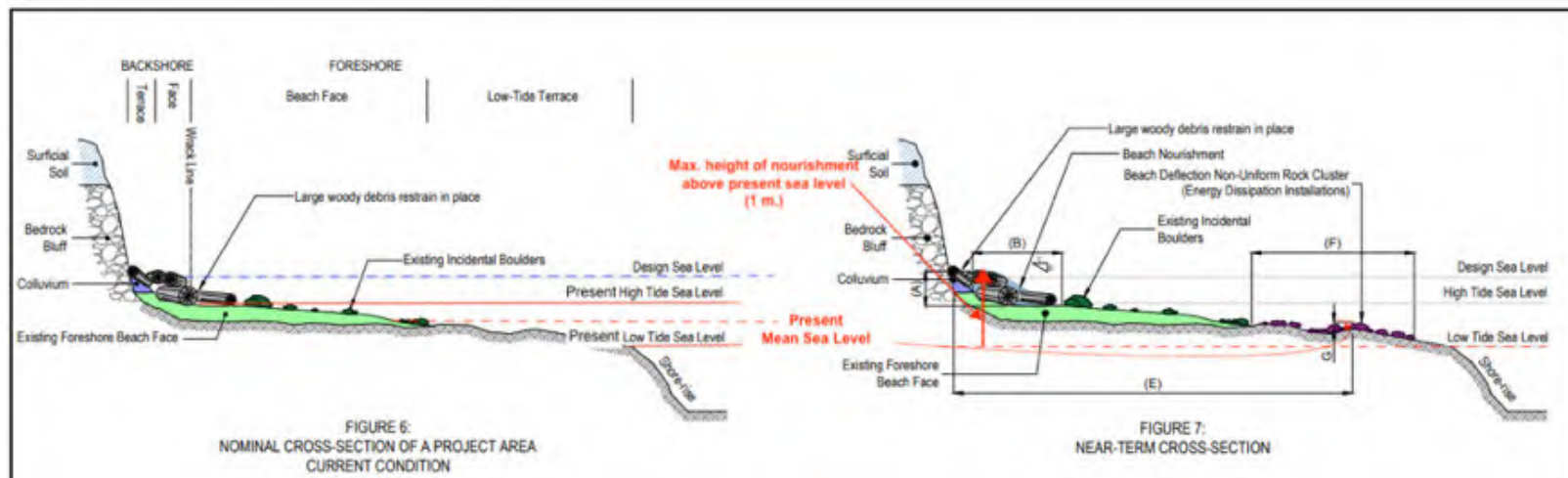
(p. 152) The estimated rate of additional sea level rise contributed by **melt of Antarctica ice sheets** is shown in Figure 3

(p. 154) The year 2100 prediction of sea level rise is **0.40m under median (RCP4.5) conditions**....Using a precautionary approach, the addition of meltwater from the Anatarctica ice sheet was considered to be contributory – resulting in an additional 0.47m of sea level rise by year 2100. Therefore the DSL is **0.87m** above current relative sea level along the west coast of Salt Spring Island.

Green Shoring details (Aurora plan)

[2024-08-04 Ref Pkg 1415573.pdf](#)

(Green Shores: The Ordinary High Water Mark (OHWM) is “the highest level reached by a body of water that has been maintained for a sufficient period of time to leave evidence on the landscape”, (and is) interchangeable with the term Natural Boundary.”)



**Alternative rationale:
Predicted Ocean Sea Level Rise**

Research	Greenhouse gas emissions: RCP 4.5 (Representative Concentration Pathways median projections) (in cm)	
	RCP4.5	
	2050	2100
Nasa IPCC: Fulford Harbour https://sealevel.nasa.gov/ipcc-ar6-sea-level-projection-tool (IPCC: The Intergovernmental Panel on Climate Change: the United Nations body for assessing the science related to climate change: AP6 (2022))	10 cm	35 cm
NOAA (GLOBAL): Northwest Pacific https://sealevel.globalchange.gov/national-sea-level-explorer/?type=regional&region=NWC&scope=section_1	0.5ft. = 6 in., or 15 cm	
Canadian Extreme Water Level Adaption Tool https://gisp.dfo-mpo.gc.ca/portal/apps/experiencebuilder/experience/?id=760c4e0033ef4023ba395127a406d3a7&locale=en	12 cm	41 cm

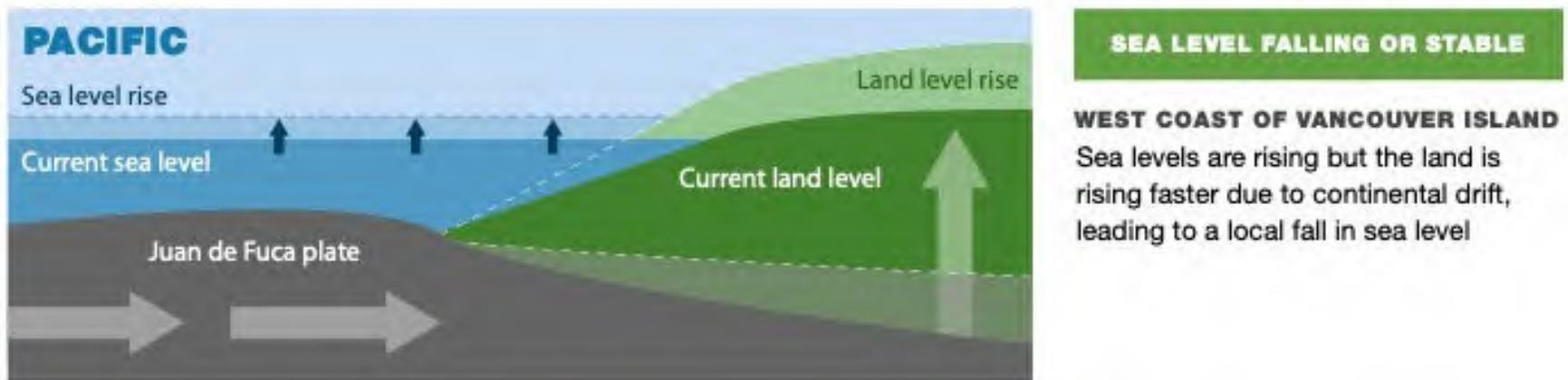
<https://www.env.gov.bc.ca/soe/indicators/climate-change/sea-level.html#:~:text=Average%20sea%20level%20has%20risen,centimetres%20per%20century%20at%20Vancouver.>

- **Sea level trends identified for coastal B.C. reflect the combined impacts of climate change and vertical land movements.** The coast of B.C. is still rising from a geological process called post-glacial rebound—the rising of land due

to past thinning and retreat of the massive ice sheet that once covered much of the province. In addition, the shifting of the tectonic plates generates vertical land motion in coastal B.C. causing parts of Vancouver Island to rise.

- Land along the southwest coast of Vancouver Island is rising at about 25 centimetres per century.
- Climate models project a further rise in global mean sea level of 26 to 98 centimetres by 2100. The rate and magnitude of this rise in sea level will not be uniform over the globe. It will vary from one basin to another, reflecting variations in the amount of ocean warming and the way in which ocean currents redistribute heat and mass.

<https://www.dfo-mpo.gc.ca/about-notre-sujet/publications/infographics-infographies/soto-rceo-national/2020/figure-3-sea-levels-niveau-mer-eng.html>



Criticisms

- 1) Design Sea Level uses the **year 2100** because of 75 years for building life **when beach nourishment monitoring and maintenance will only take place for 30 years.** (Application document p. 3)
- 2) Design Sea Level estimation of Antarctic melting uses **the maximum value ... to demonstrate a precautionary principle when determining DSL.**
 - 0.47m is the most **extreme** possible by 2100, while the **median** value for 2100 is 0.15m, and 2050 about 0.04m.

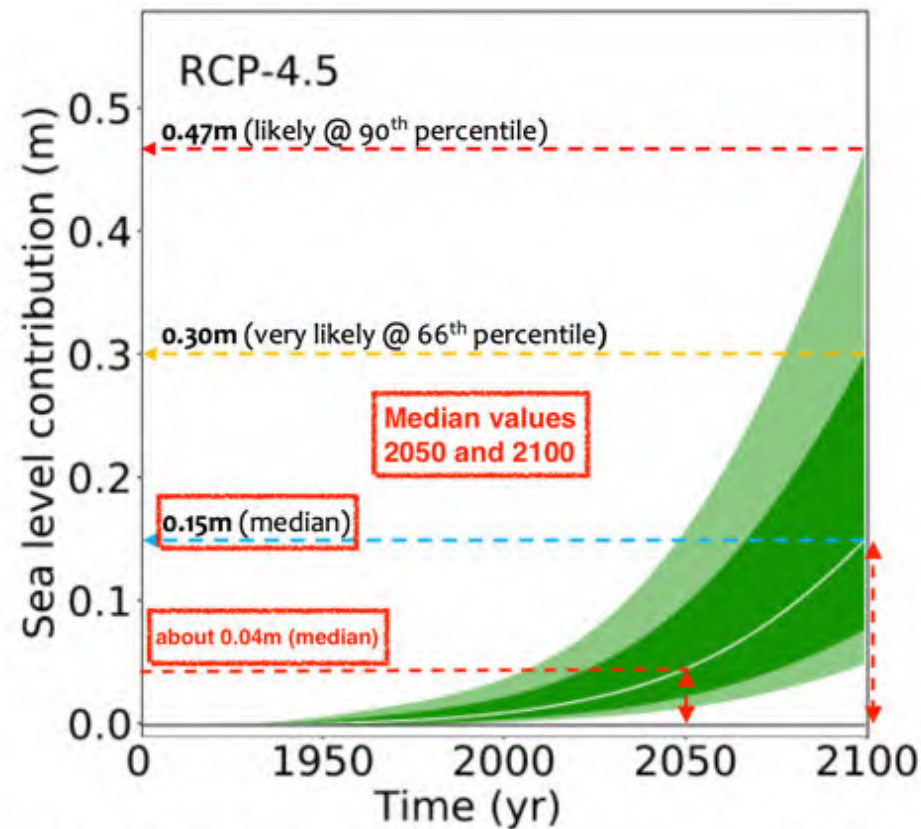


Figure 3. Contribution to sea level by meltwater from the Antarctica ice sheet, as determined in LARMIP-2 modeling².

3) Calculation of Antarctic melting of sea level rise is not yet feasible:

<https://sealevel.globalchange.gov/resources/2022-sea-level-rise-technical-report/#slr>

“Above 5.5°F of global warming, much greater sea level rise becomes possible for the U.S. and globally because of the potential for rapid melting of ice sheets in Greenland and Antarctica. The amount of additional warming required to trigger this is unknown because ice sheet instability is difficult to model and there is great variability in current modeling approaches.”

4) this amount of “Beach Nourishment” would have a great cost in GHG emissions – as if sea level rise would be the only consequence of unchecked global warming – sounds like fiddling (playing) while Rome (the world) burns!

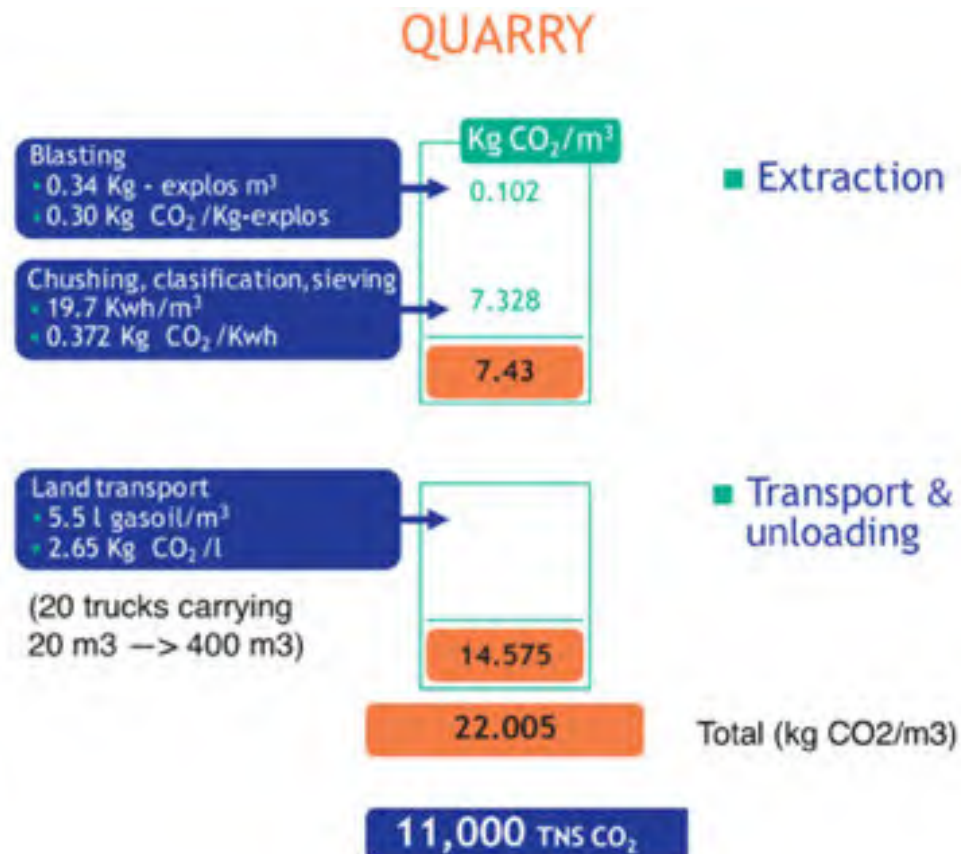
ENVIRONMENTAL IMPACTS IN BEACH NOURISHMENT: A COMPARISON

International Association of Dredging Companies (2010)

<https://www.iadc-dredging.com/wp-content/uploads/2017/02/article-enviromental-impacts-in-beach-nourshiment-a-comparison-of-options-119-2.pdf>

(this estimate is based on a quarry 30 km (18 miles) from the beach, and total volume of 400 m³: about 55% of the calculated volume for Baker Beach materials, and coming from Sechtel, at least 72 km. by barge)

GHG Emissions of Beach Nourishment from Quarries



5) if this amount were to be used, and be 'worth' the great cost in GHG, 500 m (even 300 m) would be enough to protect most of Ganges.



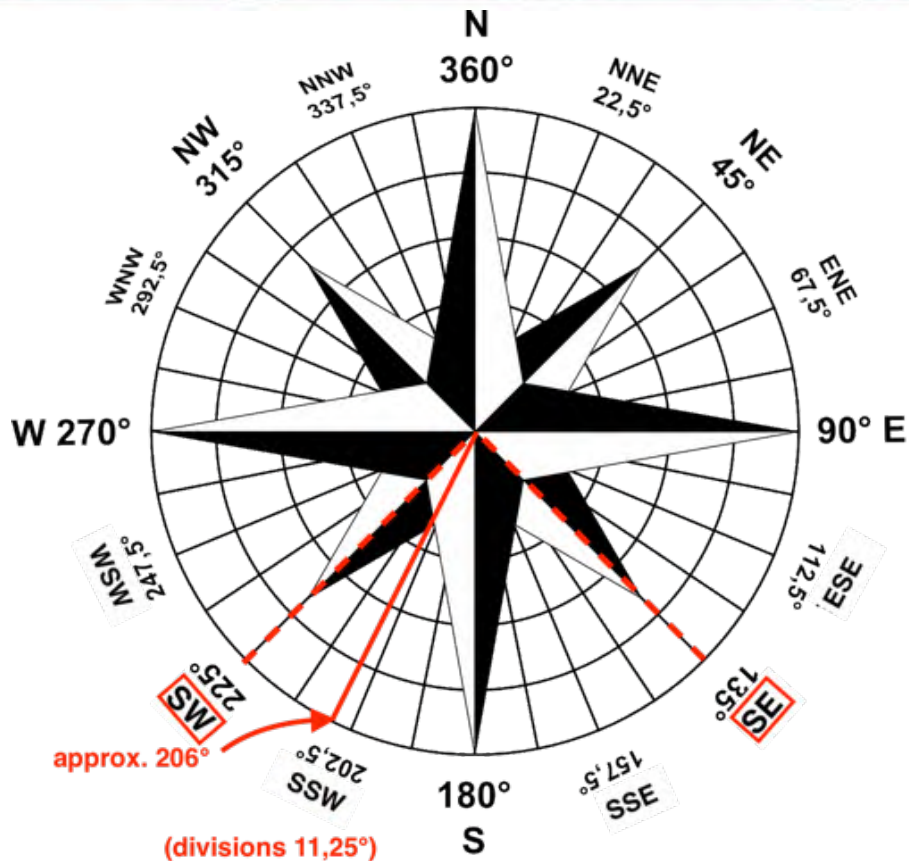
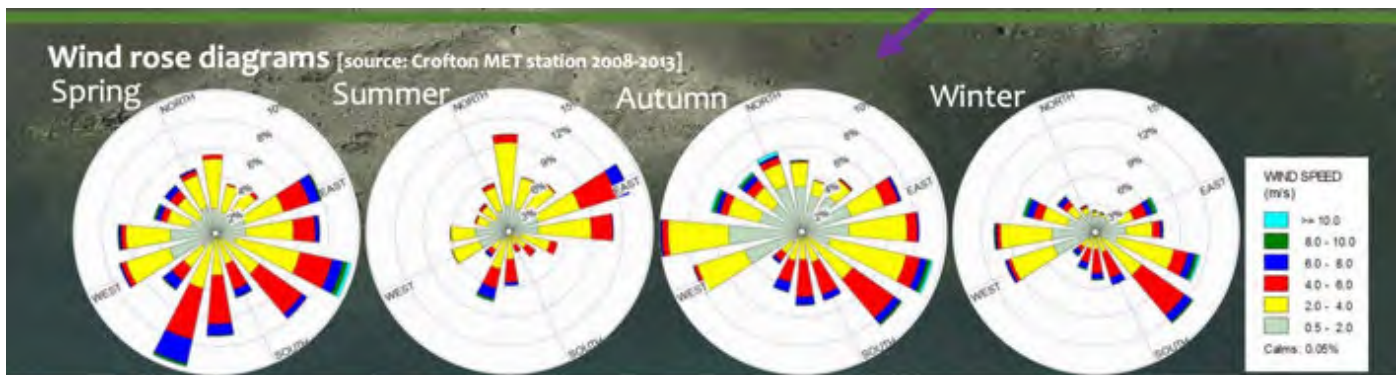
Wave Energy

(from Geohazards Assessment pp. 100 – 101)

6.4. Wave dynamics

Wind-driven wave generation is largest in the west to northwest direction, creating acute incidence of approach. However, wind rose diagrams (Figure 4) demonstrate a **predominantly southwest to southeast winds** that reach moderate velocity ($\geq 6.0\text{m/s}$) (= 13 mph, or 12 knots). These predominant winds would form waves over a maximum **4.6km fetch**. There are rarely occurring strong northerly to northwesterly winds recorded for the autumn period which would incur the maximum possible 13.5km fetch for the Site. The reference marine shoreline development guidelines recommend differentiating between Low, Moderate and High energy waves when fetch exceeds 1.6km & 8.0km (respectively) – therefore wind-driven wave energy on Site is determined to be Moderate.

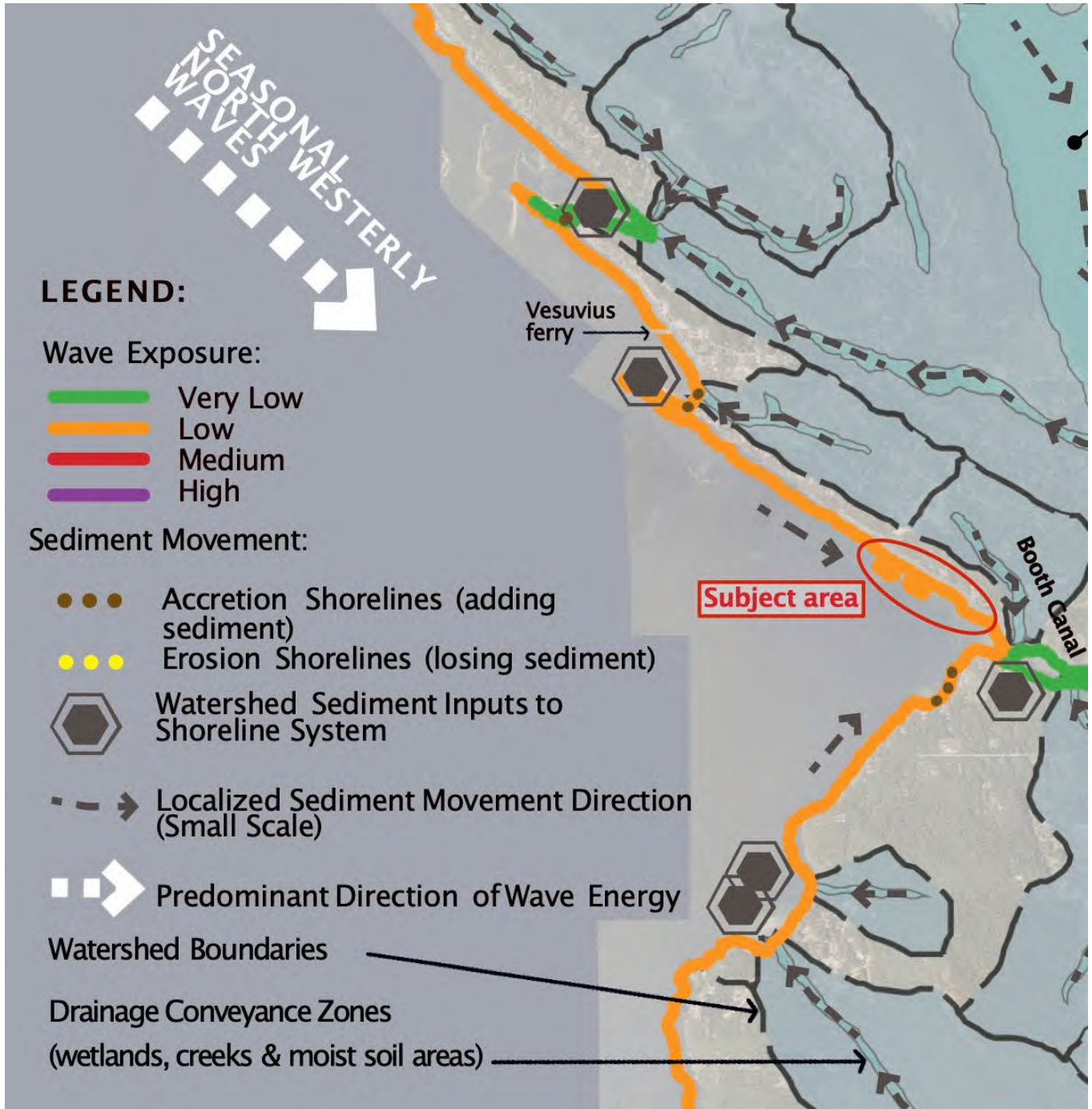
Wind rose diagrams from **Crofton**



Rebuttal:

Islands Trust Erosion Hazard from Shoreline Mapping

<https://islandstrust.bc.ca/wp-content/uploads/2011/10/11.10.25-IT-Saltspring-shoreline-mapping.pdf>

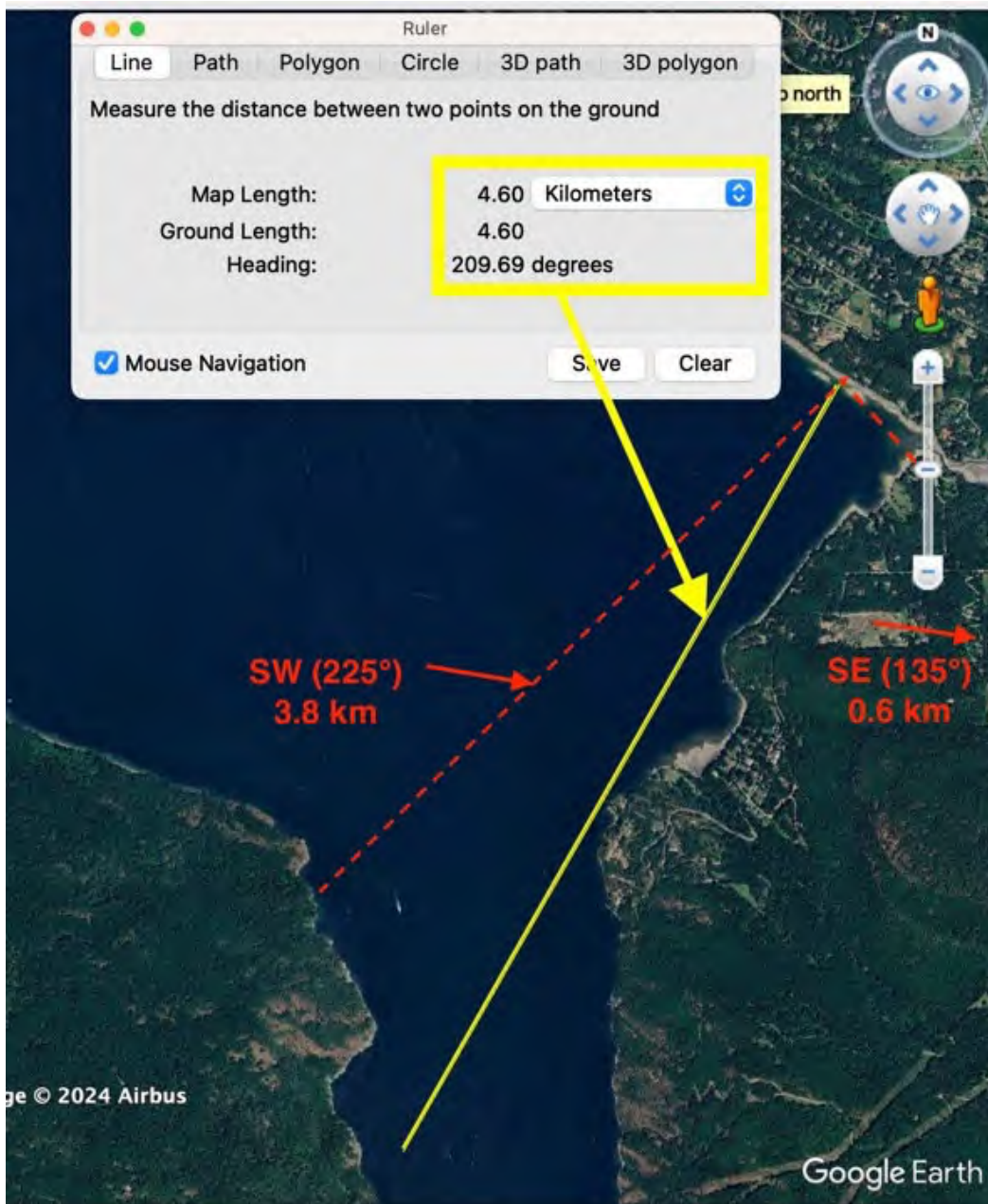


Marine Shoreline Guidelines

<https://wdfw.wa.gov/sites/default/files/publications/01583/wdfw01583.pdf>

(p. 60) defines Fetch as

Fetch		Relative Wave Energy
0–1 mile	1.6 km	Low
1–5 miles	1.6 – 8 km	Moderate
5–15 miles	8 - 24	High
15+ miles	Over 24	Very High



From: David Denning [REDACTED]
Sent: Wednesday, November 13, 2024 3:55 PM
To: SSInfo
Subject: November 13 - Nature Salt Spring's Response to the proposed Baker Beach Shoreline Modification initiative
Attachments: Response to proposed Baker Beach Shoreline Modification initiative.docx

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of the Steering Committee for Nature Salt Spring, I submit the following Response to the Proposed Baker Beach Shoreline Modification Project

Please add this document to the list of concerned responses to this development

Response to proposed Baker Beach Shoreline Modification initiative
[Crown Land Tenure Application (Tracking Number 100439391)
Land / Foreshore Use Application: Shoreline Erosion Mitigation
and DFO Request For Review: *Baker Beach Green Shore Mitigation For Backshore
And Foreshore, Salt Spring Island*]

Submitted by the Nature Salt Spring Steering Committee
David Denning, Kathleen Maser, Peter McAllister, Jean Wilkinson, Giselle Paquet,
Pat Miller, Gail Bryn Jones

Nature Salt Spring is a grassroots organization on Salt Spring Island dedicated to nature education, conservation and restoration of natural ecosystems on Salt Spring and the Gulf Islands. We have examined the proposal for foreshore modification at Baker Beach (Tracking Number 100439391) as well as the DFO Request for Review Document, and we strongly object to any alterations involving intertidal areas of Baker Beach.

We agree with land-based remediation, but strongly oppose the proposed intertidal modifications:

We believe it is inappropriate to consider major industrial-scale modifications of the intertidal areas at Baker Beach described in these project proposals. Instead, we support a staged approach that would only allow consideration of significant beach modifications several years after all land-based remediation work has been implemented and thoroughly assessed.

We have concerns that the intertidal industrial-scale modifications proposed by this project will damage the integrity of the intertidal beach ecosystems and extensive near-shore eel grass bed ecosystems, both as a consequence of moving and placing materials on the beach and the long term effects of materials redistributing out across the intertidal areas. We feel that the recreational, educational, and nature-watching values of this beach are not available on any other beaches/shorelines of Salt Spring Island, and they should be preserved in their natural form. Our view is that the proposed intertidal modifications have a high likelihood of damaging a fish-nesting habitat as significant as any forage-fish habitat.

On the other hand, we enthusiastically support the approach of above-shoreline remediation efforts, and would be happy to work with the Transition Salt Spring Native Plant Stewardship Working Group and other organizations to help in promoting these above-shore remediation efforts.

Baker Beach is a Spectacular and Unique (to Salt Spring) Wildlife–Fish Interaction Hot Spot

Baker Beach is popular spot to visit at low tide, particularly for families that appreciate exploring intertidal life, and for bird watchers and other nature enthusiasts who appreciate our large avian species such as Bald Eagles and Great

Blue Herons. During the months of May–July this section of Baker Beach is a hot bed of Bald Eagle and Great Blue Heron activity.

We are especially concerned about the potential for altering or destroying this spectacular wildlife display that is dependant on a nesting fish – the Plain-fin Midshipman, (*Porichthys notatus*) hereafter referred to as Midshipman or PFM. To briefly summarize the remarkable aspects of PFM life history, as they relate to the rocky intertidal shoreline of this proposed development:

- PFM males swim up from the depths of Sansum Narrows in April/May to establish nests under intertidal rocks. Males will occupy these nests and guard eggs for 2-3 months.
- Nesting sites require specific conditions – suitably-sized, and suitably-shaped rocks sitting on a suitable substrate allowing the fish to hollow out and maintain a pocket nest under the rock.
- In the western Salish Sea region, there are probably less than 10 ‘hot spots’ of PFM nesting with nest densities >100 nests/km. ¹.
- Baker Beach is a ‘PFM nesting hot spot’. Surveys in 2019 and 2022 revealed 113±20 PFM nests in one kilometer of shoreline that includes the 800 meter proposed shoreline development.
- As part of an extensive study of Sea Star Wasting Disease on Salt Spring Island, we also surveyed most of the beaches on SSI that appear to have suitable PFM nesting habitat. While a few scattered PFM nests were found elsewhere, the evidence at this point suggests that Baker Beach is the only PFM nesting ‘hot spot’ on SSI.
- One significance of a PFM hot spot is that both adult male and female Midshipmen are frequently moving to and from nests along the shore where they are vulnerable to predation by Bald Eagles, Great Blue Herons, Northern Crows Glaucus-Wing Gulls and other birds. Studies have shown that PFM are the primary provisioning food for nesting eagles and Great Blue Herons in many Salish Sea regions. One study estimated that over 22,000 PFM were consumed by nesting eagles in the Crescent Beach, White Rock, Delta, Surrey area in one single May-July breeding season. ²
- Studies show that PFM nests contain, on average, 400-500 yolky eggs glued to the ceiling of the nest cavity where they develop into swimming juveniles. This indicates that as many as 40,000-50,000 new PFM juveniles may escape as hatchlings from Baker Beach each year.
- We also note that despite the seeming resilience of a fish that nests in the intertidal, these fish can be extremely vulnerable. We carried out a short survey in July 2021 about 2 weeks after a severe ‘heat dome’ in which air temperatures exceeding 40° C during the lowest tides of the year. The survey of 11 nests revealed that egg masses in all nests had been destroyed by the heat. The survey suggested that an entire cohort of PFM offspring was wiped out by the 2021 June heat dome. We are extremely concerned that movement of “nutrient” particulate materials placed at the top of the beach will lead to

diminished nesting habitat for PFM, and loss of this valuable food cycle for aerial wildlife and other ocean life.

Above-shoreline approaches to remediation

We believe that thorough implementation of nature-based mitigation solutions directly on the slopes of greatest concern above Baker Beach **should be carried out before any modifications at the beach level would even be considered, NOT CONCURRENTLY. As noted in the DFO Request Document** (Request for Review: *Baker Beach Green Shore Mitigation For Backshore And Foreshore, Salt Spring Island*) **these would include:**

- Bioengineering and Re-vegetation
- Remove invasive species along the backshore and re-plant with native species at a high density. Irrigate until established.
- Enhancement of backshore vegetation through planting of native species, particularly overhanging species such as Oceanspray. This is included in the detailed design plan with specific plant species, locations, spacing, methods of planting and maintenance.
- Maintain the current natural beach slope to the extent possible.

We strongly support these remediation approaches, although with the following caveats:

- Timing, extent, and species selection for invasive species removal should be approached with great caution. To the extent that invasives are helping with soil retention at the current time, they should be replaced according to best invasives control practices.
- Native vegetation options for slope remediation control include a large number of species in addition to Ocean Spray. In particular, Snowberry, Red Osier Dogwood, Saskatoon Berry, June Plum, Red Flowering Current, Nootka Rose and other native roses are ideal due to their relatively sizeable root development but reduced water demands compared to trees such as Douglasfir and Arbutus.
- We enthusiastically support the idea of hiring locals to carry out this remediation work, in order to establish a larger pool of natural vegetation remediation businesses and workers on the Island

A second major issue, and one that again requires study and possible implementation **before considering any modification** of Baker Beach, is the indication that water retention in the slopes leading down to the beach has been modified by the construction of houses on the slopes/benches above the beach. We feel that a thorough study of the relationship between water retention and slope movement may suggest alternatives such as water flow control. This would help in

guiding native species remediation and would significantly affect decisions about whether to continue with requests for beach modification.

Notes:

- 1) Personal communication with Rick Harbo, BC Marine Guide Author, retired DFO Mollusk Fisheries Specialist, specialist in marine invasive/introduced species.
- 2) Elliott, K. H., C. Struik and J. E. Elliott. 2004. Bald Eagles, *Haliaeetus leucocephalus*, Feeding on Spawning Plainfin Midshipman, *Porichthys notatus*, at Crescent Beach, British Columbia. *Canadian Field Naturalist* 117: 601-604.
- 3) Ripple, W.J. et.al. (12 authors) October 2024. The 2024 state of the climate report: Perilous times on planet Earth. *BioScience*
- 4) Soil Bio-Engineering for Erosion Control. Website: <https://hatchetnseed.ca/soil-bio-engineering-for-erosion-control/> Published by Hatchet and Seed.
- 5) Shoreline slope restoration project near Witty's Lagoon, British Columbia - YouTube - <https://www.youtube.com/watch?v=a6kj4SEpBNI>

From: Laura Patrick
Sent: Wednesday, November 13, 2024 7:05 PM
To: Diana Lynn Thompson
Cc: Jamie Harris; SSInfo
Subject: Re: Petition to Protect Baker Road Beach
Attachments: Petition comments nov 13.pdf; Nov13 petition signatures1060.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks you for your email tonight. I have copied staff so that your email can be part of the public record.

Laura Patrick

On Nov 13, 2024, at 7:02 PM, Diana Lynn Thompson [REDACTED] wrote:

Salt Spring Island Local Trust Committee
Salt Spring Island BC

Dear Ms. Patrick and Mr. Jamie Harris,

On October 31st I sent you information about a petition asking for a Hold on to be put on crown land application file # 1415573 on Salt Spring Island.

I hope to present the full petition to you, in print, at the regular meeting on November 14th. I'm sending it to you now so you have it on digital record.

The petition states:

“ **Baker Road Beach** is a much-loved public beach that is facing the imminent threat of being transformed. An application proposed by four oceanfront property owners intends to fill the beach and waters with 85 truckloads of coarse gravel, plus numerous large rocks. The affected area would stretch for over ½ km from the Quarry Drive Beach access to beyond the Baker Road steps.

We the undersigned, petition the Ministry of Water, Land and Resource Stewardship to put a hold on application file # 1415573 until such time as:

- **independent** professionals can review the application and publish their findings in such a way as to be easily accessible by all the residents of Salt Spring Island
- we publicly hear a response from all concerned First Nations.

- we publicly hear from **independent** marine biologists about the impact this may have on the Eelgrass beds, on the spawning grounds of Pacific Herring, Sand Lance, Surf Smelt and Plainfin Midshipman fish, and on the Great Blue Heron, Belted Kingfisher, River Otter and Bald Eagle nesting and hunting grounds.

- we are assured by **independent** engineers that the tons of shoreline fill (labeled shore "nutrition" in the application) will not shift and cover other areas of the beach -- smothering the biodiversity of marine life on the beach.

- we publicly hear from **independent** erosion experts that the property owners' concerns regarding erosion are, in fact, accurate and that the erosion is from waves; not created from poor drainage and/or interruption of plant growth on the slopes. Such a review must assess the degree of success this project would achieve in realizing its stated goals.

- we have public forums involving the Islands Trust, First Nations, the CRD and islanders, to ensure a favourite swimming, socializing, walking, exploring, bird-watching and recreation site for everyone will not be degraded, blocked or impeded. " The foreshore application can be viewed and commented on

at: <https://comment.nrs.gov.bc.ca/applications?clidDtid=1415573&id=66bba8c1abb6b6002255d533>

.....
.....

You can view the petition site yourself at: <https://www.change.org/p/save-baker-rd-beach-its-rare-midshipman-fish-habitat-sign-this-petition>

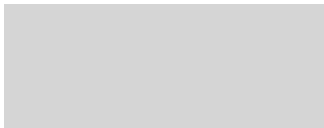
.....

I am attaching a PDF of the 1060 people who have signed this petition to date. I'm also attaching a PDF of some of the comments made.

Thank-you for your time and attention to this,

Respectfully,

Diana Thompson



Name	City	Postal Code	Country	Signed On
diana thompson	Salt Spring Island,		Canada	2024-10-21
Maureen Moore	Saanichton		Canada	2024-10-21
Anne Parkinson	Salt Spring Island		Canada	2024-10-21
Doug Hall	Sidney		Canada	2024-10-21
Gary Cherneff	Salt Spring Island		Canada	2024-10-21
Jessica Robinson	Burlington		Canada	2024-10-21
Gerald Downey	Calgary		Canada	2024-10-21
Stella James	Toronto		Canada	2024-10-21
mark perry	Sidney		Canada	2024-10-21
Karolle Wall	Pender Island		Canada	2024-10-21
Daisy Dilts	Vancouver		Canada	2024-10-22
Catherine Nelson	Smithers		Canada	2024-10-22
Sabrina Phillips	Ajax		Canada	2024-10-22
Tanis Wilkie	Ganges		Canada	2024-10-22
Brooke MacDonald	Sidney		Canada	2024-10-22
Juliet Pendray	Victoria		Canada	2024-10-22
Keira Cuthbert	Toronto		Canada	2024-10-22
Ruth Riddell	Salt Spring Island		Canada	2024-10-22
Joan Klatt	Oakville		Canada	2024-10-22
Anna Olowe	Calgary		Canada	2024-10-22
Jagjit Dhindsa	Edmonton		Canada	2024-10-22
Frances Hill	Salt Spring Island, B.C.		Canada	2024-10-22
Sierra Boudreau	Salt Spring Island		Canada	2024-10-22
Linda Quiring	Saltspring Island		Canada	2024-10-22
Genie Graham	Victoria		Canada	2024-10-22
Kyla Williams	Vancouver		Canada	2024-10-22
Daniel Cossette	Calgary		Canada	2024-10-22
Julian Hazenboom	Vancouver		Canada	2024-10-22
Zoe Currelly	Sidney		Canada	2024-10-22
Sarah Divers	Salt spring island		Canada	2024-10-22
Christina Ross	Victoria		Canada	2024-10-22
Edwin Wright	Nanaimo		Canada	2024-10-22
Kathryn Chapman	Sooke		Canada	2024-10-22
Valerie Krebs	Saltspring		Canada	2024-10-22
Michael Rogers	Vancouver		Canada	2024-10-22
Colleen Hamilton	Sooke		Canada	2024-10-22
Terry Trapnell	Duncan		Canada	2024-10-22
Adina Guest	Sidney		Canada	2024-10-22
Andrea Palframan	Sidney		Canada	2024-10-22
Cynthia Garrett	Vancouver		Canada	2024-10-22
Debra Krause	Salt Spring Island		Canada	2024-10-22
myna lee johnstone	Ganges		Canada	2024-10-22
David He He	Burnaby		Canada	2024-10-22
Lauren Porter	Sidney		Canada	2024-10-22
Alura Gilbert	Sidney		Canada	2024-10-22
Anne McKague	Ashcroft		Canada	2024-10-22

Fern Walker	Victoria	Canada	2024-10-22
Genevieve Singleton	Duncan	Canada	2024-10-22
Candace Miller	Saltspring island	Canada	2024-10-22
Michael Elman	Montréal	Canada	2024-10-22
Maggie O'Scalleigh	Salt Spring Island	Canada	2024-10-22
Rosalie Beaudoin	Salt Spring Island	Canada	2024-10-22
Adina Hildebrandt	Ganges	Canada	2024-10-22
Dorothy Copeland	Sidney	Canada	2024-10-22
teresa forbes	Saltspring Island	Canada	2024-10-22
Treena Norrish	Salt Spring Island	Canada	2024-10-22
Fern Logan	Vancouver	Canada	2024-10-22
Alf Morgan	Sidney	Canada	2024-10-22
Lynda Laushway	Salt Spring Island	Canada	2024-10-22
Uma Meyers	Sidney	Canada	2024-10-22
Hope Steadman	Salt spring island	Canada	2024-10-22
Judy Norget	Courtenay	Canada	2024-10-22
Lisa Speirs	Salt Spring Island	Canada	2024-10-22
Jacque Stinson	Surrey, BC	Canada	2024-10-22
Dave Stratton	Edmonton	Canada	2024-10-22
Kyle Fossett	Oliver	Canada	2024-10-22
margaret magee	victoria	Canada	2024-10-22
Danielle P Finnigan	Salt Spring Island	Canada	2024-10-22
Sonia Langer	Salt Spring Island	Canada	2024-10-22
Tim Rügemer	Salt Spring Island	Canada	2024-10-22
Sandy Hourie	Salt Spring Island	Canada	2024-10-22
Diana Hayes	Sidney	Canada	2024-10-22
Aneesha Mahajan	Calgary	Canada	2024-10-22
harry warner	ssi	Canada	2024-10-22
Patrick Elworthy	Saltspring island	Canada	2024-10-22
Marsha Goldberg	Salt Spring Island	Canada	2024-10-22
Bette Calkins	SaltSpring Island	Canada	2024-10-22
Brandi Forsyth	Burnaby	Canada	2024-10-22
Tia Hall	Salt Spring Island	Canada	2024-10-22
Robyn bay	Edmonton	Canada	2024-10-22
Kathryn Squire	Sidney	Canada	2024-10-22
Jan Barker	970 Rainbow Road SSI	Canada	2024-10-22
Sheya Jordan	Sidney	Canada	2024-10-22
Nico Tjondronegoro	Victoria	Canada	2024-10-22
pauline Sigurgeirson	Salt Spring Island	New Zealand	2024-10-22
Jill Jones	Saltspring Island	Canada	2024-10-22
Tammy Lowry	Saint Catharines	Canada	2024-10-22
Taryn Muldoon	Ottawa	Canada	2024-10-22
Jenna Barrett	Salt Spring Island	Canada	2024-10-22
Debbie Campos	Woodbridge	Canada	2024-10-22
Elaine VACHERESSE	Toronto	Canada	2024-10-22
Susana Muñoz	Madrid	Spain	2024-10-22
Jackline Asiiimwe	Toronto	Canada	2024-10-22

Anne Marie Delaney	Salt Spring Island	Canada	2024-10-22
Sandy Dewar	Smiths Falls	Canada	2024-10-22
Cathy Iadinaridi	Montreal	Canada	2024-10-22
Viv L	Mississauga	Canada	2024-10-22
Gary McNutt	ganges	Canada	2024-10-22
Ryan Mo	Mississauga	Canada	2024-10-22
Kaleigh Barton	Sidney	Canada	2024-10-22
Karla Copeland-Rice	Salt spring	Canada	2024-10-22
Kate Turney	Sidney	Canada	2024-10-22
Ibrahim Ghawanmeh	Milton	Canada	2024-10-22
Mary Harding	Banff	Canada	2024-10-22
Lily Bacchilega-Dosco	Salt Spring Island	Canada	2024-10-22
Maggie Allison	Sidney	Canada	2024-10-22
Courtney McCormack	Salt spring island	Canada	2024-10-22
Karen Marcotte	Sidney	Canada	2024-10-22
Zeynab Sy	Montréal	Canada	2024-10-22
Damien Barstead	Salt Spring I	Canada	2024-10-22
Mike Lakin	Salt Spring Island	Canada	2024-10-22
Lee Fairbrother	Salt Spring island	Canada	2024-10-22
John Pottinger	Whiterock	Canada	2024-10-22
Linda Elliott	Ganges	Canada	2024-10-22
Chrystal Hibbs	Saanichton	Canada	2024-10-22
Susan Haigh	Salt Spring Island	Canada	2024-10-22
Monica Maile	Salt Spring Island	Canada	2024-10-22
Solana R	Salt Spring Island	Canada	2024-10-22
Neal Wilkinson	Sidney	Canada	2024-10-22
Monish Verma	Kleinburg	Canada	2024-10-22
Mary Ashcroft	Saanichton	Canada	2024-10-22
Patrick Koby	Saltspring island	Canada	2024-10-22
Garance Ducharme	Salt Spring Island	Canada	2024-10-22
Tannice McKillop	Salt Spring Island	Canada	2024-10-22
Kimberly Simpson	Salt Spring Island	Canada	2024-10-22
Gem Trompeter	Abbotsford	Canada	2024-10-22
Elise Ginsburg	Denver	US	2024-10-22
Brenda Guiled	Salt Spring Island, BC	Canada	2024-10-22
Marilyn Fotinakis	Salt Spring Island	Canada	2024-10-22
Sam Barlow	Nanaimo	Canada	2024-10-22
Danielle P	Sidney	Canada	2024-10-22
Eliza Moat	Saltspring island	Canada	2024-10-22
Ceilidh Divers	Salt spring island	Canada	2024-10-22
Rory O'Donnell	Salt Spring	Canada	2024-10-22
Iorraine hamilton	Salt Spring Island	Canada	2024-10-22
Alexandra Macdonald	Salt Spring Island	Canada	2024-10-22
Melanie Furman	Sidney	Canada	2024-10-22
Valerie Hildebrand	Parksville	Canada	2024-10-22
Mary Waugh	Dundee	UK	2024-10-22
Hugh Finer	Sidney	Canada	2024-10-22

Metta McNairn	Salt Spring Island	Canada	2024-10-22
Dora Winwood	Ashcroft	Canada	2024-10-22
Shawn Isaac	Sidney	Canada	2024-10-22
Anna Fennell	Ladysmith	Canada	2024-10-22
Greg Haworth	Sidney	Canada	2024-10-22
kimberly Reschke	Sidney	Canada	2024-10-22
Tema Dawn	Salt Spring Island	Canada	2024-10-22
Terri Bibby	Salt Spring Island	Canada	2024-10-22
Valerie Taylor B ED	Salt Spring Island	Canada	2024-10-22
Patrick Payton	Mississauga	Canada	2024-10-22
Judy Bruce	Wasaga Beach	Canada	2024-10-22
Marie Beaudoin	Salt Spring island	Canada	2024-10-22
K B	Sidney	Canada	2024-10-22
Morgan Savin	Salt Spring Island	Canada	2024-10-22
Wendy Tracy	Toronto	Canada	2024-10-22
Jayne Underwood	Salt Spring island	Canada	2024-10-22
Ruth Mcmillan	Vancouver	Canada	2024-10-22
Audrey Pomeroy	Saltspring	Canada	2024-10-22
Dylan Webb	Sidney	Canada	2024-10-22
Kelly Johnson	Sidney	Canada	2024-10-22
Ann Donahue	Salt Spring Island	Canada	2024-10-22
Brett Webb	Salt Spring Island	Canada	2024-10-22
Andrei Toader	Barnet	UK	2024-10-22
Nicole Christou	Victoria	Canada	2024-10-22
Joan Klatt	Oakville	Canada	2024-10-22
Ashley Allison	Toronto	Canada	2024-10-22
Alexandra Henshall	Salt spring island	Canada	2024-10-22
Marvin Uwalaka	Edmonton	Canada	2024-10-22
mark niec	windsor	Canada	2024-10-22
Darryl Martin	Sidney	Canada	2024-10-22
John Davies	Salt Spring Island	Canada	2024-10-22
Robert Carter	Bancroft	Canada	2024-10-22
Pam Evely	Fort Erie	Canada	2024-10-22
Jill B	Vancouver	Canada	2024-10-22
Marilyn Lambert	Victoria	Canada	2024-10-22
Judy Currelly	Salt Spring Island	Canada	2024-10-22
Hans Hazenboom	Sidney	Canada	2024-10-22
Shawna Rink	Salt Spring island	Canada	2024-10-22
Kim Tebbutt	Salt Spring Island	Canada	2024-10-22
William Goddu	Saltspring island	Canada	2024-10-22
Jeffrey Savin	Salt Spring Island	Canada	2024-10-22
Lisa Cherneff	Richmond	Canada	2024-10-22
William O'Halloran	Mississauga	Canada	2024-10-22
Kathy Kilburn	North Bay	Canada	2024-10-22
Jennifer Ashley	SALT SPRING ISLAND	Canada	2024-10-22
Kathy Page	Salt Spring Island	Canada	2024-10-22
Tammy Bate	Port hope	Canada	2024-10-22

robert walsh	Sidney	Canada	2024-10-22
Lenore Black	Markham	Canada	2024-10-22
Cindy Rabson	Salt Spring Island	Canada	2024-10-22
Susan Batchelor	Victoria	Canada	2024-10-22
Isabella Boyd	Kitchener	Canada	2024-10-22
Andreas Mauer	Saltspring Island	Canada	2024-10-22
Lorna Vulliamy	Victoria	Canada	2024-10-22
Mr OKBIT MEHARI	New Westminster	Canada	2024-10-22
Matt Muise	Sidney	Canada	2024-10-22
Curt Firestone	Salt Spring Island	Canada	2024-10-22
Christine Carriere	Toronto	Canada	2024-10-22
roger moore	Surrey	Canada	2024-10-22
Elliot Brady	Victoria	Canada	2024-10-22
Jean McClure	Salt Spring Island	Canada	2024-10-22
Lynn Purves	Victoria	Canada	2024-10-22
Melody Li	Markham	Canada	2024-10-22
Mike Lewis	Victoria	Canada	2024-10-22
Tracey Poisson	Cowichan Bay	Canada	2024-10-22
Jeff Lederman	Sidney	Canada	2024-10-22
Philip Grange	Salt Spring Island	Canada	2024-10-22
Patrick Kinney	Salt Spring Island	Canada	2024-10-22
Chloe Haigh	Victoria	Canada	2024-10-22
SYLVIA MUNRO	Medicine Hat	Canada	2024-10-22
Rachel Vanags	Salt spring Island	Canada	2024-10-22
Deborah Kinney	Saanichton	Canada	2024-10-22
Lisa Sigurgeirson	Sidney	Canada	2024-10-22
Fanta Kamara	Mississauga	Canada	2024-10-23
bronwen evans	vancouver	Canada	2024-10-23
Luanne MacDonell	Toronto	Canada	2024-10-23
Devon Vine	Saltspring Island	Canada	2024-10-23
Gillian Kidd	Salt Spring Island	Canada	2024-10-23
Roxanne Cherrier	Ottawa	Canada	2024-10-23
Kirandip Kahlon	Surrey	Canada	2024-10-23
JOHN GUEST	Victoria	Canada	2024-10-23
Bobbi Ruckle	Salt Spring Island	Canada	2024-10-23
Mira Mackey	Saltspring	Canada	2024-10-23
April Mackey	Sidney	Canada	2024-10-23
U Thompson	Lake Cowichan	Canada	2024-10-23
Cynthia Reimers	salt spring island	Canada	2024-10-23
Cory Lauzon	Duncan B.C.	Canada	2024-10-23
Alain Grange	Vancouver	Canada	2024-10-23
Autum Falls	Salt Spring Island	Canada	2024-10-23
James Nicol	Sidney	Canada	2024-10-23
Hanna Munneke	North Saanich	Canada	2024-10-23
Byron Ward	Edmonton	Canada	2024-10-23
Patsy Doyle	Duncan	Canada	2024-10-23
Jane Kidd	Salt Spring Island	Canada	2024-10-23

Angie MacRae	Sidney	Canada	2024-10-23
Darren MacRae	Salt Spring Island	Canada	2024-10-23
Ivy Young	Regina	Canada	2024-10-23
Eli L	Salt spring	Canada	2024-10-23
Steven Stairs	Victoria	Canada	2024-10-23
Candace Froebe	Salt Spring Island	Canada	2024-10-23
Ronsld Crawgord	Sidney	Canada	2024-10-23
Joey Faircloth	Toronto	Canada	2024-10-23
Krahn Justin	Sidney	Canada	2024-10-23
Haley Theresa	Salt spring island	Canada	2024-10-23
Carol Miller	Salt Spring Is BC	Canada	2024-10-23
Samantha Chamberlin	Saanichton	Canada	2024-10-23
Brooke Shergold	Port Coquitlam	Canada	2024-10-23
Shauna Ringquist	Salt Spring Island	Canada	2024-10-23
Steven Holden	Victoria	Canada	2024-10-23
Jenine Coventry	Victoria	Canada	2024-10-23
Faye Mollberg	Sidney	Canada	2024-10-23
Sonja Dorotich	Salt Spring Island	Canada	2024-10-23
Babs O'Brien	Saltspring island	Canada	2024-10-23
Patricia Bielicki	Saanichton	Canada	2024-10-23
Deborah Boughner	Salt Spring Island	Canada	2024-10-23
Dhenae Fowler	Sidney	Canada	2024-10-23
RJ Ransom	Sidney	Canada	2024-10-23
Daphne Kuypers	Olds	Canada	2024-10-23
Tanis Royal	Saltspring Island	Canada	2024-10-23
Claire Siega	Ucluelet	Canada	2024-10-23
Jai Wilson	Sidney	Canada	2024-10-23
Andre Nicholas	Sidney	Canada	2024-10-23
Petra Hazenboom	Saltspring island	Canada	2024-10-23
laura wedman	Saanichton	Canada	2024-10-23
Wera Riegger	Salt Spring Island	Canada	2024-10-23
Amberlynn Harbut	Vancouver	Canada	2024-10-23
Michael Lacey	Sidney	Canada	2024-10-23
Shelby Samorodny	Toronto	Canada	2024-10-23
Marggie Warbey	Salt Spring Island	Canada	2024-10-23
Lokiel Jeong	Calgary	Canada	2024-10-23
Adonis Chamberland	Saint-Bruno-de-Montarvill	Canada	2024-10-23
sara evans	Nanaimo	Canada	2024-10-23
Jocelyn Pitsch	Vancouver	Canada	2024-10-23
Everett Blackwell	Vancouver	Canada	2024-10-23
Mike McCann	Salt Spring Island	Canada	2024-10-23
Mariola Jamrozinska	Salt Spring Island	Canada	2024-10-23
Bryan Dubien	Sidney	Canada	2024-10-23
Jeremy Hayward	Powell River	Canada	2024-10-23
wendy hamilton	salt spring island	Canada	2024-10-23
Rhonda Mills	Salt Spring Isla d	Canada	2024-10-23
Tracy Lynch	Richmond	Canada	2024-10-23

Rose Bartman	Sidney	Canada	2024-10-23
Norene Procter	Cochrane	Canada	2024-10-23
Florence Chevalier	Sidney	Canada	2024-10-23
Emma Yeates	Toronto	Canada	2024-10-23
Jane Poulston	Sidney	Canada	2024-10-23
Moe Wendt	Salt Spring Island	Canada	2024-10-23
Lucy Brain	Salt Spring Island	Canada	2024-10-23
Maikan Bordeleau	Salt Spring Island	Canada	2024-10-23
Brenda Deroos	Saltspring	Canada	2024-10-23
Maxwell brady	Hanover Park	US	2024-10-23
Christine Vopel	Sidney	Canada	2024-10-23
lucie Baldwin	Salt Spring Island	Canada	2024-10-23
Anna Haltrecht	Salt Spring Island	Canada	2024-10-23
Bryn Finer	Salt Spring Island	Canada	2024-10-23
Julie Howard	Sidney	Canada	2024-10-23
sydney Gessinger	salt spring Island	Canada	2024-10-23
Val Robles	Waterdown	Canada	2024-10-23
Allan Mather	Salt Spring Island	Canada	2024-10-23
Miriam Reid	Saltspring Island	Canada	2024-10-23
Inge Remesz	Sidney	Canada	2024-10-23
Ariana Fotinakis	Capital	Canada	2024-10-23
Sandler Gordon	Salt Spring Island	Canada	2024-10-23
Amrit Crowther	Victoria	Canada	2024-10-23
Nick Mckinnon	Victoria	Canada	2024-10-23
Bevis Lowry	Salt Spring Island	Canada	2024-10-23
Nicole Preston	Vancouver	Canada	2024-10-23
Benjamin Goresky	Vancouver	Canada	2024-10-23
Natu Mbanefo	Salt Spring Island	Canada	2024-10-23
Kari Spiers	Sidney	Canada	2024-10-23
Israel Cohen	Salt Spring Island	Canada	2024-10-23
Kaeli Dragomir	Salt Spring Island	Canada	2024-10-23
akasha forest	Duncan	Canada	2024-10-23
Daniel Margolese	Salt Spring Island	Canada	2024-10-23
Clare Hoffman	Salt Spring Island	Canada	2024-10-23
Ulrieke Benner	Salt Spring Island	Canada	2024-10-23
Olga Parkomenko	Salt Spring Island	Canada	2024-10-23
Susan Pearson	Vancouver	Canada	2024-10-23
Julie Mackinnon	Salt Spring Island	Canada	2024-10-23
Lauren Goldman	Vancouver	Canada	2024-10-23
Lisa Amaea Reynolds	Sidney	Canada	2024-10-23
Randal Shipley	Sidney	Canada	2024-10-23
Gwendolyn McDonald	Salt Spring Island	Canada	2024-10-23
Sam Mitchell	Saskatoon	Canada	2024-10-23
Asia Petis	Salt Spring Island	Canada	2024-10-23
Barb Hill	Abbotsford	Canada	2024-10-23
Juliet Brown	Vancouver	Canada	2024-10-23
Jane Squier	SSI	Canada	2024-10-23

Samantha Davies	Victoria	Canada	2024-10-23
Maya Grayson	Burnaby	Canada	2024-10-23
Richard Veenhof	Salt Spring Island	Canada	2024-10-23
Bonnie Robson	Galiano Island	Canada	2024-10-23
Krista Whaley	Ganges	India	2024-10-23
Rich D	Sidney	Canada	2024-10-23
Mia Kerrigan	Montreal	Canada	2024-10-23
Susan Evanson	Barbados	Barbados	2024-10-23
Eli Ranguelova	Toronto	Canada	2024-10-23
natacha frade	kirkland lake	Canada	2024-10-23
Melinda Divers	Salt Spring Island	Canada	2024-10-23
Noelle Walsh	Marystown	Canada	2024-10-23
Tishauna Virgo	Welland	Canada	2024-10-23
carolyn levy	salt spring island	Canada	2024-10-23
sherry williams	Surrey	Canada	2024-10-23
NICOLE MARCOUX	Montréal	Canada	2024-10-23
Simon Telky	Courtice	Canada	2024-10-23
Kim Stewart	Sidney	Canada	2024-10-23
Ryder Mulherin	Saltspring Island	Canada	2024-10-23
William Schulze	Salt Spring Island	Canada	2024-10-23
Shane Kilpatrick	Sidney	Canada	2024-10-23
Renee Dewit	Toronto	Canada	2024-10-23
Trish Barclay	Chelsea	Canada	2024-10-23
Kathy Fraser	Parksville	Canada	2024-10-23
Linda Dares	Sidney	Canada	2024-10-23
Anne Carroll	Comox	Canada	2024-10-23
Claudia Clarke	Salt Spring Island	Canada	2024-10-23
Lynda Crawford	Salt Spring Island bc	Canada	2024-10-23
Sandra Charge	Sidney	Canada	2024-10-23
Elizabeth Young	Sidney	Canada	2024-10-23
Garethpenrose2026@gama	Guelph	Canada	2024-10-23
Lynda Hoogendoorn	Mississauga	Canada	2024-10-23
Samuel Barnes	Sidney	Canada	2024-10-23
Dorianna Chessa	Sidney	Canada	2024-10-23
Robin Hall	Waterloo	Canada	2024-10-23
Tia Benn	Victoria	Canada	2024-10-23
Gail Hay	Saltspringisland	Canada	2024-10-23
minzie anderson	salt spring island BC	Canada	2024-10-23
Martina Pessotto	Sidney	Canada	2024-10-23
Alanah White	Dartmouth	Canada	2024-10-23
eugene whelan	cbs	Canada	2024-10-23
Samantha harron	Saltspring island	Canada	2024-10-23
John FitzGibbon	Vancouver	Canada	2024-10-23
Andrea Ernst	Swift Current	Canada	2024-10-23
M.P. McLaughlin	Salt Spring Island	Canada	2024-10-23
Malcolm Shoolbraid	Sidney	Canada	2024-10-23
Jane Nicola Wheston	198 woodland drive	Canada	2024-10-23

Sandra Locke	Salt Spring Is. B.C.	Canada	2024-10-23
Tamara Mortimer	Victoria	Canada	2024-10-23
Murray Reiss	Salt Spring Island	Canada	2024-10-23
Heike Reinhardt	Richmond	Canada	2024-10-23
Debbie Magnusson	SALT-SPRG-ISL	Canada	2024-10-23
michael hume	Salt Spring Island	Canada	2024-10-23
Gail Lovig	Fanny Bay	Canada	2024-10-23
Micky Leung	Richmond	Canada	2024-10-23
susan Emmett	Victoria	Canada	2024-10-23
Karolin Erogullari	Toronto	Canada	2024-10-23
Louis Roka	Kelowna	Canada	2024-10-23
xin liu	vancouvet	Canada	2024-10-23
Isabella Volfe	Toronto	Canada	2024-10-23
Rashmi Mehrotra	Brampton	Canada	2024-10-23
Kathryn Kusyszyn	Vancouver	Canada	2024-10-23
Ann Gargett	Victoria	Canada	2024-10-23
Sue Earle	Salt Spring Is	Canada	2024-10-23
Jasmin Aldin	Vancouver	Canada	2024-10-23
Stephen Vine	Sidney	Canada	2024-10-23
Beth Cherneff	Salt Spring Island	Canada	2024-10-23
Larkin Schmiedl	Salt Spring Island	Canada	2024-10-23
Alex Castiel	Toronto	Canada	2024-10-23
Kerri Monk	Duncan	Canada	2024-10-23
Meghan De Jong	Vancouver	Canada	2024-10-23
Danielle Baragar	Malahat	Canada	2024-10-23
Philip Vernon	Salt Spring Island	Canada	2024-10-23
Rodger Sloan	Dartmouth	Canada	2024-10-23
Mona Fertig	Salt Spring Island	Canada	2024-10-23
Oria Atkinson	Sidney	Canada	2024-10-23
Laurie Forbes	Nelson	Canada	2024-10-23
Daniel Bennett	Victoria	Canada	2024-10-23
Bonnie Hay	Vancouver	Canada	2024-10-23
Shirley Graham	Salt Spring Island	Canada	2024-10-23
Marlena Alva	Edmonton	Canada	2024-10-23
Sherry Marcotte	Nanaimo	Canada	2024-10-23
Rebecca Gravonic	Saanichton	Canada	2024-10-23
Cecilia Sampson	Sidney	Canada	2024-10-23
Deborah Nostdal	Salt Spring Island	Canada	2024-10-23
Susan Bailey	Salt Spring	Canada	2024-10-23
Maya Macdonald	Parksville	Canada	2024-10-23
Bev Taylor	Salt Spring Island	Canada	2024-10-23
Gail Gulayets	Salt Spring Island	Canada	2024-10-23
Jackie Hayes	Burnaby	Canada	2024-10-23
Amos Mitchell	Victoria	Canada	2024-10-23
Janet McConachy	Salt Spring Island	Canada	2024-10-23
Robin Clarke	Port Coquitlam	Canada	2024-10-23
Inge Reindl	Sidney	Canada	2024-10-23

Sasha Skotecky	Salt Spring Island	Canada	2024-10-23
Terri Reid	Sidney	Canada	2024-10-23
VERA NEIRYNCK	CALGARY	Canada	2024-10-23
Josh Clarke	Salt spring island	Canada	2024-10-23
Sandy Guedes	Salt Spring Island	Canada	2024-10-23
Courtney Hughes	Saltspring Island	Canada	2024-10-23
Mary Clark Harkema	Salt Spring Island, B.C.	Canada	2024-10-23
Dina Hermann	Salt Spring Island	Canada	2024-10-23
Karen McCarthy	Victoria	Canada	2024-10-23
Nicholas Lahey-James	Burnaby	Canada	2024-10-23
Sam Yazdani	Toronto	Canada	2024-10-23
Brian Dobbin	Burnaby	Canada	2024-10-23
Jo-Anna Logan	Salt Spring Island	Canada	2024-10-23
Phyllis Coleman	Salt Spring Island	Canada	2024-10-23
Lala Tsai	Vancouver	Canada	2024-10-23
Peter Haase	Salt Spring Island	Canada	2024-10-23
Tara Ramdial	Brampton	Canada	2024-10-23
Ken Mackie	North Vancouver	Canada	2024-10-23
Lois Luckovich	Cobble Hill	Canada	2024-10-23
Brian Hayward	Saltspring Isl.	Canada	2024-10-23
Tamar Griggs	Sidney	Canada	2024-10-23
Suzan Hinds	Toronto	Canada	2024-10-23
Richard Steel	Salt Spring island	Canada	2024-10-23
anita alfoldi	Kitchener	Canada	2024-10-23
Melissa Burdey	Toronto	Canada	2024-10-23
Claudia French	Salt Spring Island BC	Canada	2024-10-23
Regine Klein	Victoria	Canada	2024-10-23
Hamzeh K	Ottawa	Canada	2024-10-23
Dave Johnson	Vancouver	Canada	2024-10-23
Carlie Blume	SALT SPRING ISLAND	Canada	2024-10-23
Carlyne Clark	Vancouver	Canada	2024-10-23
Birgit & Robert Bateman	Salt Spring Island	Canada	2024-10-23
Anke Smeele	Richmond	Canada	2024-10-23
Mona Rodriguez	Toronto	Canada	2024-10-23
Susan Sharp	Saltspring	Canada	2024-10-23
Ramona Wilson	Ladysmith	Canada	2024-10-23
Sharon McCollough	Sidney	Canada	2024-10-24
Normand DesRosiers	Salt Spring Island	Canada	2024-10-24
joel bronstein	salt spring island	Canada	2024-10-24
Erich Wojewski	Belleville	Canada	2024-10-24
Elaine Potter	Salt Spring Island	Canada	2024-10-24
Patricia Nobile	Salt aSpring Island	Canada	2024-10-24
meinsje vlaming	Mansons Landing	Canada	2024-10-24
Katharine Leslie	Salt Spring Island	Canada	2024-10-24
Paul Wolf	Salt Spring Island	Canada	2024-10-24
Audrey George	Duncan	Canada	2024-10-24
Denise Coward	Sidney	Canada	2024-10-24

Jocelyn Noyes	Burnaby	Canada	2024-10-24
Madeleine Levy	Toronto	Canada	2024-10-24
Sean McLaughlan	east 10th st	Canada	2024-10-24
Nuria Belastegui	Salt Spring Island	Canada	2024-10-24
Diane Léveill�	Ottawa	Canada	2024-10-24
Elaine Beattie	Saltspring Island	Canada	2024-10-24
Callie Nagle	Saltspring Island	Canada	2024-10-24
Martin T. Adam	Vancouver	Canada	2024-10-24
Ashley Brown	Duncan	Canada	2024-10-24
Ginette Corbeil	St-J�r�me	Canada	2024-10-24
Debbie Magnusson	Salt Spring Island	Canada	2024-10-24
Jenna Miles	Dartmouth	Canada	2024-10-24
Nicole van Poelgeest	Saanichton	Canada	2024-10-24
Pamela Brain	Salt Spring Island	Canada	2024-10-24
Norhan Elwardany	Calgary	Canada	2024-10-24
Scott Vrooman	Salt Spring Island	Canada	2024-10-24
Jo Lundstrom Smith	Salt Spring Island	Canada	2024-10-24
Virginia Mcnab	Qualicum Beach	Canada	2024-10-24
Carmen Casanova	Salt Spring Island	Canada	2024-10-24
marcelle Roy	SSI	Canada	2024-10-24
Issac Dziak	Waterloo	Canada	2024-10-24
Maureen Cue	Victoria	Canada	2024-10-24
Nelly Kostelijk	Salt Spring Island	Canada	2024-10-24
Richard Mackie	North Saanich	Canada	2024-10-24
Suzie Beausoleil	Val-des-monts	Canada	2024-10-24
Raven Fox	Salt Spring Island	Canada	2024-10-24
Patricia Furot	Saltspring Island	Canada	2024-10-24
Ron Cooke	Sidney	Canada	2024-10-24
Sarah Kerman	Vancouver	Canada	2024-10-24
Bronwyn Jones	Powell River	Canada	2024-10-24
Cami Venter	Vancouver	Canada	2024-10-24
Petra Hasenfratz	Sidney	Canada	2024-10-24
Zoe Chalmers	Salt Spring Island	Canada	2024-10-24
Raymond Charlie	Duncan	Canada	2024-10-24
Eric Pelkey	Saanichton	Canada	2024-10-24
Sarah Jang	Nanaimo	Canada	2024-10-24
Tom Mitchell	Ganges	Canada	2024-10-24
Kristi Spencer	Saanichton	Canada	2024-10-24
Anuradha Hannah	Salt Spring Island	Canada	2024-10-24
Marnie Chonka	Sidney	Canada	2024-10-24
Ashley MacDonald	Salt Spring	Canada	2024-10-24
Brittany Sparks	Kingston	Canada	2024-10-24
Roo Friend		Australia	2024-10-24
David Friesen	Aylmer	Canada	2024-10-24
Ann McRuvie	Caledon	Canada	2024-10-24
Renee Bigras	Greater Sudbury	Canada	2024-10-24
Tricia Wands	Kitchener	Canada	2024-10-24

Kayla Pollock	Grande Prairie	Canada	2024-10-24
Steven McLarty-Payson	St. Thomas	Canada	2024-10-24
James Rogers	Victoria	Canada	2024-10-24
Michael Byers	Salt Spring Island	Canada	2024-10-24
Heather McPhee	Kamloops	Canada	2024-10-24
Rowan Wolf	Salt Spring Island	Canada	2024-10-24
Colten Engedahl	Calgary	Canada	2024-10-24
Valerie Beadle	Swan River	Canada	2024-10-24
Eliza Potter	Grand Forks	Canada	2024-10-24
Stephen Robinson	Chilliwack	Canada	2024-10-24
Mackenzie Clark	Saanichton	Canada	2024-10-24
Stevie Chernish	Sidney	Canada	2024-10-24
Blair Armstrong	Salt spring island	Canada	2024-10-24
Tito Ohep	Salt Spring Island	Canada	2024-10-24
Erynn Donahue	Saanichton	Canada	2024-10-24
Hannah Webb	Salt Spring Island	Canada	2024-10-24
Karen Reiss	Salt Spring Island	Canada	2024-10-24
Christine hrvatin	vancouver	Canada	2024-10-24
Jessica Leroux	Salt Spring Island	Canada	2024-10-24
Zoe Tremblay	Salt spring island	Canada	2024-10-24
Paige Faraci	Salt spring island	Canada	2024-10-24
William Lewis	Salt Spring Island	Canada	2024-10-24
Arwen Joy	Victoria	Canada	2024-10-24
Gary Bywater	Saltspring Island	Canada	2024-10-24
Sharon Bywater	Salt Spring Island	Canada	2024-10-24
Ary Cu	Toronto	Canada	2024-10-24
Marie Forster	Kingston	Canada	2024-10-24
Maxine Leichter	Salt Spring Island	Canada	2024-10-24
Susan Hannon	Salt Spring Island	Canada	2024-10-24
Mich F	Sidney	Canada	2024-10-24
Michael Thompson	Hornby Island	Canada	2024-10-24
Tyger Stafford	Victoria	Canada	2024-10-24
caitlin Hansen	Salt Spring Island	Canada	2024-10-24
Josephine Fletcher	Salt Spring Island,B.C.	Canada	2024-10-24
Selena La Brooy	Salt spring island	Canada	2024-10-24
Valerie Pagnier	Hornby Island	Canada	2024-10-24
Joan Werner	Salt Spring Island	Canada	2024-10-24
Devin Ross	Ucluelet	Canada	2024-10-24
Rachel Sawry	Victoria	Canada	2024-10-24
Mike Cannon	Victoria	Canada	2024-10-24
Susan Horner	Hornby Island	Canada	2024-10-25
Melanie Murray	Denman Island	Canada	2024-10-25
Joanne Ovitsland	Hornby Island	Canada	2024-10-25
Manal Koshebye	Milton	Canada	2024-10-25
Jason Moulton	Vancouver	Canada	2024-10-25
Judy McPhee	Salt Spring Island	Canada	2024-10-25
Amber Holman	Victoria	Canada	2024-10-25

Sandi Johnson	Salt Spring Island	Canada	2024-10-25
Janice Richards	Burnaby	Canada	2024-10-25
Aidon Morris	Salt Spring Island	Canada	2024-10-25
Jules Platt	Hornby Island	Canada	2024-10-25
Jim Hebert	Nanaimo	Canada	2024-10-25
Christina Jackson	Sidney	Canada	2024-10-25
Larry Citra	Salt Spring Island	Canada	2024-10-25
Lea Lyster	Penticton	Canada	2024-10-25
Mel Ferrabee	Vancouver	Canada	2024-10-25
Angel-Blue Horvath Veselin	Victoria	Canada	2024-10-25
Woody Leztew	Calgary	Canada	2024-10-25
Angelo Scaia	Sidney	Canada	2024-10-25
Minette Moolman	Port Moody	Canada	2024-10-25
Sjsjdn Djjdjdnd	Victoria	Canada	2024-10-25
Jordan King	Nanaimo	Canada	2024-10-25
Caroline Palfy	Victoria	Canada	2024-10-25
Kelley McKenzie	Sidney	Canada	2024-10-25
Robin Ridington	Victoria	Canada	2024-10-25
Syd Beagle	Salt Spring Island	Canada	2024-10-25
Sofia Amaya	Salt Spring	Canada	2024-10-25
Dianne Radmore	Denman Island	Canada	2024-10-25
Beatrix Mills	Vancouver	Canada	2024-10-25
Elsa White	Victoria	Canada	2024-10-25
Deirdre Rowland	Kentville	Canada	2024-10-25
Paul Stephenson	Invermere	Canada	2024-10-25
Ron Olson	Edmonton, Alberta	Canada	2024-10-25
Anne Millerd	Salt Spring Island	Canada	2024-10-25
Nicole LaForge	Victoria	Canada	2024-10-25
Russell Baldwin	Scarborough	Canada	2024-10-25
Es Warwick	Victoria	Canada	2024-10-25
Spencer and Quinn Laporte	Victoria	Canada	2024-10-25
Jennifer Chessa	Vancouver	Canada	2024-10-25
Adina Veselinovic	Sidney	Canada	2024-10-25
Lynda Cole	Salt spring Island	Canada	2024-10-25
John Millerd	Sidney	Canada	2024-10-25
Jane Zatylny	Ladysmith	Canada	2024-10-25
Devonnie Combs	St catharines	Canada	2024-10-25
Jeff Wasiluk	Salt Spring Island	Canada	2024-10-25
Susanne Lynn	Toronto	Canada	2024-10-25
Naomi Hart	Exeter	UK	2024-10-25
Gabe Connolly Sifton	Parksville	Canada	2024-10-25
c n	Bracebridge	Canada	2024-10-25
J Cooper	Ville Emard,Qc	Canada	2024-10-25
Sheldon Wilford	Nanaimo	Canada	2024-10-25
Zoe Ma	Vancouver	Canada	2024-10-25
Kate Nash	Salt Spring Island	Canada	2024-10-25
Leslie Corry	Sidney	Canada	2024-10-25

Cheryl Khidaroo	Toronto	Canada	2024-10-25
Laryssa Toroshenko	Sidney	Canada	2024-10-25
Kathleen Maser	Salt Spring Island	Canada	2024-10-25
Franki Harrogate	Edmonton	Canada	2024-10-25
Cath Taylor	Vancouver	Canada	2024-10-25
Mimi Mimi	Richmond	Canada	2024-10-25
Audrey Wild	Salt Spring Island	Canada	2024-10-25
Linda Larson	North Vancouver	Canada	2024-10-25
Van den Meerssche Christir	Courtenay	Canada	2024-10-25
John Martin	Victoria	Canada	2024-10-25
Stephen Abbott	Oxford Mills	Canada	2024-10-25
Nimrat Muker	Toronto	Canada	2024-10-25
Donna McWhirter	Saanichton	Canada	2024-10-25
Carol Hay	Kitchener	Canada	2024-10-25
Barbara Freitas	Vancouver	Canada	2024-10-25
Gen Corriveau	Dieppe	Canada	2024-10-25
arlene mason	Hornby Island	Canada	2024-10-25
Tamara Lovegrove	Sidney	Canada	2024-10-25
Judith Bradley	Salt Spring Island	Canada	2024-10-25
john saunby	Delta	Canada	2024-10-26
Marie Cyr	Salt Spring Island	Canada	2024-10-26
David Connauton	Fort Macleod	Canada	2024-10-26
Wendy Wickland	Salt Spring Island	Canada	2024-10-26
Carole Eyles	Sidney	Canada	2024-10-26
silvia pasqualino	Vaughan	Canada	2024-10-26
Elly Silverman	Salt Spring Island	Canada	2024-10-26
Callan Park	Nanaimo	Canada	2024-10-26
Ashley Carter	Salt Spring Island	Canada	2024-10-26
Lynda Maloney	Courtenay	Canada	2024-10-26
Sheldon Fried	Montreal	Canada	2024-10-26
John Dyck	Chilliwack	Canada	2024-10-26
Stephen Hall	Brampton	Canada	2024-10-26
Janice Parker	Pender Island	Canada	2024-10-26
Jessica Terezakis	Salt Spring Island	Canada	2024-10-26
Leif Kasmer	Nanaimo	Canada	2024-10-26
Kathy Conner	Salt Spring Island BC	Canada	2024-10-26
Jane Armstrong	samt	Canada	2024-10-26
Jane MacKenzie	Sidney	Canada	2024-10-26
Jeff Alexander	Joliet	US	2024-10-26
Anne Beaudry	Pembroke	Canada	2024-10-26
Gloria McEachern	Sidney	Canada	2024-10-26
Savannah Rose	Mission	Canada	2024-10-26
Lucy Esposito	Brampton	Canada	2024-10-26
Catherine Griffiths	Salt Spring Island	Canada	2024-10-26
Joan Dickensen	Salt Spring Island	Canada	2024-10-26
Kenneth lee	Salt Spring Island	Canada	2024-10-26
Caren Fennell	Salt Spring Island	Canada	2024-10-26

Kelly Waters	Salt Spring Island	Canada	2024-10-26
Elizabeth Buchanan	Salt Spring Island	Canada	2024-10-26
Ann King	Sidney	Canada	2024-10-26
Jos Oman	Vancouver	Canada	2024-10-26
Rochelle Davidson	Richmond	Canada	2024-10-26
Melanie Wood	Fredericton	Canada	2024-10-26
Richard Dick	Sidney	Canada	2024-10-26
Jim Cliffe	Victoria	Canada	2024-10-26
Anna Peters	Hope	Canada	2024-10-26
Jen MacLellan	Salt spring island	Canada	2024-10-26
Jennifer LeBlanc	Victoria	Canada	2024-10-26
Susan Leibik	Vancouver	Canada	2024-10-26
Robert Cocking	Maple Ridge	Canada	2024-10-26
Sahara Jokhu	Pickering	Canada	2024-10-26
Emilie Sipos	Salt Spring island	Canada	2024-10-26
Anne Watson	Sidney	Canada	2024-10-26
Kaedyn Allen	Millbrook	Canada	2024-10-27
Bob MacKie	Salt Spring Island	Canada	2024-10-27
lynn Thorburn	Salt Spring Island	Canada	2024-10-27
Beatriz Ohep	Salt spring island	Canada	2024-10-27
Dale Thorson	Salt Spring Island	Canada	2024-10-27
Hana Kamea	Saltspring Island	Canada	2024-10-27
Carol Williams	Sidney	Canada	2024-10-27
Linda Woodley	Salt Spring Island	Canada	2024-10-27
Patricia Brown	Burnaby	Canada	2024-10-27
Mike Lundberg	Edmonton	Canada	2024-10-27
Chris Arnett	Sidney	Canada	2024-10-27
joel stillwell	Sidney	Canada	2024-10-27
Jennifer Smith	Sidney	Canada	2024-10-27
Alsoon Brine	Hornby Island	Canada	2024-10-27
Steve Martindale	Salt Spring Island	Canada	2024-10-27
Susanna Kong	Salt Spring Island	Canada	2024-10-27
Nahren Joseph	Woodbridge	Canada	2024-10-27
Anna Ford	Salt Spring Island	Canada	2024-10-27
Peggy Sowden	Sayward	Canada	2024-10-27
Kathy Gillis	Salt Spring	Canada	2024-10-27
Laurence Coogan	SSI	Canada	2024-10-27
Alison Vida	Salt Spring Island	Canada	2024-10-28
Jeanne Lyons	Salt Spring Island	Canada	2024-10-28
Barbara Arnett	Salt Spring Island	Canada	2024-10-28
Amy Baumann	Salt Spring Island	Canada	2024-10-28
Maddison Vowles	Gimli	Canada	2024-10-28
Melissa Searcy	Salt Spring Island	Canada	2024-10-28
Chantelle lebrun	Lytton	Canada	2024-10-28
Melanie Mulherin	Salt Spring Island	Canada	2024-10-28
Nancy Deas	Saltspring island	Canada	2024-10-28
Catherine Parker	Salt Spring Island	Canada	2024-10-28

sandy mate	lindsay	Canada	2024-10-28
Charles Alsberg	Salt Spring Island	Canada	2024-10-28
Suzanne Burch	Salt Spring Island	Canada	2024-10-28
Holly Thorson	Victoria	Canada	2024-10-28
elisa rathje	Sidney	Canada	2024-10-28
Lila Gill	Salt Spring island	Canada	2024-10-28
Joanna Scalise	Hinchinbrooke	Canada	2024-10-28
Cheyenne Weston		Canada	2024-10-28
Tony Beck	Salt Spring Island	Canada	2024-10-28
Guy Hoffman	Vancouver	Canada	2024-10-28
Quinn Masselink	pender island	Canada	2024-10-28
Michelle Masselink	Duncan	Canada	2024-10-28
Nancy Baron	Penticton	Canada	2024-10-28
janet Rayner	Salt Spring Island	Canada	2024-10-28
A. Jean Elder	Saanichton	Canada	2024-10-28
Lisa Jarvis	Salt Spring Island	Canada	2024-10-29
Natalie Baack	Salt Spring Island	Canada	2024-10-29
Catherine Young	Saltspring Island	Canada	2024-10-29
Anyse Gaudet	Moncton	Canada	2024-10-29
Leslie Hood	Calgary	Canada	2024-10-29
Monica Monica	Vancouver	Canada	2024-10-29
Carola Heydemann	Saltspring island	Canada	2024-10-29
debbie Pytel	SALT SPRING ISLAND	Canada	2024-10-29
annique wood	Vancouver	Canada	2024-10-29
matjaz vovk	Ijubljana	Slovenia	2024-10-29
Rupert Adams	Sidney	Canada	2024-10-29
janine wolfe	Victoria	Canada	2024-10-29
Karen Clemson	Sidney	Canada	2024-10-29
Anna Falcioni	Saltspring	Canada	2024-10-29
SJ Smith	Sidney	Canada	2024-10-29
Sherrill Orpen	Salt Spring Island	Canada	2024-10-29
Nancy Wigen	Salt Spring Island	Canada	2024-10-29
Ed and Jan Jang	Salt Spring Island	Canada	2024-10-29
Deyva Rayna	Victoria	Canada	2024-10-29
Krista Reed	Salt Spring Island	Canada	2024-10-29
Claudia Galea	Sidney	Canada	2024-10-29
danielle power power	Sidney	Canada	2024-10-29
Corine Koek		Netherlands	2024-10-29
Emma Frank	Victoria	Canada	2024-10-29
Melissa Mullen	Portland	US	2024-10-29
Emily Mclvor	Victoria	Canada	2024-10-29
Anne Folkertsma		Netherlands	2024-10-29
Michael Surman	Vancouver	Canada	2024-10-29
Naomi Jason	Saanichton	Canada	2024-10-29
Hannah Spray	Saanichton	Canada	2024-10-29
Susan Good	Salt Spring Island	Canada	2024-10-29
Dulcy Wilson	Salt Spring Island	US	2024-10-29

Simone Miller	Salt Spring Island	Canada	2024-10-29
Brindle Helen	Duncan	Canada	2024-10-29
Laura Richardson	Central Saanich	Canada	2024-10-29
Nicole Billwiller	Duncan	Canada	2024-10-29
Deborah Miller	Sidney	Canada	2024-10-29
Joni Devlin	Saanichton	Canada	2024-10-29
Johanna Stein	Vancouver	Canada	2024-10-29
Ellie Moller	Salt Spring Island	Canada	2024-10-29
David Gooding	Saltspring Island	Canada	2024-10-29
Christina Kante	Victoria	Canada	2024-10-29
Tara Heydon	Peterborough	Canada	2024-10-29
Meyers Christopher	Burnaby	Canada	2024-10-30
carolyn tytor	Kamloops	Canada	2024-10-30
Joan Klatt	Skilled	Canada	2024-10-30
Alex Taylor	Prince George	Canada	2024-10-30
Frank Huether	Salt Spring island	Canada	2024-10-30
Robert Rowe	Hamilton	Canada	2024-10-30
eleanor joy	Nanoose Bay, British Col	Canada	2024-10-30
Claire Ryder	Victoria	Canada	2024-10-30
Paul Langevin	Salt Spring Island	Canada	2024-10-30
Emma Reid-Sharp	Victoria	Canada	2024-10-30
P. Satya Jehman	Salt Spring Island	Canada	2024-10-30
Lauren Baker	Salt Spring	Canada	2024-10-30
Andy Poystila	North Vancouver	Canada	2024-10-30
Terrence Plain	Sidney	Canada	2024-10-30
David Ogle	Sidney	Canada	2024-10-30
Karen Nielsen	Salt Spring Island	Canada	2024-10-30
Heather Martin-McNab	Salt Spring Island	Canada	2024-10-30
Shamana Ali	Toronto	Canada	2024-10-30
Sarah Kisko	Calgary	Canada	2024-10-30
Deb L. Morrison	Salt Spring Island	Canada	2024-10-30
Janice Little	Salt Spring Island	Canada	2024-10-31
Ray Little	Salt Spring Island	Canada	2024-10-31
Shelley Yuskow	SSI	Canada	2024-10-31
Lisa Fleming	Pender Island	Canada	2024-10-31
Erin Fawcett	Saltspring	Canada	2024-10-31
Nancy Dutka	St. Albert	Canada	2024-10-31
talluto donna	Lake Cowichan	Canada	2024-10-31
Karen Johnson	Salt Spring Island	Canada	2024-10-31
Marilyn Dutka	Sherwood Park	Canada	2024-10-31
Linda Gilkeson	Salt Spring Island	Canada	2024-10-31
Mona Donovan	Sidney	Canada	2024-10-31
Riley Donovan		Canada	2024-10-31
Kyle Lyon	Vancouver	Canada	2024-10-31
Leonie Jaesch	Salt Spring Island	Canada	2024-10-31
Violet May	Salt Spring Island	Canada	2024-10-31
Trevor May	Salt Spring Island	Canada	2024-10-31

Wendy Hubner	Sidney	Canada	2024-10-31
Leslie Simmons	Palmdale	US	2024-10-31
Carmelina Martin	Toronto	Canada	2024-10-31
Gay Utter	Salt Spring Island	Canada	2024-10-31
Alinka Porebska	Salt Spring Island	Canada	2024-10-31
Eric Cermak	Victoria	Canada	2024-10-31
Michael White	Crofton	Canada	2024-10-31
Wendy Kloiber	Kitchener	Canada	2024-10-31
Brenda May	Sidney	Canada	2024-11-01
Sheralin Cook	Salt Spring Island	Canada	2024-11-01
Sara Dutka	Salt spring island	Canada	2024-11-01
Pam Miskey	Sidney	Canada	2024-11-01
Judith Harrison	Salt Spring Island, BC	Canada	2024-11-01
Peter McKenzie	salt Spring Is.	Canada	2024-11-01
Marianne Campbell	Salt Spring Island	Canada	2024-11-01
Lionel Johnson	Salt Spring Island	Canada	2024-11-01
Caroline Ballhorn	Vancouver	Canada	2024-11-01
LeeAnne Tough	SSIsland BC	Canada	2024-11-01
Corinna Hagel	Vancouver	Canada	2024-11-01
Kyle Fostner	Vancouver	Canada	2024-11-01
Erica Dion	Vancouver	Canada	2024-11-01
MargeryA Moore	Toronto	Canada	2024-11-01
Kalyaan Kumar Selvakumar	Salt Spring Island	Canada	2024-11-01
Catherine McInnis	Vancouver	Canada	2024-11-01
Riley Poystila	New Westminster	Canada	2024-11-01
Jenny Lee Craig	Vancouver	Canada	2024-11-01
Christina Schultz	Vancouver	Canada	2024-11-01
Karen Shirley	Duncan	Canada	2024-11-01
Michael Wall	Salt Spring Island	Canada	2024-11-01
Stephanie Grayson	Victoria	Canada	2024-11-01
Julie Ramsay	Duncan	Canada	2024-11-01
Diane Cronk	Victoria	Canada	2024-11-01
Jody Jackson	Duncan	Canada	2024-11-01
Cyril Hume	Victoria	Canada	2024-11-01
Lin Louie	Victoria	Canada	2024-11-01
Ken Spittle	Salt Spring Island	Canada	2024-11-01
Sylvia BRADSHAW	Victoria	Canada	2024-11-01
David Carlile	Duncan	Canada	2024-11-01
Sophie Lathigee	Victoria	Canada	2024-11-01
Jeremy Sagar	Duncan	Canada	2024-11-01
Margaret Ofiesh	Victoria	Canada	2024-11-01
Stefan Hall	Victoria	Canada	2024-11-01
Alan Dunning	Victoria	Canada	2024-11-01
clayton uyeda	Victoria	Canada	2024-11-01
Chout Rodriguez	Victoria	Canada	2024-11-01
Arensha Garrison	Sidney	Canada	2024-11-01
Matthew David Keizers	Shawnigan Lake	Canada	2024-11-01

Nicholas Rubidge	Victoria	Canada	2024-11-01
Allan Bruce	Salt Spring Island	Canada	2024-11-01
Ginga Paul Gladman	Galiano Island	Canada	2024-11-01
Monika Nygaard	Chemainus	Canada	2024-11-01
Lucinda Komisar	Victoria	Canada	2024-11-01
Lorraine Russell	Duncan	Canada	2024-11-01
Christy Purdon	Duncan	Canada	2024-11-01
Brenda Bysouth	Victoria	Canada	2024-11-01
Samantha Sanderson	Salt Spring Island, BC	Canada	2024-11-01
Tristan Bohart	Victoria	Canada	2024-11-01
Alison LeDuc	Victoria	Canada	2024-11-01
Lorraine Lajeunesse	Victoria	Canada	2024-11-01
marcia jeanne	saltspring island B.C.	Canada	2024-11-01
donna johnstone	salt spring island	Canada	2024-11-01
Rosalind Hope	Salt Spring Island	Canada	2024-11-01
Carolyn McAskie	Sidney	Canada	2024-11-01
Keith Stead	Victoria	Canada	2024-11-01
Tiffany Wightman	Saltapring island	Canada	2024-11-01
Megan Halford	Victoria	Canada	2024-11-01
Robin Ferry	Salt Spring Island, BC	Canada	2024-11-01
Judy Smith	Victoria	Canada	2024-11-01
Mark Stevens	Sidney	Canada	2024-11-02
Marie Janisse	Pender Island	Canada	2024-11-02
Jim Rawling	Victoria	Canada	2024-11-02
David Rea	Mayne Island	Canada	2024-11-02
Seth Klapman	Salt Spring Island	Canada	2024-11-02
Jacqueline Walters	Sidney	Canada	2024-11-02
wendy hamilton	Sidney	Canada	2024-11-02
Dave Normandin	Duncan	Canada	2024-11-02
Erin Prittie	Duncan	Canada	2024-11-02
Ariel Allen	Victoria	Canada	2024-11-02
Susan Presho	Victoria	Canada	2024-11-02
Patricia Hawkes	Crofton	Canada	2024-11-02
s bauer	Saanichton	Canada	2024-11-02
Argo Shauna	Cobble Hill	Canada	2024-11-02
Genevieve Maser	Montreal	Kyrgyzstan	2024-11-02
paola catapano	Victoria	Canada	2024-11-02
Patricia Meyer	Saltspring Is.	Canada	2024-11-02
Johanna Murray	Saltspring Island	Canada	2024-11-02
Barb Lambert	Victoria	Canada	2024-11-02
Lorenz Eppinger	Burnaby	Canada	2024-11-02
Carolyn Pratt	Victoria	Canada	2024-11-02
Robert Bingen	Sidney	Canada	2024-11-02
Kelly Graves	Salt Spring Island	Canada	2024-11-02
gloria glenn	Seattle	US	2024-11-02
Milt Boehmer	Salt Spring Island	Canada	2024-11-02
Sharlene Lazin	Mayne Island	Canada	2024-11-02

Janet Grafton	Salt Spring Island	Canada	2024-11-02
Leigh Milne	Salt Spring Island	Canada	2024-11-02
Reith Humphreys	Vancouver	Canada	2024-11-02
Alexis Birnie	Victoria	Canada	2024-11-02
Terry Curell	Salt Spring Island	Canada	2024-11-02
David Stepaniuk	Sidney	Canada	2024-11-02
G. J. Browning	Sidney	Canada	2024-11-02
Christine Stewart	Salt Spring Island	Canada	2024-11-03
J W		Canada	2024-11-03
Pamela Thornley	Salt Spring Island	Canada	2024-11-03
Cyrus Miller	Saltspring Island	Canada	2024-11-03
Esther Evanik	Salt Spring Island	Canada	2024-11-03
Kara Hummelt	Winnipeg	Canada	2024-11-03
louise pothier	Salt Spring island	Canada	2024-11-03
David Brown	Vancouver	Canada	2024-11-03
rosemary kilmer	salt srping island	Canada	2024-11-03
melissa matiieson	Victoria	Canada	2024-11-03
Julie Kemble	Saltspring Island	Canada	2024-11-03
Ralf Waters	Saltspring Island	Canada	2024-11-03
Yvonne Dawydiak	Salt Spring	Canada	2024-11-03
Julie Hinton	Duncan	Canada	2024-11-03
Liz Everett	Victoria	Canada	2024-11-03
Mona Vane	Salt spring island	Canada	2024-11-03
Cindy Cairns	Victoria	Canada	2024-11-03
Cheryl Coppard	Ganges	Canada	2024-11-04
Anne Buckley	Salt Spring island	Canada	2024-11-04
clara shandler	Vancouver	Canada	2024-11-04
Everest Masselink	Vancouver	Canada	2024-11-04
Wendy Squirrell	Sidney	Canada	2024-11-04
Lori Parker	Victoria	Canada	2024-11-04
Jessie Neilson	Destin	US	2024-11-04
don church	Salt Spring Island	Canada	2024-11-04
Arlene Dashwood	Saltspring Island BC	Canada	2024-11-04
Peter Dutka	Salt spring island	Canada	2024-11-04
Kate Riddell	Victoria	Canada	2024-11-04
Victoria Clarke	Burnaby	Canada	2024-11-05
Janet Mitchell	North Saanich	Canada	2024-11-05
Alida De boer	Salt spring	Canada	2024-11-05
Sarah Currie	Sidney	Canada	2024-11-05
Paul Magnusson	Victoria	Canada	2024-11-05
Teresa Whitehouse	Coquitlam	Canada	2024-11-05
Jeremy Wade	Vancouver	Canada	2024-11-05
Emily Wade	Vancouver	Canada	2024-11-05
Manuel Rochette	Sidney	Canada	2024-11-05
Rochelle Secord	Penticton	Canada	2024-11-05
Sheila Hawkins	Victoria	Canada	2024-11-05
Brian Bogdanovich	Salt Spring Island	Canada	2024-11-05

Alison Garrett-Hanneson	Sooke	anada	2024-11-05
Bill Underwood	Burnaby	anada	2024-11-05
Claudia Schroder-Adams	Salt Spring Island	anada	2024-11-06
Stefano Fuschetto	Gallarate	taly	2024-11-06
Aur Danzig	North Vancouver	anada	2024-11-06
Anna Pugh	Salt Spring Island	anada	2024-11-06
helen hertel	Victoria	anada	2024-11-07
Catherine McEwen	Salt Spring Island	anada	2024-11-07
Stan Howard	Salt Spring Island	anada	2024-11-07
Alicja Swiatlon	Salt Spring Island	anada	2024-11-07
Jan Carnahan	Duncan	anada	2024-11-07
Jill Letten	Hamilton	anada	2024-11-07
Dyna Vink	Ottawa	anada	2024-11-07
Elna Gravelle	Sidney	anada	2024-11-07
Ellen Mitchell	Duncan	anada	2024-11-07
Carol Miller	Salt Spring Is	anada	2024-11-07
Sonja Barnard	Sidney	anada	2024-11-07
Harry Ashcroft	Salt Spring Island	anada	2024-11-07
Catherine Bennett	Salt Spring Island	anada	2024-11-07
James Tienkamp	Salt Spring Island	anada	2024-11-08
Jacob Pachal	Saanichton	anada	2024-11-08
Christina Chua	Sidney	anada	2024-11-08
Kate Hunt	Saltspring	anada	2024-11-08
Dexter Robson	North Vancouver	anada	2024-11-08
Katrina Madsen	Victoria	anada	2024-11-08
Kathi Thompson	Victoria	anada	2024-11-08
Jenna Schneider	Sidney	anada	2024-11-08
Cal Hollings	Saturna	anada	2024-11-08
Alec Jones	Victoria	anada	2024-11-08
Lynda Mcrae	Duncan	anada	2024-11-08
Alex Van Amerongen	Ladysmith	anada	2024-11-08
Irma Schasmin Harrington	Victoria	anada	2024-11-08
Kathryn Sandberg	Victoria	anada	2024-11-08
Teal Pearl	Salt Spring Island	anada	2024-11-08
Cathy Dubois	Salt Spring Island	anada	2024-11-08
Shellyse Szakacs	Salt Spring Island	anada	2024-11-08
Robert Lapper	Victoria	anada	2024-11-08
Suzanne Whittingham	Gabriola	anada	2024-11-08
Nancy Mccandless	Duncan	anada	2024-11-08
Andrea Lougheed	Victoria	anada	2024-11-08
Denise Korn	Victoria	anada	2024-11-08
Penelope Mayo	Sidney	anada	2024-11-08
Hilary Leighton	Victoria	anada	2024-11-08
Maddalena Camozzato	Martellago	taly	2024-11-08
George Anderson	Victoria	anada	2024-11-08
Linda Chatton	Victoria	anada	2024-11-08
Sarah Mathieson	Sidney	anada	2024-11-08

Nadja Fink	Victoria	Canada	2024-11-08
Carol Shearer	Saanichton	Canada	2024-11-08
Kevin Armstrong	Victoria	Canada	2024-11-08
Linda Brown	Victoria	Canada	2024-11-09
Mandy Pheiffer	Duncan	Canada	2024-11-09
Corrie Bus Kamphof	Cobble Hill	Canada	2024-11-09
Zak Workman	Duncan	Canada	2024-11-09
John Arnett	Salt Spring Island	Canada	2024-11-09
Allison Berg	Victoria	Canada	2024-11-09
Yolanda Greenberg	Victoria	Canada	2024-11-09
Joshua frisbie	Victoria	Canada	2024-11-09
Tracy Rule	Salt Spring Island	Canada	2024-11-09
Birgit Gagne	Duncan	Canada	2024-11-09
Sylvie Boutonné	Sidney	Canada	2024-11-09
Maureen Vesey	Chemainus	Canada	2024-11-09
Laara Jarvey	Mayne Island	Canada	2024-11-09
Wendy Kerley	Cobble Hill	Canada	2024-11-09
Megan Smeth	Sidney	Canada	2024-11-09
James Doran	Saltspring	Canada	2024-11-09
Janice Raven	Gabriola	Canada	2024-11-09
Anna Kraulis	Sidney	Canada	2024-11-10
Gail Wright	Sidney	Canada	2024-11-10
louise pinder	Port Alberni	Canada	2024-11-10
Jenny Walsh	Saltspring Island	Canada	2024-11-10
Kenneth Fersht	SSI	Canada	2024-11-10
Mario Geiger	Vancouver	Canada	2024-11-10
Katie Porter	Sidney	Canada	2024-11-11
peter rehmer	Salt Spring Island	Canada	2024-11-11
Markus Tessmann	SALT SPRING ISLAND	Canada	2024-11-11
Hannelore Pinder	Vancouver	Canada	2024-11-11
Andrew Perri	Salt Spring Island	Canada	2024-11-11
Richelle Necker	Saanichton	Canada	2024-11-11
Shannon Bergeron	Ladysmith	Canada	2024-11-11
Christie Roome	Salt Spring Island	Canada	2024-11-11
Dolores Bender-Graves	Salt Spring Island	Canada	2024-11-11
Tom Thorson	Victoria	Canada	2024-11-11
Dorset Norwich-Young	Pender Island	Canada	2024-11-12
Ila Willerton	Victoria	Canada	2024-11-12
Maria Popova	Victoria	Canada	2024-11-12
sandra leckie	Salt Spring Island	Canada	2024-11-12
Joan Clements	Salt spring island	Canada	2024-11-12
Marie-Anna Michaud	Saltspring Island	Canada	2024-11-12
Colby Glen	Salt Spring Island	Canada	2024-11-12
Lisa Young	Canmore	Canada	2024-11-12
Sarah Marcotte	Sidney	Canada	2024-11-12
Erica Little	Salt Spring Island	Canada	2024-11-12
Brandy Beamish	Surrey	Canada	2024-11-12

Jennifer Keir	Salt Spring Island	Canada	2024-11-12
Kim Richardson	Surrey	Canada	2024-11-13
Tom Lyons	Surrey	Canada	2024-11-13
Mira Dineen	Victoria	Canada	2024-11-13
Krizza Villamor	Salt Spring Island	Canada	2024-11-13
Kathyrn Fowles	North Vancouver	Canada	2024-11-13
Larissa Sayer	Salt Spring Island	Canada	2024-11-13
S Mulyk	Salt spring iskand	Canada	2024-11-13
Andrea Metzger	Salt Spring Island	Canada	2024-11-13
Josie Lockey	Sidney	Canada	2024-11-13
Sarah O'Donnell	Comox	Canada	2024-11-13
Irina Chmoulevitch	Vancouver	Canada	2024-11-13
Jayne Underwood	Sidney	Canada	2024-11-13
Jean Wilkinson	Surrey	Canada	2024-11-13
Scott Read	Duncan	Canada	2024-11-13
Jasmin Cobane	Winlaw	Canada	2024-11-13
Maeghan Redpath	Salt Spring Island	Canada	2024-11-13
Meghan Proctor	Saltspring Islans	Canada	2024-11-13
Ruth Waldick	Sidney	Canada	2024-11-13
Aziza Ahmed	Saltspring island	Canada	2024-11-13
Coryn Wolfe-Milner	Salt Spring Island	Canada	2024-11-13
Sarah Peek	Windsor	Canada	2024-11-13
tim macnab	ganges	Canada	2024-11-13
Nathalie Carles	Saanichton	Canada	2024-11-13
Molly Royal	Nanaimo	Canada	2024-11-13
Tammy Carter	Sidney	Canada	2024-11-13

Name	Comment
diana thompson	"I love this beach and all it's inhabitants. I believe there are less damaging ways for the homeowners to protect their property."
Maureen Moore	"This natural area is rich and biodiverse. It needs to be protected. I have seen the midshipmen fish there and they are so plentiful and need their habitat."
Tanis Wilkie	"I support a thorough investigation as outlined in this petition before such a drastic action is undertaken."
Brooke Angela	"This beach is a sensitive ecosystem that supports animals and plants, many of which are at risk. Applicants have not shown the benefit or cause of such a project for the environment, only for their private properties. We must learn to centre land and the animals and people it supports above private wealth and its interests. As climate change becomes more and more drastic we are all feeling concerned for our personal interests. To move earth in service of the concerns of a few, and at the peril of the natural environment, is a dangerous precedent already set many times over by our colonial history. We must stop making this mistake."
Frances Hill	"Keep this beach wild and walkable!"
Christina Ross	"I do not want this beach and its marine life destroyed or threatened in ANY way"
Colleen Hamilton	"This is shocking that this would be allowed. Can you imagine the impact if everyone with oceanfront property, took to this method to mitigate the inevitable?"
Debra Krause	"We need to stop interfering with nature and protect fragile ecosystems."
myna lee johnstone	"I care"
Anne McKague	"We humans are continually breaching planetary boundaries. It's time to do everything possible to protect the natural world."
teresa forbes	"I feel strongly about leaving natural habitat alone."
Jacquie Stinson	"I know the history of midshipmen and the importance of their habitat."
harry warner	"It is the beginning of a slippery slope! Protect our beaches!"
Gary McNutt	"because there are so many good reasons for this not to happen."
Damien Barstead	"Not impacting existing native species is paramount."
Brenda Guiled	" Baker Beach, the way it is, is sustaining itself. Leave it be"
Ashley Allison	"I understand what our society is doing is wrong by destroying habitats of different animals species so I want to help make a difference in our society and planet by helping"
Darryl Martin	"Our local ocean environment is important to me. I swim and snorkel at this location."

John Davies "Leave our rare natural beach alone, it is beautiful."

Cindy Rabson "I care about our environment"

undine
Thompson "Biodiversity is priceless and essential."

Claire Siega "Civilians deserve shoreline access"

Adonis
Chamberland "Lets keep nature for everyone else and not destroying the habitat"

Mike McCann "Want to Preserve Salt Spring Island Humans have to stop interfering with the Natural order of Mother Nature to suit their Agendas"

Emma Yeates "This is not okay"

Sam Mitchell "I think the environmental implications need to be investigated and respected and the actual cause of the erosion."

Juliet Brown "How can a group of people possibly take over Crown Land? This is a sacred and incredible special Oasis for the community" "This area needs to continue being enjoyed and respected by the community. Doggy play dates, swimming, bioluminescence, beach fires, star gazing, kayaking, diving, dancing, connecting with nature."

Jane Squier "this is a special and well loved natural beach which should be left intact to maintain its biodiversity as well as it can."

Richard Veenhof "I don't think that the proposed beach 'nourishment ' will address the issue of soil erosion on the high bank waterfront properties. It will alter the natural coast line forever though and that seems like it should require 3rd party research in to the matter."

Danielle Baragar "Fish and habitat matter!"

Claudia French "It's a lovely beach and hope there's something else that can be done."

marcelle Roy "save these rare fishees' habitat!"

Patricia Faurot "We are supposed to be protecting our natural environments, not altering them."

Sarah Jang "I use to live in saltspring and have many childhood memories there. It is important to preserve pieces of our island."

Christine hrvin "It matters and To save the world one little spot at a time."

Gary Bywater "We must protect our sensitive ecosystems and the creatures that depend upon them and for the benefit of future generations"

Maxine Leichter "This is an important area to protect."

Susan Hannon "I read the documents submitted by the applicants and did not see a full evaluation of the ecological impacts of this project. Not did I see any consultation with affected First Nations."

Josephine
Fletcher "It is an ecosystem. It is not to be interfered with. Simple.Stop."

Mel Ferrabee "I love and go regularly to Baker Beach. I think the proposed alterations to it are far too intrusive and damaging to the ecosystem.m and natural beauty."

Es Warwick "Leave it alone!"

Anke Smeele "The existing foreshore and native species are a unique habitat which could be destroyed by this action."

Kathleen Maser "It is unthinkable that this project, so destructive to shore life, should proceed."

arlene mason "We've done enough damage."

Marie Cyr "I love Baker's beach!!"

Ashley Carter "I live on Salt Spring island near Baker beach and walk the beach regularly. This would be a disruption to the ecosystem and environment."

Jennifer LeBlanc "Our marine life and waterfront need to be protected against overdevelopment."

Susan Leibik "I care about life"

Hana Kamea "I am a local resident on Saltspring Island and the environment impacts of this proposed development seem potentially absolutely devastating and crucial to address before anything is approved. Its 2024 surely there are other ways to build besides this kind of landfill."

Lisa Jarvis "I'm worried that the changes made in the beach will negatively impact the ecology of Baker Beach and maybe even beyond the beach itself."

mona Fertig "It is hubris to dramatically affect the rare and natural ecosystem of a wild public beach beloved by many islanders, without serious community consultation, scientific and otherwise."

Dulcy Wilson "We need to protect our fragile ecosystems."

Heather Martin-McNab "I love Baker Beach as it is in its natural state. The addition of truckloads of gravel would cause environmental harm to shore life."

Trevor May "I am a concerned neighborhood resident."

Alinka Porebska "I live on salt spring island and visit this beach regularly. I am concerned about the impact this will have on the ecosystem."

Wendy Kloiber "I have a good friend who lives on Salt Spring. I care about the ecosystem. Interfering with the natural balance, is almost never a good idea."

Pete McKenzie "People should accept that buying waterfront property comes with hazards ! The beaches are not theirs to modify."

Seth Klapman "until the impact of this proposed resculpting of the shoreline is determined, any alteration is a potential threat to the eons-old life forms that were here long before us. Thinking "Seven Generations" forward and back!"

- Terry Curell "This is a wonderful beach. Very geologically interesting. It's even cooler now that I know there'll be a musical accompaniment!"
- Alida De boer "I want to protect and keep enjoying the beautiful beach"
- wendy hamilton "Unjustifiable and incomprehensible to disrupt and damage the existing beach environment & ecosystem"
- jeff Alexander "We need more beaches like this, if only to have more places where we can rejuvenate ourselves away from the hustle and bustle of everyday drudgery."
- Hanelore Pinder "Saltspring Island is a treasure, and we should really check every possible danger that could arise from our interfering with the natural habitat before we do it"
- Brandy Beamish "I have friends and family that live there so I visit often and it's a beautiful place and should remain that way"

From: KATHLEEN MASER [REDACTED]
Sent: Wednesday, November 13, 2024 10:37 AM
To: SSInfo
Subject: Baker Beach Green Shoring Proposal
Attachments: Riches at Every Turn.docx

Follow Up Flag: Follow up
Flag Status: Flagged

I believe that today is the last day for submissions opposing the Baker Beach Green Shoring proposal by Aurora Professional Group. The pertinent File # is 1415573.

Thank you for including both the attached letter and the copy of the letter in the email below.

Sincerely Kathleen Maser
on behalf of Nature Salt Spring

Genevieve Lemon	Sun, Nov 3,
to me	

Hi, I signed the petition and wrote this but don't know where to send it. If it's useful, you can send it wherever you like. Hope it helps.

I am writing to oppose the plan for fortifying Baker Beach. While I understand the property owners' perspective, Baker Beach is more than just a platform for properties. It exists as an entity of its own, and one which is not in need of 'nourishment.' If ecosystem nourishment were needed, we would be framing the proposal with an environmental slant. To describe gravel as 'nourishment' is fundamentally and semantically wrong, anyways. Who are we kidding? We will destroy the beach for the sake of a few houses.

Baker Beach has been a tremendous source of nourishment for my family. We find many crabs, lovely blue chiton shells, flapping fish, bumpy starfish, and a sense of peace when we go there. Let us think of what an untouched ecosystem can do for us, and what will be lost if we carelessly fill it with unnatural materials. We know it is the wrong thing to do, so why are we considering it at all? When faced with a difficult choice, we want to be the one person who does the brave thing. Let's do that now.

--

Genevieve

Genevieve Maser

Riches at Every Turn

“Astoundingly rich diversity!” exclaim members of our Club Nature Salt Spring as they marvel at what Baker Beach has to offer for nature outings. We have had shoreline seine pulls on other Salt Spring beaches, but nothing compares to those on Baker Beach where the eel grass beds abound. Pipe fish, flat fish, and an eclectic array of other species excited both children and adults on an outing last summer.

During the 2023 Christmas Bird Count our birders were astonished by the hundreds of Western Grebes and Surf Scoters, to name a few of the species observed just off the beach. These congregations of water birds weren't just riding out stormy weather on the east side of the island that day but were diving to feed and fuel up on the wealth of life below the surface.

In early summer the beach is alive with Kingfishers, Oyster Catchers, Great Blue Herons, and of course our emblematic Bald Eagles fishing to fill the hungry mouths of their nestlings. BC's renowned eagle expert, David Hancock informs us that 80% of the bones found in eagle nests around the Salish Sea are from the Plainfin Midshipman, a remarkable species of fish which itself, nests on these beaches.

Now this fall, to see signs posted along the beach that a few citizens living on properties above are requesting alteration of the foreshore for bank stabilization, is very disturbing!

Baffling too, are the assertions of the 'green shoring company' Aurora Professional Group, engaged by these residents, that the delivery of barge loads of rocks, gravel and sand will not harm the beach and that the works will prevent future storms and king tides from further eroding the slope on which their houses are perched, all the while simultaneously preserving critical habitats for wildlife! This is magical thinking and ecologically unsound. Our members know that these actions will bring irreparable harm to a magnificent ecosystem. This is NOT a beach to be tampered with.

Nature Salt Spring members: Kathleen Maser, David Denning, Pat Miller, Peter McAllister, Jean Wilkinson, Giselle Paquet and Gail Bryn-Jones

November 2, 2024

Dear Salt Spring Trustees and Planner,

“Don’t it always seem to go, that you don’t know what you’ve got ‘til it’s gone?
They paved paradise...” , Joni Mitchell

We think those of us working to protect Baker Road Beach actually do know what we’ve got; and that’s why so many islanders have signed the petition asking for delay (at least) or deny (at best) the Baker Beach Project (Application file # 1415573).

To be as graphicly clear as possible, the stretch of beach proposed to change is 560m (over ½ km.). Walk or drive from the entry of The Legion, past Country Grocer, past Uptown Pizza and almost to the side road, Village Terrace to understand the scope. It would mean alteration to one long stretch of a ‘sensitive’ beach.

We say ‘sensitive’ because the beach where rocks that serve as cover for spawning Midshipman Fish would be altered by the sand in the mix of the proposed ‘nourishment’ eventually filtering out and filling in the crevices where the fish spawn. It might not be during the first year or second, but there is nothing planned to keep the aggregate in place. The ‘small machine using vegetable oil’ still will be running over the rocks and pressing them deeper into the sand. Covering 20% of this section of beach with large rock certainly will change this section of the spawning grounds which extends for a full kilometre. How soon before the fish fail to return to this beach because they need to find other suitable places to spawn? What happens to the population of this fish in the meantime? Will they then need to go on the “endangered species” list?

As an extension of this particular concern is that the eagles and herons that feed on the fish (and bring to their nesting fledglings) lose a food source. How soon do these birds stick around if their food source diminishes? What happens to the forest where their droppings and garbage no longer decompose and supply nutrients to the trees? On which list will these animal and plant species appear?

Have there been other spawning areas such as Baker Rd. Beach that have undergone this foreshore change? Is this an experiment? Is it a proven solution? We know there are alternative, less invasive approaches. We think deep investigation needs to precede this project. Baker Road Beach cannot be a testing ground.

At this time, we are only addressing one concern. You will hear from other islanders who are experts on erosion, botanical and marine biology, and geo-technical and engineering concerns. Listen to them. Ask questions. We urge you to use extreme caution in your approach to this application. Because there are risks, unknown outcomes and potential damage, please do not sanction this application.

Debbie and Richard Magnusson



Key Points from My Presentation to the LTC on Nov. 14: Debbie Magnusson

Regarding the Baker Beach Project, Trustees can:

- **Ask the Planner to consult with the Islands Trust Conservancy** about the beach's ecosystem and find a way to place a covenant or possibly Park Reserve designation to the beach.
 - o **More partners** might be the CRD's LCC, SS Conservancy? Salt Spring Trails? Transitions Salt Spring? Nature Salt Spring?
- **That a meeting be** arranged for the LTC & Planners with local people who have submitted knowledgeable information (HOURS of research has been done by many)
 - o **Ask the Planner** to read and consider the information and review maps, studies and other documents sent to you that provide counterpoints to the reports from the applicants.
- **Take the petition seriously** – both the wording of requests, plus the fact that > 1,000 signers in less than a month have asked that Crown Land be protected.
 - o **People are questioning** if the request from four property owners outweighs the concerns of a thousand others?
- Make sure **First Nations are involved** (as of Tues. Nov. 12, the 2 boxes of the application re: consultation were blank). Steward of Land, Water and Resources should be asked about this omission.
- **Consider arranging a study** over several years to monitor what needs to be done for the beach? BC Sustainability? A U Vic grad. Student study?
- **Greenshoring** is new. Let's be cautious and apply conservatively in sensitive areas.
- **Encourage property owners** to do mitigation on their own land before considering any changes to the beach. Once a beach is engineered, it can never go back.
- **Use divergent thinking!**

People want to know that any proposed changes can guarantee:

- Suitability of the spawning habitat is uncompromised
- That the recreational use of the beach is left unobstructed.
- That the beach, essentially, be left wild and natural.

Don't it always seem to go that you don't know what you've got 'til it's gone,

Preserve Paradise...and Protect Baker Road Beach.

From: Laura Patrick
Sent: Wednesday, November 27, 2024 10:50 AM
To: SSIIInfo
Subject: Fwd: Bylaw 355 enforcement
Attachments: Letter to ITrustees re Bylaw enforcement .docx

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: SSAG [REDACTED]
Date: November 27, 2024 at 09:55:03 PST
To: Jamie Harris <jharris@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>, Laura Patrick <lpatrick@islandstrust.bc.ca>
Subject: Bylaw 355 enforcement

Good morning Laura, Jamie and Timothy

Please see attached our letter re our concerns for B & B bylaw enforcement on the Salt Spring Island .

Thank you .

Peter Lloyd-Jones
Salt Spring Accommodation Group (SSAG)- Chair



25 November 2024

Laura Patrick
Jamie Harris,
Timothy Peterson
Islands Trust Trustees,
Salt Spring Island
BC

Dear Laura, Jamie and Timothy,

We, the Salt Spring Accommodation Group (SSAG), are writing to formally express our concern regarding ongoing bylaw enforcement actions targeting Bed and Breakfast (B&B) operators on Salt Spring Island. Many of these operators have received notices of alleged bylaw contraventions, despite being fully compliant with Land Use Bylaw No. 355 (LUB #355).

These enforcement actions appear to contravene the Salt Spring Island Local Trust Committee's (LTC) rescission of the standing resolution [insert resolution number] on April 11, 2024, which suspended proactive enforcement against short-term vacation rentals (STVRs) until March 1, 2025. This decision was intended to allow time for a collaborative process to review and modernize the bylaws through consultation with relevant stakeholders, including SSAG.

In public statements, Bylaw Enforcement Manager Warren Dingman acknowledged that enforcement would only proceed based on written complaints. However, we have observed what appears to be a continuation of proactive enforcement actions against B&B operators. These actions undermine the trust placed in the LTC's governance and the principle of administrative fairness, which requires consistent and transparent application of regulations.

Furthermore, two recent adjudication cases concerning similar bylaw enforcement actions have resulted in rulings favourable to the property owners. These decisions highlight inconsistencies in the interpretation and application of LUB #355 and underscore the necessity of a thorough

review. Proceeding with enforcement under the current framework risks further adjudication losses and wastes valuable Islands Trust resources.

Given these concerns, we respectfully request the following:

- 1. Immediate suspension of bylaw enforcement:** Halt all bylaw enforcement actions against home-based B&B and STVR operators until a new bylaw amendment under LUB #355 is developed and adopted through a forthcoming roundtable process with relevant stakeholders.
- 2. Commitment to stakeholder consultation:** Expedite the convening of a roundtable discussion involving the LTC, SSAG, and other stakeholders to develop modern and equitable regulations that address the realities of vacation rentals on Salt Spring Island.

Halting enforcement temporarily is not only a prudent allocation of resources but also a step toward fostering constructive dialogue and collaboration. It demonstrates the Islands Trust's commitment to fairness, transparency, and the appropriate exercise of its regulatory powers.

We appreciate your attention to this urgent matter and look forward to collaborating with local government bodies to achieve a balanced and sustainable approach to vacation rental governance.

Your sincerely

Peter Lloyd-Jones - SSAG Chair

Cc: Laura Patrick, Jamie Harris, Timothy Peterson, Julia Mobbs, Stefan Cermak,

[<jharris@islandstrust.bc.ca>](mailto:jharris@islandstrust.bc.ca)
[<lpatrik@islandstrust.bc.ca>](mailto:lpatrik@islandstrust.bc.ca)
[<rpingle@islandstrust.bc.ca>](mailto:rpingle@islandstrust.bc.ca)
[<Chris Hutton>](mailto:Chris Hutton) <ssiinfo@islandstrust.bc.ca>

November 29, 2024

Dear Islands Trust,

We attended the November 14 General Meeting where the application for fill on Baker Road Beach (DPA PLDP20240056) was discussed. We were one of the many who were opposed to the application. Unfortunately, we came away saddened - as to what the trust could do. It seemed like nothing could be done.

We've since read the Driftwood newspaper article ("**Trust role limited in Baker Beach application**" Nov 20th, p 1-2) several times. One thing that we keep returning to are the quotes from Trust regional planning manager Chris Hutton.

"The Baker Beach proposal lies within the Trust's marine shoreline development permit area (DPA), he added, which requires the Trust to issue a permit — and applications for development permits for each of the four properties involved were received and have been under review "for some time."

"At this time, for each of those four proposals, we have not issued a permit," said Hutton.

"If staff determines they are in line with the development permit guidelines, then the application — from the perspective of the Islands Trust — would essentially be approved, and Crown Lands has to make a determination on the tenure."

We don't know who the staff are that will be reviewing the applications, and we're sure they know the bylaws more thoroughly than we do. The Development permit area 3 is very clear, and I'm glad there is a DPA for this:

E.3 DEVELOPMENT PERMIT AREA 3 - SHORELINE E.3.1 Description of Permit Area and Exemptions

E.3.1.2 All development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, except:

e. Construction of a breakwater, a rock weir, a groin or a jetty.

f. Construction of shoreline stabilization works bulkheads or walkways.

g. Placing of fill.

But—We're writing because it seems to us that there are quite a few reasons why the development permits shouldn't go through. We would appreciate if you could double check the following guidelines from our OCP. We've put our concerns in bold type with underlining. The fact that the original engineer Thomas R Elliot has been unavailable all this time (due to illness) creates a problem, as he cannot be contacted for science-based suggestions or verification.

E.3.2 Reasons for this Development Permit Area

*BL488 (07/20) This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development. It also includes areas of land that lie adjacent to and influence the island's most sensitive shoreline environments. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. **There are also high aesthetic values along shoreline areas***

E.3.3.2 To protect fish and wildlife habitat.

E.3.3.5 To protect the natural beauty of the island's shoreline areas where commercial and general employment developments are allowed. To ensure such development is unobtrusive and **contributes to the natural, public character of the Crown foreshore.**

E.3.4.9 The shoreline should not be filled in to create additional land, except minor areas of fill necessary to complete the boardwalk section of the Ganges Public Pathway System in Ganges Harbour.

E.3.4.21 Applications for shoreline stabilization should include a report, prepared by a Professional Engineer with experience in geotechnical engineering, which describes the proposed modification and shows:

a. the need for the proposed modification to protect existing structures. *

b,c

d. the cumulative effect of shoreline stabilization works along the drift sector where the works are proposed. **

e. whether there will be any degradation of water quality or loss of fish or wildlife habitat because of the modification. ***

E.3.4.22 Shoreline stabilization should be limited to that necessary

a. to prevent damage to existing structures or an established use on adjacent upland.

b. to prevent damage to a proposed public land use. **New upland structures or additions should be located and designed to avoid or reduce the need for shoreline stabilization. ******

**There is no urgent need*

*** After many hours of searching for similar uses of beach “nourishment”, and after many inquiries to Greenshores® <https://stewardshipcentrebc.ca/green-shores-home/> no one can provide a historical example that has worked on areas similar to this. Whether or not sand and gravel will drift over the First Nations clam bed and the midshipman fish breeding grounds remains uncertain. That’s not acceptable.*

**** the application assures us there won’t be, but they have not provided a report by a marine biologist to confirm this.*

***** One of the applicants has built recently.*

We believe there is no immediate danger to the buildings. These beaches have been slowly weathering for thousands of years. The DPA design doesn’t mention that upland runoff waters from human habitation must be controlled to assure soil slope stability. It doesn’t attempt to arrest the slow weathering of these beach “feeder” bluffs by wind and rain. The planned movement of existing scattered rocks, and application of new and bigger rocks, will directly impact the fish nesting habitat, and damage the many invertebrates. The proposed placing over 85 dump truck loads of crushed rock, gravel and sand will intrude on the intertidal zone - and we understand it may have to be replenished every few years.. Please do not grant this DPA-03 permit until a much more land-based system can be designed.

With respect,

Diana Lynn Thompson,
Phillip Grange,
Gillian Kidd,

From: Gary and Beth Cherneff [REDACTED]
Sent: Tuesday, December 3, 2024 9:56 AM
To: Rob Pingle
Subject: Letter to Trustees and planners
Attachments: Baker Beach Intertidal Ecosystem to Trustees.docx

Dear Salt Spring Local Trust Committee and DPA planners
Please find attached a letter in opposition to the current DPA applications regarding Baker Beach.

Gary Cherneff

Dear Salt Spring Local Trust Committee and Planners

The ISLANDS TRUST describes its job as-"Preserving and protecting over 450 islands and surrounding waters in the Salish Sea"

My house is on a high ridge overlooking Ganges Harbour. When the big wind smacked us in Jan. 2019, eleven large trees were blown over. Just at the back of my studio one fallen tree left a 14 foot hole when the root system was levered out of the hillside. At the bottom of the hole there was a mass of saturated sand and clay that looked like my breakfast porridge. I didn't talk to my neighbors about collaborating on a wind abatement scheme, or go to Environment Canada or the Islands Trust to seek protection from climate change. This would have been absurd and impossible. Instead, I fixed the problem at my own expense. Now my studio has gutters it didn't have before and much better perimeter drainage. And the slope is no longer slipping.

THE BAKER BEACH MANAGEMENT PLAN is a proposal to reduce natural oceanfront bluff erosion in an attempt to address property losses for several Beachfront Owners. Their proposal to reduce or eliminate "Toe Erosion" is the primary aim of this plan but this will change the beach immediately and forever. The procedure will be to construct an artificial berm along the beach to protect the slope. Toe Erosion is a SLOW Natural conveyor belt of nourishment (erosion) which occurs at the high tide mark where the sea meets the land. The process has been going on for thousands of years. For the critters that make a home in the intertidal area, this erosion is a normal, healthy, part of their world. Changes to the beach occur over many decades and unevenly over the expanse of the area. When a natural disaster happens, organisms, in selected locales are affected differently. The population is resilient because things rarely happen all at once, everywhere. THAT IS UNTIL -- 85 truckloads of mixed aggregate (artificial Nourishment) are dumped in just a few weeks over much of the area. The substitute materials will inevitably be dispersed by wave action, triggering repeated assaults from the Beachfront Owners as they struggle to maintain their barrier.

The plan envisions a 30 year maintenance life span. For "30 years". You can substitute the word "indeterminate"-or maybe "forever". It is pretty much the same thing. The Copper smelter at Osborne Bay (Crofton) built in 1902, lasted about 6 years . The beautiful black sand –Slag- from that industry continues to assault the shoreline 122 years later. The Baker Beach Owners group are requesting approval from the Islands Trust for a LIFE TIME SENTENCE for the Beach as we know it. They are asking the Islands Trust to give them authority over the future of this beach, in other words to privatize the authority of the TRUST. And they plan to replace the natural cycle of beach nourishment with an artificial one.

Baker Beach, right now, is a part of what could be described as an Intertidal Ecosystem" that stretches from Stonecutter Bay, southeast along Baker Beach into the Booth Canal estuary, past the Bridge and into the Salt Marsh beyond, eventually reaching Okano Creek. (The Islands Salmon Enhancement Association has already performed some restoration here to improve fish habitat). This is a rich geographic area, that is biologically interrelated . ALL of US on Salt Spring Island, are the joint stewards of this area. Think of this as THE BOOTH BAY INTERTIDAL ECOSYSTEM. We have One Chance to preserve it as an amazing example of a transitional ecology that is accessible by foot or watercraft, a place that we can learn from, that our children can learn from.

That we are now struggling to save what we know as Baker Beach could be seen as a consequence of the perfunctory offloading by the Islands Trust of sensitive community engagement in favor of efficient processing of development permit applications. I don't want to believe this outcome was intentional.

For one moment, imagine that all of the waterfront landowners in the Trust area follow the precedent of this application and begin to protect their land values in such a way. Future flexibility in the way we adjust to sea level rise would be compromised. Solutions not yet considered would be hampered by existing agreements.

I encourage the trustees to find a way to set aside this proposal and to consider a different vision for the Beach and the System it is a part of. As our elected representatives, you have an obligation to intervene. If you cannot do this or will not do this, you will have failed in your responsibility to protect Salt Spring Island.

Thanks

Gary Cherneff

December 5, 2024

Rob Pringle
Legislative Clerk/Deputy Secretary
Islands Trust, Salt Spring Island

Re: Request for Letter of Support for NSSWD CHIF Funding Application

Dear Mr. Pringle,

The North Salt Spring Waterworks District (NSSWD) is requesting a letter of support from the Islands Trust – Salt Spring Island Local Trust Committee (LTC) for the district’s funding application to the Canada Housing Infrastructure Fund (CHIF).

Announced in Budget 2024, the CHIF is a \$6 billion fund that aims to accelerate new construction, rehabilitation and expansion of housing-enabling drinking water, wastewater, stormwater, and solid waste infrastructure, directly supporting the creation of new housing supply and improved densification. Improvement districts are eligible to apply under the direct-delivery stream of the program.

NSSWD is preparing an application to seek project funding to support two phases of the NSSWD Water Resiliency Strategy:

Phase 1 - Construction of a new water treatment plant at Maxwell Lake.

Phase 2 - Design and upgrade of the Crofton pump station to enable bi-directional supply of domestic water from either lake source into one optimized water distribution system.

The eligible project costs total \$16.65 million and NSSWD is seeking a 40% funding contribution of \$6.7 million.

These projects will increase community water supply resiliency on Salt Spring Island and will help efforts to address housing challenges and climate change resiliency on Salt Spring Island (SSI). Funding support for these projects will also have a significant financial benefit to our residents.

Thank you for your consideration of this request.

Sincerely,



Mark Boysen
Chief Administrative Officer

cc: Board, North Salt Spring Waterworks District

Follow Up Action Report

Salt Spring Island

09-Feb-2023

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Advisory Planning Commissions and Special Advisory Planning Commissions for SS LTC Projects (Task Forces) - Staff Report (Deferred from the January 26, 2023 SS LTC Special Meeting)</p> <p>That the Salt Spring Island Local Trust Committee defer consideration of disbanding the Housing Action Program Task Force pending further information on how the relationship between the Housing Action Program Task Force and Islands Trust can continue.</p>	Chris Hutton	Target: 31-Dec-2023	Completed

18-May-2023

Progress	Activity	Responsibility	Dates	Status
----------	----------	----------------	-------	--------

Follow Up Action Report

Salt Spring Island

18-May-2023

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 SS-DVP-2022.12 - J. Litke - 744 Lower Ganges Road & Baker Road, SSI That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2022.12 and direct that staff not issue the permit until a covenant consistent with the draft covenant in Attachment 6 of the report from Planner Baugh, dated May 18, 2023 is registered on title.</p> <p>That the Salt Spring Island Local Trust Committee direct staff to forward correspondence received and concerns raised in relation to application SS-DVP-2022.12 to the Ministry of Transportation and Infrastructure Subdivision Approving Officer. DONE</p> <p>06-Dec-2023 - Applicant haven't responded yet. 5-mar-2024 - Reached out to Applicant to clarify covenant issue 2024-11-05 - Re-assigned to RPM to assess completeness and technical requirements to consider covenant sufficiently completed or not.</p>		Target: 03-Dec-2024	In Progress

Follow Up Action Report

Salt Spring Island

22-Jun-2023

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Clean and Safe Harbours Initiative</p> <p>That the Salt Spring Island Local Trust Committee request staff to work with CRD staff to explore the potential to expand the Saanich Peninsula Waterways Environmental Action Service to include the Salt Spring Island Local Trust area and to report back to the LTC.</p> <p>March 19, 2024 - Ongoing discussion with CRD staff.</p>	Chris Hutton	Target: 11-Jul-2024	In Progress
0%	<p>2 Clean and Safe Harbours Initiative</p> <p>That the Salt Spring Island Local Trust Committee request staff to review the Clean and Safe Harbours Initiative and report back to the LTC at a future meeting.</p> <p>March 19, 2024 - Invite from CRD to discuss marine liveaboard issues for April 30th.</p>	Chris Hutton	Target: 16-May-2024	In Progress

Follow Up Action Report

Salt Spring Island

14-Sep-2023

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Coastal Douglas Fir Project</p> <p>That the Salt Spring Island Local Trust Committee request staff to review the status of the integrated geographical data base tool created by the former Coastal Douglas Fir Project Science Working Group and report back to the LTC.</p>	<p>Chris Hutton</p> <p>Chris Buchan</p> <p>Jason Youmans</p>	Target: 16-May-2024	In Progress

Follow Up Action Report

Salt Spring Island

14-Sep-2023

Progress	Activity	Responsibility	Dates	Status
72%	<p>2 SS-DVP-2022.13 - J. Litke - 536 Beaver Point Road, SSI</p> <p>That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2022.13 and direct that the staff do not issue the permit until a covenant consistent with the draft covenant in Attachment 5 of the report from Planner Buchan, dated September 14, 2023 is registered on the property title addressing the installation of a storm water drainage system and water treatment system for proposed lots 1 - 3 prior to the construction of a dwelling unit (536 Beaver Point Road).</p> <p>That the Salt Spring Island Local Trust Committee, with reference to Section 512(2) of the Local Government Act, approve the frontage relief from the required 10 percent to 2.5 percent for proposed Lot 3 as shown on the plan of subdivision in Attachment 4 of the report from Planner Buchan dated September 14, 2023 (536 Beaver Point Road).</p> <p>Waiting on the applicant to get back with the covenant. Reaching back to them again in end of Sep 2024</p> <p>Exploring legal options related to covenant registration delay.</p> <p>Received Draft Covenant on 04-11-2024</p> <p>Needs to be signed by LTC</p>	<p>Oluwashogo Garuba</p> <p>Rob Pingle</p>		In Progress

Follow Up Action Report

Salt Spring Island

07-Mar-2024

Progress	Activity	Responsibility	Dates	Status
50%	<p>1 Official Community Plan - Land Use Bylaw: Project Terms of Reference</p> <p>That the Salt Spring Island Local Trust Committee create a new special Advisory Planning Commission for the OCP-LUB Update Project. Candidates will be sought in September</p>	<p>Chris Buchan Kalyaan Selvakumar Oluwashogo Garuba</p>	Target: 30-Jan-2025	In Progress

Follow Up Action Report

Salt Spring Island

11-Apr-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Ministry of Housing - Dated 20 March 2024 - Regarding Short-Term Rental Accommodations Act</p> <p>That the Salt Spring Island Local Trust Committee request staff to provide options to exercise the LTC's authorities regarding correspondence item 9.4 Ministry of Housing - Dated March 20, 2024 - regarding the Short-Term Rental Accommodations Act and potential future legislation.</p> <p>Nov. 5, 2024: Anticipated discussion with LCC at upcoming joint meeting. Staff report to be presented in December.</p>	Chris Hutton	Target: 13-Dec-2024	In Progress
49%	<p>2 Follow-Up Action List dated April 2024</p> <p>That the Salt Spring Island Local Trust Committee direct staff to work with Tsawout First Nation staff to develop a Memorandum of Understanding and report back to the LTC.</p> <p>May 2024- Anticipate leadership to leadership meeting summer of 2024</p> <p>Sep 2024 - Development is still underway, MOU after the feast with the Tsawout First Nation.</p> <p>Nov 2024 - As this work related more closely to TAS, Clare Frater to partner and lead ongoing Feast discussions.</p>	Chris Hutton Chris Buchan Clare Frater		In Progress
50%	<p>3 Standing Resolution SS-2019-153 regarding Short Term Vacation Rentals</p> <p>That the Salt Spring Island Local Trust Committee rescind Standing Resolution SS-2019-153 and that staff report back on further considerations regarding proactive management of Short Term Vacation Rental's by March 1, 2025.</p>	Warren Dingman	Target: 01-Mar-2025	In Progress

Follow Up Action Report

Salt Spring Island

11-Apr-2024

Progress	Activity	Responsibility	Dates	Status
50%	4 That the Salt Spring Island Local Trust Committee request staff to prepare a staff report on 265 Furness Road and report back to the Trustees.	Chris Buchan	Target: 30-Nov-2024	In Progress

06-Jun-2024

Progress	Activity	Responsibility	Dates	Status
50%	1 Bylaw Enforcement Policy That the Salt Spring Local Trust Committee direct staff to close files for non-permitted dwellings where there is no evidence of disposal of waste on land.	Rob Kroeker Warren Dingman		In Progress

11-Jul-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Regarding Agriculture 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. 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.	Chris Hutton		In Progress

Follow Up Action Report

Salt Spring Island

12-Sep-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 North Salt Spring Water District Presentation</p> <p>That the Salt Spring Island Local Trust Committee request staff to work with and support water and waste water infrastructure service agencies to seek opportunities to develop appropriate policies that prioritize connections for housing that matches community values and needs.</p> <p>Will be presenting a proposal in Jan 2025</p>	<p>Chris Hutton</p> <p>Chris Buchan</p> <p>Oluwashogo Garuba</p>	<p>Target: 31-Jan-2025</p>	In Progress
33%	<p>2 SS-DP-2021.4/SS-DVP-2021.22 - E. Rommel - 270 Furness Road, SSI</p> <p>That the Salt Spring Island Local Trust Committee approves issuance of Development Permit SS-DP-2021.4 (270 Furness Road) subject to the collection of a landscaping security deposit of \$89,662.50 (150% of pre-tax estimate).</p> <ul style="list-style-type: none"> - DVP has been issued - Applicant has indicated that they will not be paying the landscaping security deposit until early 2025 	<p>Rob Pingle</p>		In Progress
15%	<p>3 SS-RZ-2024.1 - F. Oprea - Vesuvius Ferry Terminal, SSI - Staff Report</p> <p>That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaw No's. 538 and 539 to the Advisory Planning Committee for comment.</p> <p>Will be referred in the APC meeting scheduled for 28th Nov 2024</p>	<p>Chris Buchan</p> <p>Kalyaan Selvakumar</p>	<p>Target: 24-Oct-2024</p>	In Progress

Follow Up Action Report

Salt Spring Island

12-Sep-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>4 SS-RZ-2024.1 - F. Oprea - Vesuvius Ferry Terminal, SSI - Staff Report</p> <p>That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a report from a qualified environmental professional prior to second reading conducting an assessment of the following:</p> <ul style="list-style-type: none"> a. Conservation Assessment; b. Site Impact Assessment; c. Impact Mitigation Measures; d. Monitoring Requirements; e. Restoration Assessment; f. A Professionally certified opinion that, if the development is implemented as proposed, there will be no harmful alteration, disruption or destruction of environmentally valuable features, functions and conditions. 	Chris Buchan		In Progress
0%	<p>5 Official Community Plan - Land Use Bylaw Update</p> <p>That the Salt Spring Island Local Trust Committee request staff to evaluate if the provincial housing needs assessment methodology should be supplemented to improve the usefulness of housing needs assessment being prepared for Salt Spring Island under a Trust Council project and if supplemental data is recommended, to identify resource needs.</p>	Chris Hutton	Target: 13-Dec-2024	In Progress
0%	<p>6 Official Community Plan - Land Use Bylaw Update</p> <p>That the Salt Spring Island Local Trust Committee request staff to provide an update on the suitable land analysis to the LTC.</p>	Chris Hutton Chris Buchan		In Progress

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 "Housing Action Program" FUAL item</p> <p>That the Salt Spring Island Local Trust Committee acknowledge that the Housing Task Force work program is complete and that the Chair send a letter to thank the members for their service and advise members that there are vacancies on Advisory Planning Commissions.</p>	<p>Bhumika Joshi</p> <p>Chris Hutton</p> <p>Kalyaan Selvakumar</p>		In Progress
0%	<p>2 PLTUP20240134 - C. Cavaliere - 126 Upper Ganges Rd, SSI</p> <p>That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240134 (126 Upper Ganges Road) for a period of three (3) years.</p>	<p>Bruce Belcher</p> <p>Rob Pingle</p>		Completed
0%	<p>3 PLRZ20240145 - J. Litke - 200 Collins Road, SSI</p> <p>That the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20240145.</p>	Oluwashogo Garuba	Target: 28-Feb-2025	In Progress
0%	<p>4 K. Wiens to LTC - October 31, 2024 - Regarding Vessel Operation Restriction Regulations</p> <p>That the Salt Spring Island Local Trust Committee forward correspondence item 9.3 to the CRD Local Community Commission and that the correspondence item be added to the November 19, 2024, joint meeting.</p>	Chris Hutton		In Progress

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>5 PLRZ20240145 - J. Litke - 200 Collins Road, SSI</p> <p>That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Section 3, Range 2 West, North Salt Spring Island, Cowichan District, Except Part In Plan 3955, from Rural (R) zone to a Rural (f) (R(f)) zone permitting a Full time rental cottage with floor area up to 90m2</p>	Oluwashogo Garuba	Target: 25-Feb-2025	In Progress
0%	<p>6 PLRZ20240145 - J. Litke - 200 Collins Road, SSI</p> <p>That the Salt Spring Island Local Trust Committee request staff to refer to and seek input from the Islands Trust Conservancy Board and other applicable agencies and First Nations that an application has been received to amend the Salt Spring Island Land Use Bylaw No. 355, 1999.</p>	Kalyaan Selvakumar Oluwashogo Garuba		In Progress
0%	<p>7 PLRZ20240145 - J. Litke - 200 Collins Road, SSI</p> <p>That the Salt Spring Island Local Trust Committee request staff to proceed with public notification for application PLRZ20240145 as per section 467 of the Local Government Act.</p>	Oluwashogo Garuba Rob Pingle		In Progress
0%	<p>8 Draft 2025/26 Salt Spring Island Local Trust Committee Annual Meeting Schedule - Request For Decision</p> <p>That the Salt Spring Island Local Trust Committee approve their January, 2025 to March, 2026 Meeting Schedule as presented</p>	Lisa Millard Rob Pingle		In Progress

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
0%	<p>9 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report</p> <p>That the Salt Spring Island Local Trust Committee request a robust communications effort and plan for two staff led community information meetings/ town halls to be held outside of regular meeting times for Phase 4 community engagement of the new draft Islands Trust Policy Statement.</p>	<p>Chris Hutton Jason Youmans</p>		In Progress
26%	<p>10 Union of British Columbia Municipalities and Association of Vancouver Island and Coastal Communities 2025 Conferences - For Discussion</p> <p>That the Salt Spring Island Local Trust Committee authorize both local Trustees to attend the 2025 Union of BC Municipalities (UBCM) convention and the 2025 Association of Vancouver Island and Coastal Communities (AVICC) convention.</p> <p>Kal To send the resolution to Finance</p>	<p>Chris Hutton Kalyaan Selvakumar</p>		Completed
0%	<p>11 Baker Beach Area Crown Lease Application</p> <p>That the Salt Spring Island Local Trust Committee request the Executive Committee to review the crown lease referral process along with the relevancy of older Crown Land Administration Letter of Understandings.</p> <p>Bhumika to forward resolution to Alexandra</p>	<p>Bhumika Joshi Chris Hutton</p>		Completed

Follow Up Action Report

Salt Spring Island

14-Nov-2024

Progress	Activity	Responsibility	Dates	Status
30%	<p>12 Baker Beach Area Crown Lease Application</p> <p>That the Salt Spring Island Local Trust Committee direct staff to forward public correspondence and the petition received regarding the Baker Beach Area Crown Lease Application 1415573 as additional information to the Province.</p>	<p>Chris Hutton</p> <p>Oluwashogo Garuba</p>		In Progress
0%	<p>13 Baker Beach Area Crown Lease Application</p> <p>That the Salt Spring Island Local Trust Committee direct staff to provide the LTC with Crown Land Lease Referrals with sufficient time for consideration of response and that they be added to the applications report.</p>	<p>Chris Hutton</p> <p>Oluwashogo Garuba</p> <p>Stefan Cermak</p>		In Progress
100%	<p>14 Special Meeting with the Local Community Commission (LCC)</p> <p>That the Salt Spring Island Local Trust Committee request staff to schedule an in-person special meeting with the Capital Regional District Local Community Commission at 11:30 a.m. on Tuesday November 19, 2024 at Meaden Hall, 120 Blain Road, Salt Spring Island, BC to discuss issues of mutual interest.</p>	<p>Rob Pingle</p>		Completed



STAFF REPORT

DATE OF MEETING: December 12, 2024
 TO: Salt Spring Island Local Trust Committee
 FROM: Warren Dingman, Bylaw Compliance and Enforcement Manager
 Local Planning Services
 SUBJECT: Compliance and Enforcement Update for Salt Spring Island Local Trust Area

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee received this report for information only.

REPORT SUMMARY

This report provides a summary of current open compliance and enforcement files for Salt Spring Island.

ENFORCEMENT ACTIONS

There are a total of 202 files open as shown on the following table. There were 233 open files at this time last year and during 2024 a large number of non-permitted dwelling files were closed at the direction of the Local Trust Committee. If there are concerns about health safety; lack of proper sewage disposal; or if there are concerns about an excessive number of travel trailers on a property; the files for those non-permitted dwellings have remained open.

Development Permit	Foreshore	Home occupation	Siting	Soil	STVR	Unenclosed vehicle	Non-permitted dwellings	Density	Other Land Use
37	2	7	21	11	71	4	14	3	32

The greatest number of files are for short-term vacation rentals (STVR), with the focus currently on operations with no resident operator on the property. Of the current 71 STVR files, only 25 involve the use of a single family dwelling with no resident operator. The remainder are open as there are contraventions of the Land Use Bylaw regulations such as the use of accessory buildings for the STVR operation.

There continue to be concerns regarding the non-permitted uses in Ganges Harbour. Islands Trust Bylaw Officers continue to document and enforce on non-permitted mooring buoys in the Shoreline 8 (S8) Zone. Transport Canada staff have been doing regular enforcement in the harbour in an attempt to remove derelict boats and non-permitted floats. However, these efforts have been hampered by some harbour users claiming abandoned vessels once they have been tagged for removal, and this means the vessels remain in the harbour.

Submitted By:	Warren Dingman, Bylaw Compliance and Enforcement Manager	November 28, 2024
---------------	--	-------------------



DATE OF MEETING: December 12, 2024

TO: Salt Spring Island Local Trust Committee

FROM: Chris Buchan, Island Planner, Salt Spring Island Team
Chris Hutton, Regional Planning Manager

SUBJECT: Discharge of Housing Agreement
Applicant: Lawson Lundell LLP (William L. Roberts)
Location: 584 Rainbow Road (PID: 015-854-698)

RECOMMENDATIONS

1. **That the Salt Spring Island Local Trust Committee review the Directives Only Policies and determines that Bylaw No. 540 is not contrary to or at variance with the Islands Trust Policy Statement.**
2. **That the Salt Spring Island Local Trust Committee Housing Agreement Repeal Bylaw No. 540 cited as “Salt Spring Island Local Trust Committee Bylaw No. 540” be read a Third time.**
3. **That Salt Spring Island Local Trust Committee Bylaw No. 540, cited as “Salt Spring Island Local Trust Committee Bylaw No. 540” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.**

PURPOSE

The purpose of this report is to present to the Salt Spring Island Local Trust Committee (SS LTC) the draft bylaw for the repeal of Housing Agreement Bylaw No. 447, 2010, which pertains to the property at 584 Rainbow Road (PID: 015-854-698). The repeal of this bylaw is required due to the foreclosure of the property and the approval to discharge of the housing agreement notice from the title.

BACKGROUND

Local Trust Committee consideration:

2023-11-16

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee discharge the notice of housing agreement from the property at 584 Rainbow Road, (PID 015-854-698) with legal description as Lot A, Section 2, Range 1 East, North Salt Spring Island, Cowichan District, Plan 49990.

2024-07-11

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).

It was *MOVED and SECONDED*,

1. *That the That Salt Spring Island Local Trust Committee Housing Agreement Repeal Bylaw No. 540 cited as "Salt Spring Island Local Trust Committee Bylaw No. 540" be read a first time.*
2. *That Salt Spring Island Local Trust Committee Housing Agreement Repeal Bylaw No. 540 cited as "Salt Spring Island Local Trust Committee Bylaw No. 540" be read a second time.*

Trust Policy Statement

An assessment of the proposed repeal bylaw relative to the Islands Trust Policy Statement was undertaken and it was determined that it is consistent with the Policy Statement. The Policy Statement Directives Only Checklist, in accordance with Section 1.9 of the "Policy Statement Implementation" portion of the Islands Trust Policy and Procedures Manual, can be found in **Attachment 2**. Based on Staff analysis, the nature of a repeal bylaw while retaining the existing Land Use Bylaw permitted uses renders the proposal largely not applicable ("NA") until such a time that a new proposal comes forward.

Issues and Opportunities

Existing Charges on Title:

As part of the applicant's request, the covenant currently on title will be examined as part of the final consideration to LTC to determine whether discharge is an appropriate action following adoption of Repeal Bylaw No. 540.

Based on the document, the covenant was established as part of the rezoning process, securing servicing aspects of future affordable housing developments while expanding on onsite environmental protection.

Rationale for Recommendation

As consistent with previous staff reports, repealing Bylaw No. 447 is necessary to clear the existing encumbrance and facilitate future compliance with affordable housing objectives through a new agreement with the purchaser.

NEXT STEPS

Upon the SS LTC's approval of third reading and Executive Committee review, staff will schedule the bylaw for future LTC consideration of adoption.

Submitted By:	Chris Buchan, A/Island Planner	December 3, 2024
Concurrence:	Chris Hutton, Regional Planning Manager	December 4, 2024

ATTACHMENTS:

1. Draft Bylaw No. 540
2. IT Policy Statement Directives Only Checklist

BYLAW NO. 540

A BYLAW TO AUTHORIZE REPEAL OF A HOUSING AGREEMENT

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 483 of the Local Government Act and Section 29 of the Islands Trust Act permit the Local Trust Committee to enter into a housing agreement;

AND WHEREAS the Salt Spring Island Local Trust Committee wishes to repeal a Housing Agreement;

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

1. This Bylaw may be cited for all purposes as "Salt Spring Island Housing Agreement Repeal Bylaw No. 540, 2024".
2. Bylaw 447, cited as "Salt Spring Island Housing Agreement Bylaw No. 447, 2010" is repealed.

READ A FIRST TIME this 12th day of September, 2024

READ A SECOND TIME this 12th day of September, 2024

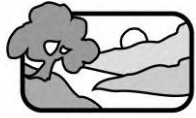
READ A THIRD TIME this day of ,

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this day of ,

ADOPTED this day of ,

SECRETARY

CHAIRPERSON



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

Bylaw No: 540
584 Rainbow Road (PID: 015-854-698)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
N/A	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
N/A	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
N/A	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation

	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
N/A	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
N/A	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
N/A	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	NO.	DIRECTIVE POLICY
	5.5	Recreation

N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
N/A	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
N/A	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



File No.: PLDVP20240174
(SS-BP-2022.149)

DATE OF MEETING: November 7, 2024
TO: Salt Spring Island Local Trust Committee
FROM: Milad Panahifar, Planner 1
Salt Spring Island Team
COPY: Chris Hutton
SUBJECT: PLDVP20240174
Applicant: Jonathon Mishrigi
Location: 237 Isabella Point Road – PID: 028-581-598

RECOMMENDATION

- 1. That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit PLDVP20240174 (237 Isabella Point Road)**

REPORT SUMMARY

This Development Variance Permit (DVP) application seeks to vary the Salt Spring Island Land Use Bylaw No. 355 (LUB) Section 3.8.1 to allow an increase in allowable number of storeys from 2 to 3 and raise the maximum height for structures from 7.6 m (24.93 ft), to 8.7 (28.54) such that it facilitates the proposed dwelling's roof and floor to ceiling/roof heights in accordance with figure 1 and figure 2. The applicant obtained a Building Permit (BP) from the CRD in May 2023 but later revised the plans, resulting in structural challenges that increased the building's average height. At that time, the applicants were unaware that these changes exceeded the height and storey limits.

RATIONALE FOR VARIANCE

The Staff recommendation is to approve the DVP (Attachment 4) for the following reasons: (Please refer to Attachment 5 – Project Narrative for the applicant's rationale.)

- 1) The variance is not anticipated to negatively impact the surrounding neighbourhood;
- 2) The existing room was constructed within the existing building envelope.
- 3) The variance involves minor building elements and do not significantly impact the total floor area. (a small storage and pergola)
- 4) The proposed variance would not significantly impact the overall massing of the building. The existing stair tower structure is legally in place, and the heights of the storage structures and pergolas will remain below that of the stair tower. Therefore, the visual profile of the building will remain consistent regardless of whether the variance is granted.

BACKGROUND

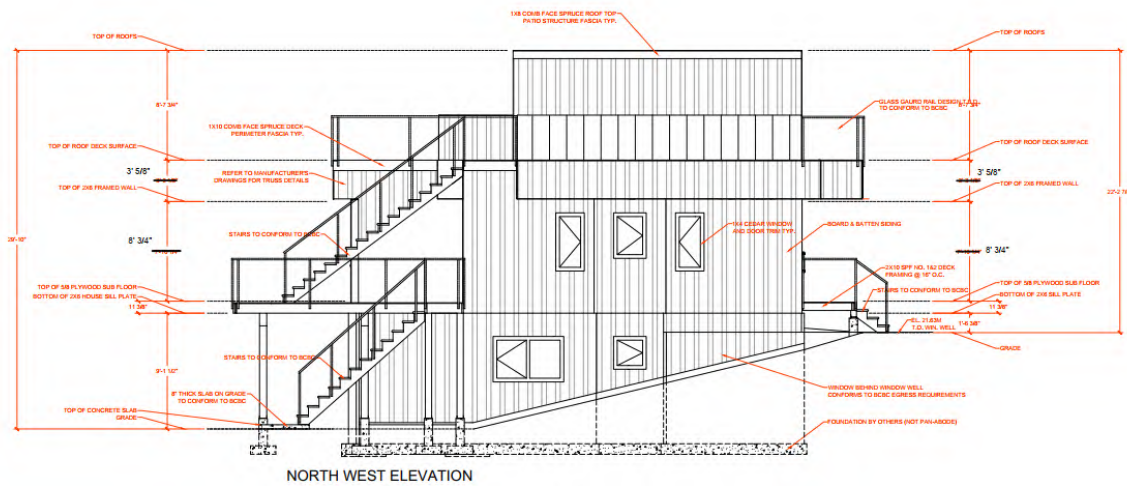
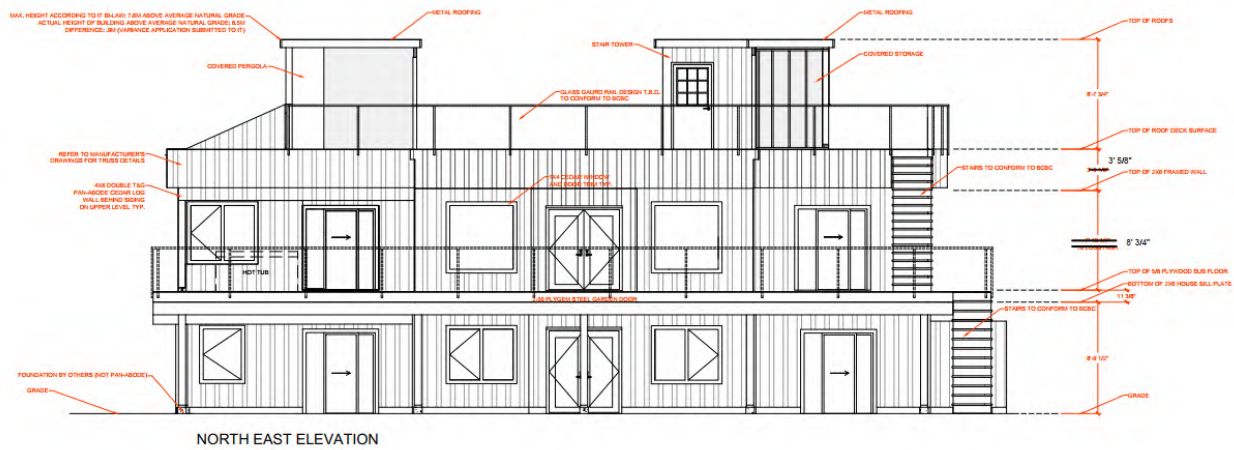


Figure 2 - Current Elevations B

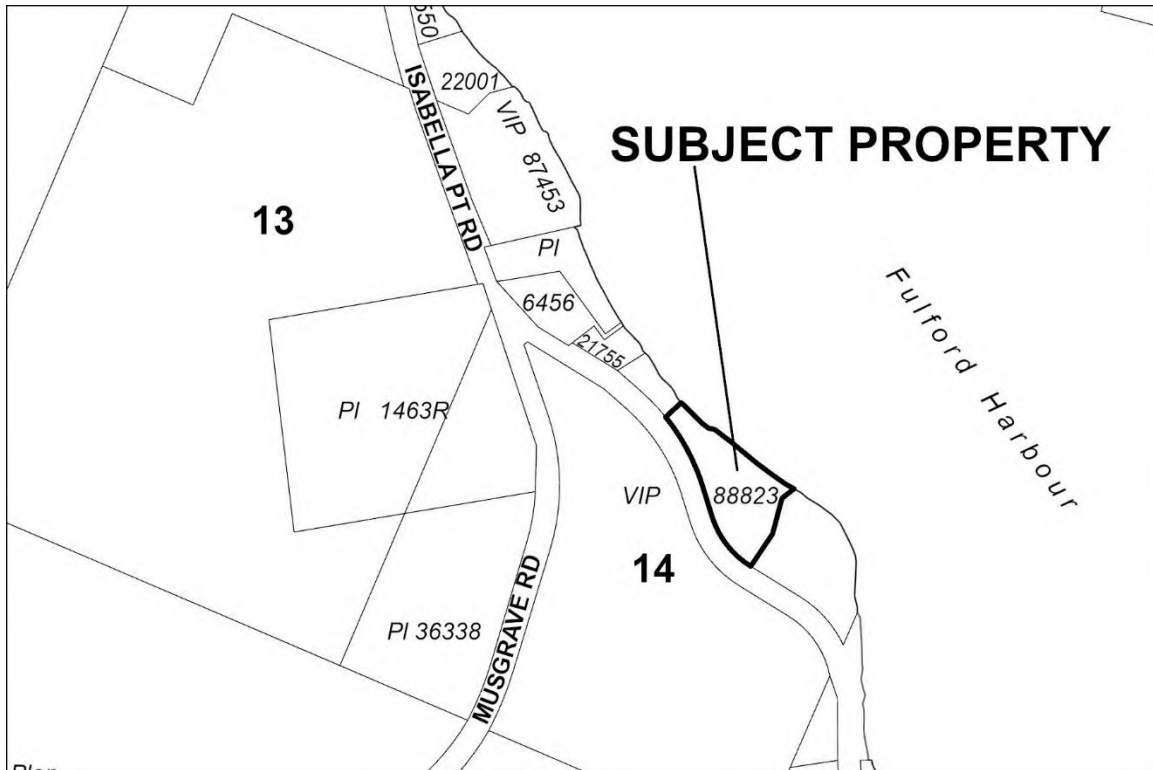


Figure 3 - Subject Property

ANALYSIS

Intent of Regulations being varied

Official Community Plan

Designation

The property is designated as Rural Neighbourhoods (RL) in the Salt Spring Island Official Community Plan (OCP), which aims *“To continue to provide adequate land zoned for medium density residential use and other traditional and compatible rural land uses.”*

Development permit

Some sections of the lot are located within DPA 6, which is designated as an Unstable Slope and Soil Erosion Hazard Area, and is subject to a delegated Development Permit. The applicant has been informed that a geotechnical report is required and this DP will be reviewed separately.

Land Use Bylaw (LUB):

The subject property is zoned **Rural (zone variant I) – R(I)** in the LUB.

Section 3.8 provides general height regulations to all building and structures on Salt Spring Island. The maximum height under subsection 3.8.1 establishes a 7.6 metre maximum height for all structures, provided that such structure does not contain more than two storeys.

According to LUB Part 1 – Interpretation, a “storey” is defined as “a portion of a building, with the exception of a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including any space where the floor to ceiling height is greater than or equal to 1.8 m. And “basement” means that portion of a building between two floor levels that is partly underground and that has its finished ceiling an average of less than **1.2 m above grade**.

The current floor-to-ceiling height for the first floor is approximately 2.69 meters, and the ceiling is an average of 1.6 meters above grade. This indicates that the first floor cannot be classified as a “basement”; and it is a separate storey, making the whole building a 3-storey structure.

Potential Development Impacts

Granting a variance does not set a precedent and the Salt Spring Island Local Trust Committee (SS LTC) is unfettered in its ability to grant or deny variances. However, the granting of variances regarding building height or siting may create expectation in the community with regard to future applications. The DVP process enables property owners to relax minor land use bylaw regulations, while providing certainty for adjacent property owners and minimizing negative impacts on neighbours.

Due to the steep decline on the property, Staff believe that granting a variance would not pose a visual obstruction from the roadway or neighbouring properties. Additionally, the subject storage room does not increase the visual building massing and offers a small floor area of 8m² (86 sqft).

Circulation

In accordance with [Section 499\(3\)](#) of the *Local Government Act* and Section 8 of the [Salt Spring Island Development Procedures Bylaw No. 304](#), statutory notice of the proposed variance was delivered to all owners and tenants in occupation of properties within 100 metres of the subject property’s boundaries on December 5, 2024.

No correspondence has been received at time of submission of this report. Staff will verbally indicate if any correspondence has been received subsequent to submission of this report at the SS LTC meeting.

First Nations

This proposal does not require First Nations referral. As the variance would not involve any further land altering activities. The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

Rationale for Recommendation

The recommendation of staff is to approve this DVP as the variance is considered minor and the residential character is not anticipated to be negatively impacted. The subject storage room does not increase the building envelope nor does it significantly impact the visual profile of the building.

ALTERNATIVES

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

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns] (PLDVP20240174 - 237 Isabella Point Road)

....

2. Deny the application

The SS LTC may deny the application. As a result, the file would be closed and the property owner would be required to amend the proposal to proceed with a building permit application. The applicant could choose to make an application to the Board of Variance if hardship can be demonstrated. If this alternative is selected, the SS LTC should state the reasons for denial. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee deny issuance of Development Variance Permit PLDVP20240174 for the following reasons: [list reasons] (PLDVP20240174, 237 Isabella Point Road)

Submitted By:	Milad Panahifar, Planner 1	November 6, 2024
Concurrence:	Chris Hutton, Regional Planning Manager	December 3, 2024

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Notice
4. Draft Development Variance Permit
5. Applicant’s Project Narrative


ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 2 SECTION 14 RANGE 1 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP88823
PID	028-581-598
Civic Address	237 ISABELLA POINT ROAD SALT SPRING ISLAND BC
Lot Size	0.65 ha (1.6 ac)

LAND USE

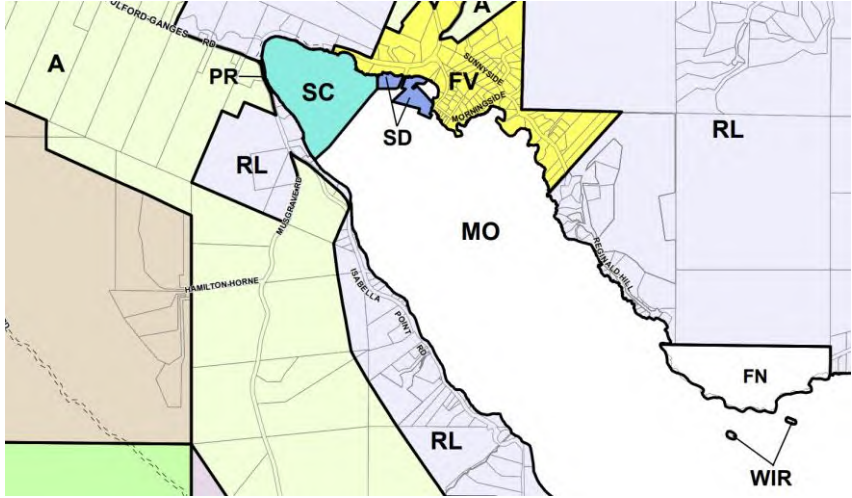

Current Land Use	Rural (zone variant I) – R(I)
Surrounding Land Use	Agriculture 1 (zone variant e) - A1(e), Shoreline 6 - S6



HISTORICAL ACTIVITY

File No.	Purpose
SS-SUB-2008.13	2 Parcel Subdivision
SS-SUB-2008.10	3 Parcel Subdivision
SS-SDP-2010.2	Environmental DP in support of subdivision application
SS-RZ-2006.8	To allow an additional density on this property in exchange for land for community-owned farmland. (203 Musgrave Rd)
SS-ALR-2006.7	Non-Farm Use and Subdivision in ALR
SS-ALR-2007.1	Application for subdivision and non-farm use in the ALR in order to add a density and re-align the road
SS-DP-2010.5	Isabella and Musgrave proposed road and site alter.
SS-BP-2022.149	New SFD


POLICY/REGULATORY


<p>Official Community Plan Designations</p>	<p>Salt Spring Island Official Community Plan Bylaw #434, 2008 – Rural Neighbourhoods - RL</p>  <p>Some sections of the lot are within DPA 6, which is designated as an Unstable Slope and Soil Erosion Hazard Area</p> <p>DPA6 - Map23 - Unstable Slope and Soil Erosion Hazard</p> 
<p>Land Use Bylaw</p>	<p>Salt Spring Island Land Use Bylaw #355, 1999 – Rural (R)</p> <p>“R” permits the following principal uses:</p> <ul style="list-style-type: none"> • Single-family dwellings • Two family dwellings constructed before July 31, 1990 • Dental and medical offices for a maximum of two medical practitioners • Elementary schools, pre-schools and child day care • Public health care facilities

	<ul style="list-style-type: none"> • Community halls • Churches and cemeteries • Veterinarian clinics and animal hospitals • Pet boarding services and kennels • Pounds • Active outdoor non-commercial recreation, excluding golf courses and activities primarily involving the use of power-driven means of conveyance • Agriculture • Public service uses <p>The R also permits the following accessory uses:</p> <ul style="list-style-type: none"> • Seasonal cottages subject to Section 3.14 • Home-based business use, subject to Section 3.13 <p>3.12.5 With the exception of a seasonal cottage or other permitted accessory dwelling unit, the total floor area of all accessory buildings and structures on a lot must not exceed 70 square metres for lots that are 1.2 ha or less in area and 185 square metres for lots that are greater than 1.2 ha in area. One building with a floor area less than 25 square metres may be excluded from the calculation of total floor area for accessory buildings and structures.</p> <p>4.3.1 Unless otherwise specified, no building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within the following setbacks from lot lines or road access easements:</p> <ol style="list-style-type: none"> (1) Setback from front lot line: 7.5 m (2) Setback from rear lot line: 7.5 m (3) Setback from interior side lot line: 3.0 m (4) Setback from exterior side lot line: 4.5 m <p>except that on any lot, one structure with a floor area no more than 10 square metres and a height no greater than 2.5 m may be placed within the setback area from an interior side or rear lot line, and</p> <p>except that on any lot, where a structure has existed since before January 13, 1971, an addition to that structure may be placed within the setback area from an interior side or rear lot line, provided the addition is no closer to the lot line than the existing structure, and that the floor area of the addition does not exceed 10 per cent of the floor area of the existing structure.</p> <p>Rural (zone variant I) – R(I) - 9.10.4 (14-15) 9.10.4.14 - The maximum number of lots permitted within the entire area zoned R(I) shall not exceed 2. 9.10.4.15 - The minimum area of an individual lot that may be created through subdivision is 0.6 ha.</p>
Other Regulations	N/A
Covenants	Statutory Right of Way: FB409124 (Hydro), FB409125 (Telus) Exceptions and Reservations: FB409130 (Crown – Inter Alia)

	Covenant: FB409141 (CRD): Use the land as in engineer's report
Bylaw Enforcement	SS-BE-2005.38 – Soil Removal

SITE INFLUENCES

Islands Trust Conservancy	N/A
Species at Risk	<p>Within 100m distance from raptor's nest but it is highly unlikely that the variance proposed would impact the Raptor.</p> 
Sensitive Ecosystems	N/A
Hazard Areas	<p>Moderate, Low risk steep slopes</p> 
Archaeological Sites	<p>Remote Access to Archaeological Data (RAAD) mapping indicates the subject property has a known archaeological site. The owner should contact the BC Archaeology Branch for further information. (BORDENNUMB DeRu-168)</p>

	 <p>The map shows a shoreline area with 'MUSGRAVE RD' labeled on the left. A red vertical bar highlights a specific section of the shoreline. Yellow hatched areas are shown along the coast, and a yellow circle highlights a specific point on the shore.</p>
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	Sediment Shoreline - Pebble/Sand
Shoreline Data in TAPIS	N/A

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

2.1 MAP TITLE

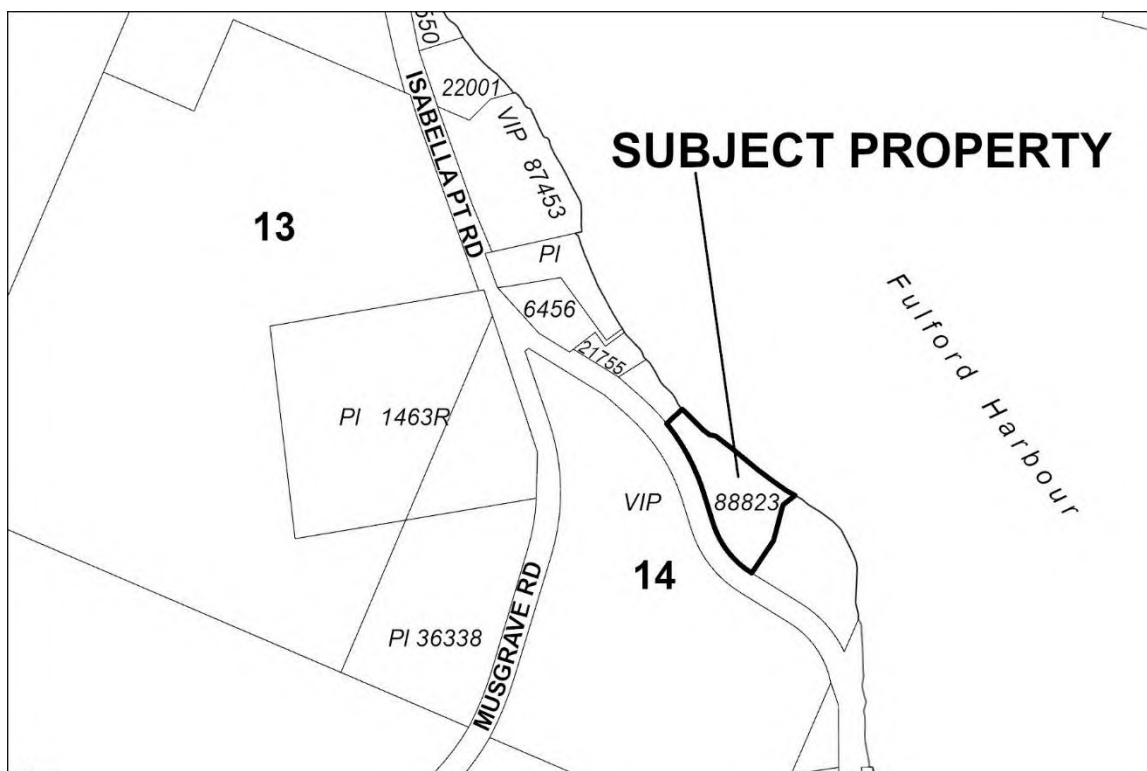


Figure 1 - Subject Property - 273 Isabella Point Road



Figure 2 – Subject Property Zoning



Figure 3 - Subject Property Satellite View



Figure 4 - Unstable Slope and Soil Erosion Hazard (Map 23)

2.2 PLAN TITLE

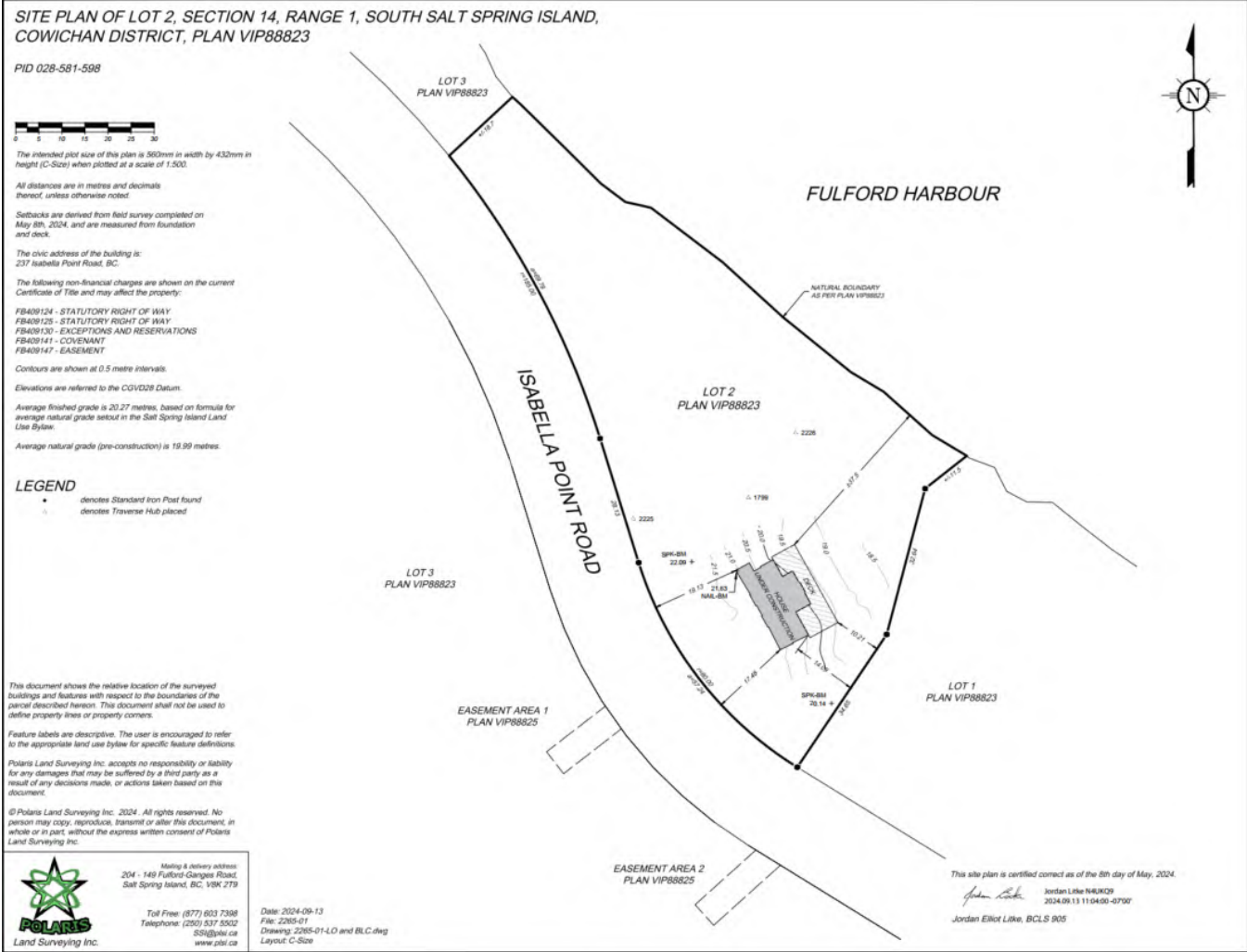


Figure 5 - Site Plan

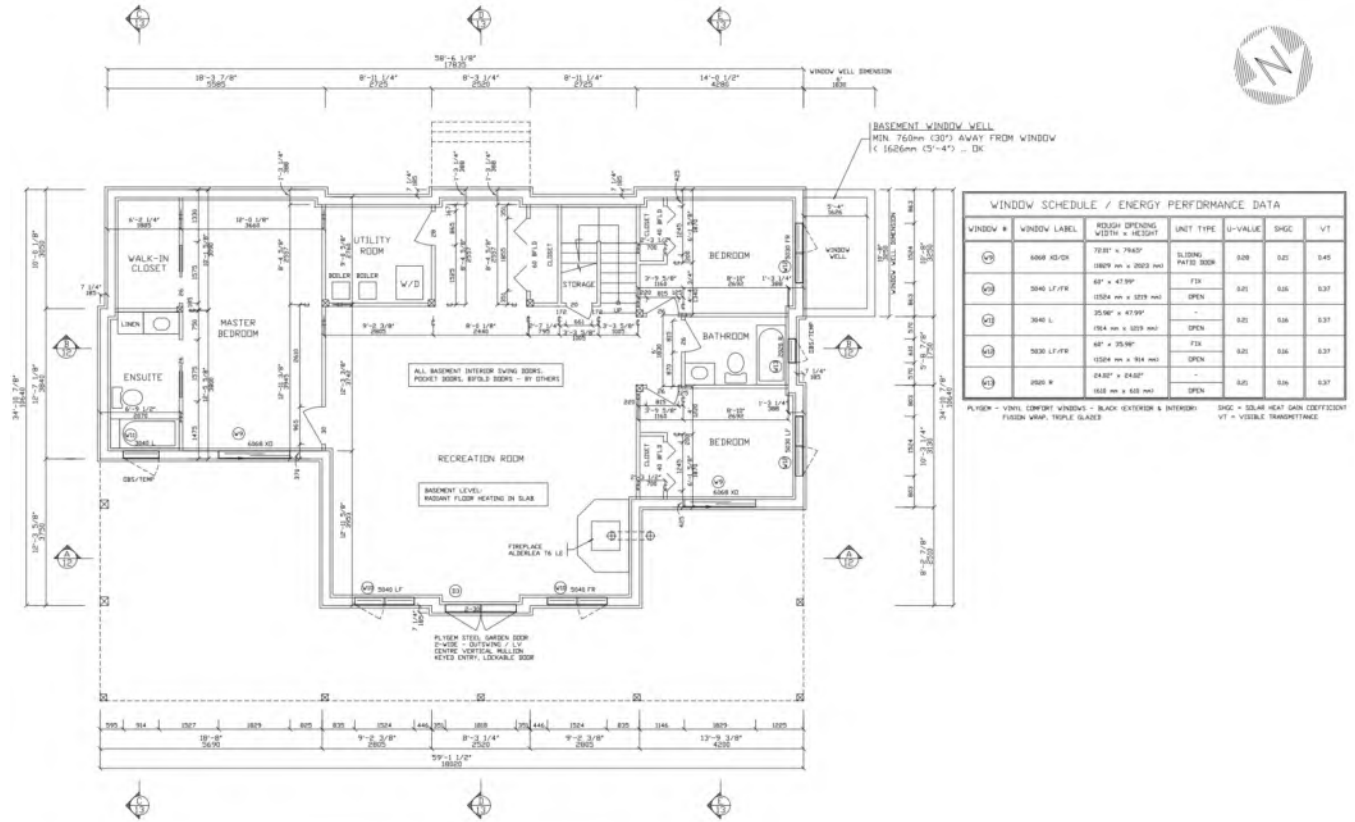


Figure 6 - Basement Plan

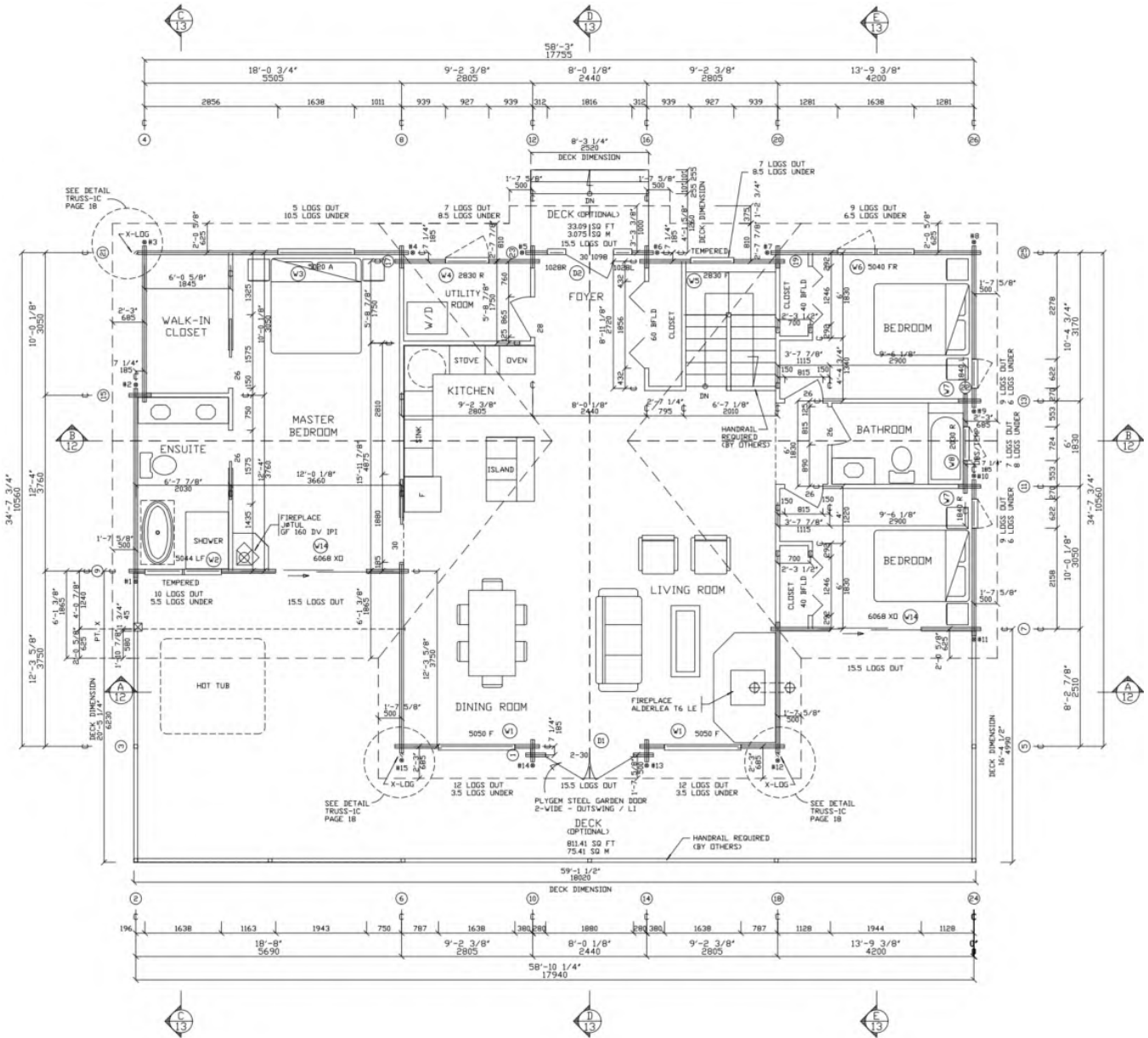


Figure 7 - Main Floor Plan

2.3 DRAWING TITLE



Figure 11 – North West Elevation



Figure 12 - View from Isabella Point Road



Figure 13 - South East Elevation



Figure 14 - South East Elevation 2





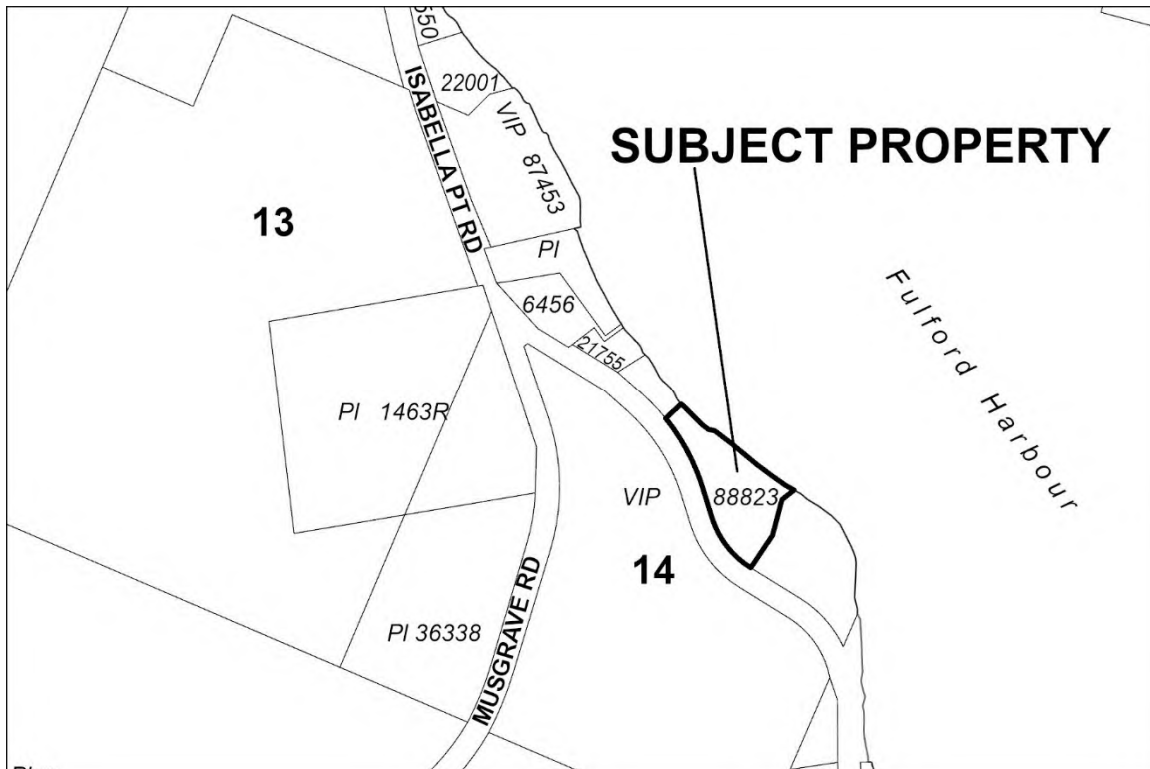
NOTICE
PLDVP20240174
SALT SPRING ISLAND LOCAL TRUST COMMITTEE

NOTICE is hereby given pursuant to Section 499 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, the proposed permit would vary the the Salt Spring Island Land Use Bylaw No. 355 by:

- Varying Section 3.8.1 to:
 - 1) To raise the maximum height for structures from 7.6 (24.93 ft) meters, to 8.7 meters (28.54 ft)
 - 2) Increase in allowable number of storeys from 2 to 3, for a proposed single family dwelling.

The property is located at 237 Isabella Point Road and is legally described as:
 LOT 2 SECTION 14 RANGE 1 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP88823.

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 – 1627 Fort Street Victoria, BC V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, commencing **December 2, 2024** and continuing up to and including **December 11, 2024**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, additional copies of the Proposed Permit may be inspected at various Notice Boards on Salt Spring Island.

Enquiries or comments should be directed to Milad Panahifar Planner 1, at (250) 537-9144, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: ssiinfo@islandstrust.bc.ca before 4:30 pm, **December 11, 2024**.

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting starting at **December 12, 2024** starting at 9:30 a.m. at the Salt Spring Legion, Meaden Hall, 120

Blain Road, Salt Spring Island. Typically, applications are considered in the afternoon portion of the meeting, which begins at 12 noon. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

Rob Pingle, Deputy Secretary



PROPOSED

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20240174**

To: Jonathon Daniel Mishrigi, Natalie Michelle Mishrigi

1. This Development Variance Permit applies to the land described below:

LOT 2 SECTION 14 RANGE 1 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP88823
(PID: 028-581-598)

2. Salt Spring Island Land Use Bylaw 355, 1999 is varied as follows:

- a) Subsection 3.8.1 which states that the maximum height for structures is 7.6 m (24.93 ft), provided that not more than two storeys are permitted in any structure, is varied to permit the construction of a three storey dwelling with 8.7 m (28.54 ft) height such that it facilitates the proposed dwelling's roof and floor to ceiling/roof heights in accordance with Schedule 'B' and Schedule 'C'.

The development shall be consistent with Schedules 'A', 'B' and 'C' which are attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

**AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS ___ DAY OF ___, 20__.**

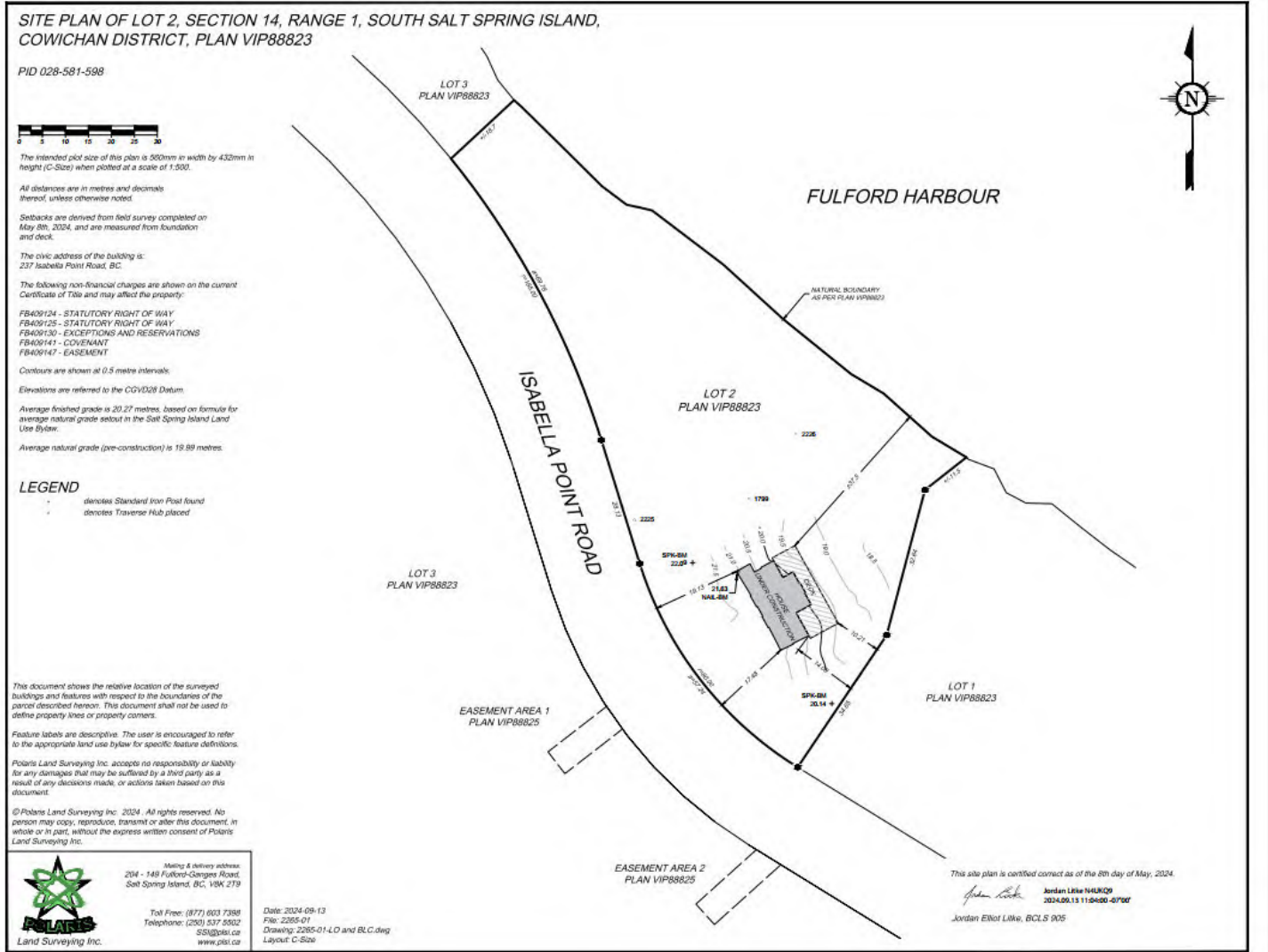
Deputy Secretary, Islands Trust

Date of Issuance

**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY
THE ___th DAY OF _____, 20__ THIS PERMIT AUTOMATICALLY LAPSES.**

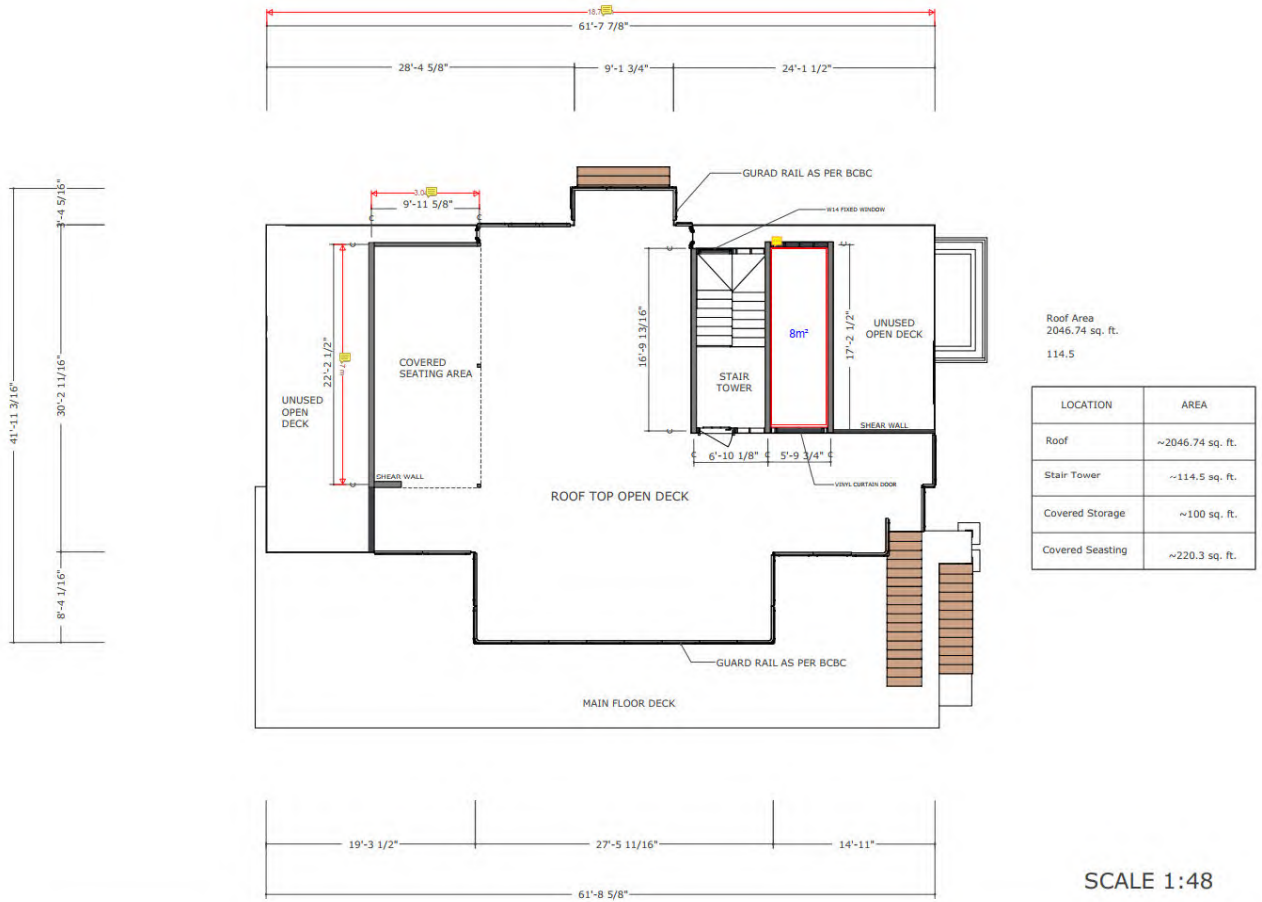
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20240174**

**SCHEDULE 'A'
[Site Plan]**



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20240174**

**SCHEDULE 'B'
[Roof Plan]**

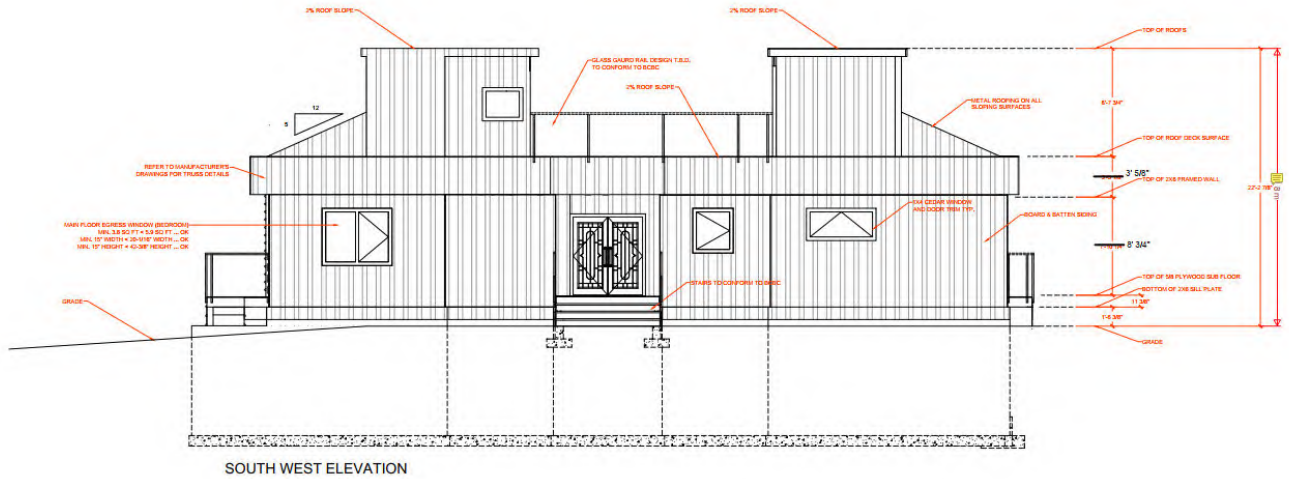


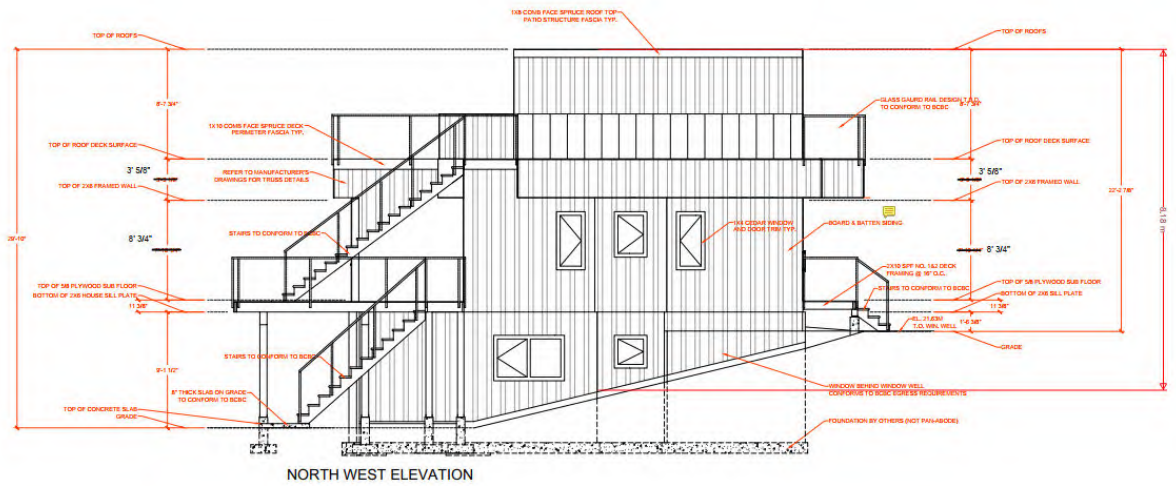
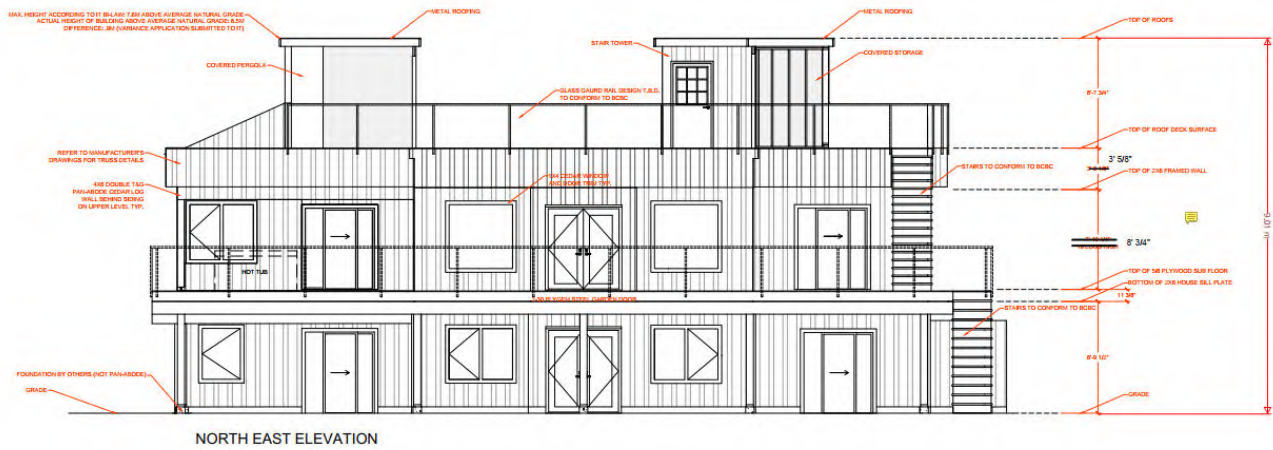
SCALE 1:48

PK

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20240174**

**SCHEDULE 'C'
[Elevations]**





PRO

237 Isabella Point Rd. Variance Proposal

We started this project in 2021 after purchasing the land. We went through adding services first (Hydro, septic and water) prior to starting the build. In the mean time, we were undergoing the design phase with a company during skyrocketing inflation. Unfortunately, this resulted in some rushed and uniformed decisions on our part. We wanted to build our retirement home, but through the process, realized we could only afford to continue with many compromises. Our plan was to purchase a pre-fabricated milled log-home that we could build mostly ourselves to hopefully save the cost on labour. We were awarded our building permits in May of 2023 and have been building since. After breaking ground and beginning the foundation work, we realized the builder designed the bottom floor with a flush beam system. This was a huge error on their part since they knew our plan was to run HVAC and could not cut through engineered beams. Therefore, we had to add an additional 18" to accommodate due to the ICF blocks used for the bottom floor.

In the wake of Covid when we were ready to purchase the milled log home we were surprised to see that the builder's prices did not come down similar to other building materials. Also the milled logs were only 4" thick so our plan was to insulate on the inside later, but due to the higher price we could not afford that option. So we started working with our construction manager to figure out some options. At this point we had already built the foundation and subfloor. We met with another engineer and decided to go with a traditional stud framed house atop the ICF bottom. We were upset by the fact that we had to make certain sacrifices. However, our consolation was the idea that we could do a flat roof with a roof top patio. This would offer us the additional space we originally wanted with access to the breath taking views.

While undergoing the process we recently realized that we were encroaching on our maximum height above grade. Initially, we thought we could make our design fit to just below. However, the truss companies could not meet the load requirements with the two feet truss depth that was originally planned. Therefore, the trusses are now 3 feet depth and the roof top pergolas and storage spaces will have heights that are just too low to make work. Additionally, the plumbing vent stack is planned to protrude through some of the walls on the roof top. If we cannot build these a bit higher we will be subject to potential sewer gas smells on our roof top patio rendering the enjoyment of such an outdoor space unusable. Lastly, the rooftop structures are important to us because they will allow us to use the roof top patio almost all year around.

The 1.5 feet for the bottom floor issue mentioned above, plus the extra 1 foot of truss depth places us at 2.5 feet above our planned height. Therefore, we're asking for an additional 1 meter of height clearance to a maximum of 8.7m above grade in order to accommodate two rooftop structures. This includes 1 covered seating area and 1 covered storage area (depicted in drawings). There is another rooftop structure. However, this is the stair tower which is permitted above max height according to LUB No 355 – 3.8.4.

We understand that we're ultimately responsible for the situation we now find ourselves in and could not be more apologetic for time and effort it's costing other. Our only hope is that our mistake is forgiven and that our variance is granted in order to continue with our build in order to enjoy our future home.



DATE OF MEETING: December 12, 2024

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 1
Salt Spring Island Team

COPY: Chris Hutton, Regional Planning Manager

SUBJECT: Temporary Use Permit for Boarding House on a Residential Zoned Parcel
Applicant: Megan Kriger– Lookout Housing and Health Society
Location: 129 Dean Road, Salt Spring Island

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240164 (129 Dean Road) for a period of two (2) years.

REPORT SUMMARY

This report concerns an application for a Temporary Use Permit (TUP) submitted by Lookout Housing and Health Society for a boarding house at 129 Dean Road. According to Section G.1.2 of the Salt Spring Island Official Community Plan (OCP) No. 434, 2008, a TUP can be granted for lands designated as Residential Neighbourhoods (RN) to allow temporary land uses that align with existing designations but are not explicitly permitted by the local zoning bylaw. The applicant seeks permission to operate a boarding house utilizing up to eight (8) bedrooms within an existing Single Family Dwelling (SFD). For further details, refer to Appendix 2 for the proposed Temporary Use Permit SS-TUP-PLTUP20240164.

BACKGROUND

The property located at 129 Dean Road, measuring 0.57 ha (1.41 ac) is zoned Residential 9 (R9) under the Salt Spring Island Land Use Bylaw (LUB) No. 355, 1999. It is designated as a Residential Neighbourhood (RN) in the Salt Spring Island Official Community Plan (OCP) No. 434, 2008. Currently, the site contains a 460 sq m (4,965 sq ft) Single Family Dwelling (SFD) with 12 bedrooms.

The applicant proposes to convert eight of these bedrooms, totaling 147.84 sq m (1,583.88 sq ft), into a boarding house and to designate one room for a live-in caretaker (see Applicant’s letter in Appendix 5). Residents would maintain independent living in their bedrooms while sharing common areas, including a kitchen, bathrooms, and

on-site laundry facilities while the rest of the bedrooms will be used by the owner of the property for their personal use. A site plan of the building is provided in Appendix 7.

While the OCP allows boarding houses as a home-based business in zones where Single Family Dwellings are permitted, the LUB restricts the maximum floor area for such businesses to 70 square meters (753 sq ft). The applicant's proposal exceeds this limit, necessitating the application for a temporary use permit (TUP).

The Salt Spring Island Local Trust Committee (LTC) may issue a TUP to allow temporary use of land under specified conditions, which can include a security deposit to ensure compliance. A TUP permits the proposed use for up to two years, with the possibility of a two-year renewal (as per LTC Policy G.1.3.1). It is important to note that the issuance of a TUP does not indicate support for any future permanent zoning changes. However, the outcomes of the use under a TUP may inform LTC's decision regarding any subsequent rezoning applications to permanently permit the boarding house if requested in the future.

The applicant has indicated that they are considering the possibility of rezoning to continue providing the service for which the TUP was applied, once the TUP expires.

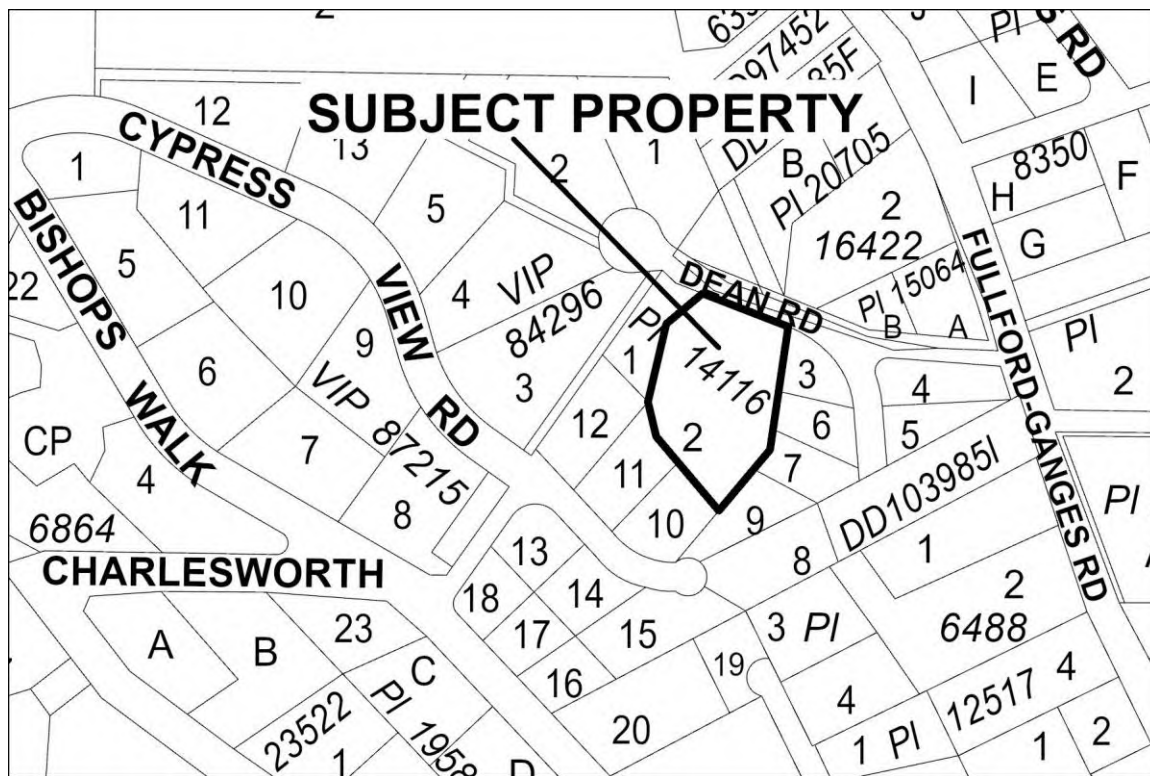


Figure 1: Subject Property Map

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The following are the Islands trust Policy Statement (ITPS) directive policies are relevant to this application:

4.4.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.

5.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.

5.2.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.

5.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.

5.2.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.

5.8.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

Official Community Plan:

Subject to Section G.1.1 *Areas where Temporary Use Permits can be issued*, TUPs may only be issued for specific OCP designations which includes the subject property as it is designated Residential Neighbourhood (RN) in the OCP.

Section G.1.3 of the OCP provides guidelines to be used when considering issuance of a TUP. The completed checklist for this proposal completed by the planning staff can be found as Attachment 3.

There are no **Development Permit Areas** designated on the property.

The following policies as outlined in the OCP are related to this application:

OCP Policy B.2.2.2.14: *Boarding houses, single family dwellings where rooms are available for on-going residential occupancy, should be allowed to operate as home based businesses in all zones where single family dwellings are allowed.*

Staff review has determined that the proposed boarding house is consistent with the OCP policy relevant to boarding houses in Residential Neighbourhoods. The proposal for a TUP to allow for a boarding house use within a Residential 9 zone is consistent with the above OCP policies.

Land Use Bylaw:

The subject property is zoned R9 under the Land Use Bylaw (LUB), which allows home-based businesses subject to specific floor area restrictions. For lots up to 1.2 hectares (2.96 acres), the maximum permitted floor area for such businesses is 70 square meters (753.5 square feet), while lots larger than 1.2 hectares can use up to 150 square meters (1,614.59 square feet). Since the applicant's proposal exceeds these limits, they have applied for a Temporary Use Permit (TUP) to temporarily allow a larger floor area for the boarding house.

Subsection 3.13.3 of the LUB states that “A home-based business must be operated by a person permanently residing on the premises in which the home-based business is conducted. Not more than three additional persons (or full-time equivalency) not residing in the dwelling unit may be employed in home-based business uses on any lots that are 1.2 ha or less in area and not more than four additional persons (or full-time equivalency) for lots that are greater than 1.2 ha in area.”

The applicant proposes to have a live-in care taker on the property, which complies with this regulation regarding home based business in the LUB.

Islands Trust Conservancy:

Islands Trust conservancy has no interest on the subject property.

Issues and Opportunities:

Temporary Use Permits:

A temporary use permit may allow a use not permitted by zoning, specify conditions under which the use may be carried on, and allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued. This is a mechanism that facilitates a short term use, either a use that is intended to be ephemeral, or, as is the case here, allows the use to be initiated while determining its compatibility for the property through potential future rezoning.

Potable Water:

The subject property is currently connected to the North Salt Spring Water District (NSSWD). The applicant has provided a letter dated November 5, 2024, from NSSWD confirming that the property has a ¾” water service connection. The applicant may need to submit detailed information to the Building Inspection staff when applying for a permit to assess whether the existing connection is adequate to support the boarding house.

Parking requirements:

According to Section 7.1 of the LUB, boarding houses are required to provide off street parking spaces one per bedroom in addition to one space for each non-resident employee (or full time equivalent). The applicant has submitted a site plan showing fourteen (14) off street parking spaces, which meets the requirements as specified in the LUB.

Consultation

For TUP applications, Section 494 of the *Local Government Act* requires public notification in the form of a newspaper advertisement, and the Salt Spring Island Trust Local Committee Development Procedures Bylaw No. 304 requires that notice be mailed or otherwise delivered to all properties within 100 metres of the subject property. A copy of the notification is included as Attachment 6.

Agencies

No agency referral is recommended for this application.

First Nations

This application does not trigger the requirement for agency or First Nations referrals; however, the LTC may refer to agencies or First Nations if it is determined that any may have interest.

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding this, and to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Rationale for Recommendation

Staff recommends that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit PLTUP20240164 based on the following reasons:

1. The proposal was evaluated using the applicable TUP objectives and guidelines specified in Section G.1.3 of the OCP and it was determined to be in compliance.
2. The proposed use would not compromise future uses on a lot and therefore staff agree that the temporary use proposal generally meets the objectives and policies in Schedule G of the OCP.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

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

2. Approve for a different time period

The LTC may opt to approve the permit for a shorter period. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee approve application PLTUP20240164 for a period of _____ year(s).

3. Deny the application

The LTC may deny the application and proceed no further.

Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny approval of temporary use permit for the following reasons:

Submitted By:	Oluwashogo Garuba, Planner 1	November 25, 2024
Concurrence:	Chris Hutton, Regional Planning Manager	December 4, 2024

ATTACHMENTS

1. Site Context
2. Draft Permit
3. TUP Guideline Analysis
4. OCP Policy Checklist
5. Applicant’s Letter
6. Notice

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 2, DISTRICT LOT 24, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14116
PID	000-313-777
Civic Address	129 DEAN RD SALT SPRING ISLAND
Lot Size	0.57 ha (1.14 ac)

LAND USE

Current Land Use	Residential
Surrounding Land Use	Residential

HISTORICAL ACTIVITY


File No.	Purpose
SS-RZ-2006.7	To add 3 self-contained affordable housing basement suites to an existing building at 129 Dean Rd.

POLICY/REGULATORY

Official Community Plan Designations	Salt Spring Island Official Community Plan Bylaw No. 434, 2008 – Residential Neighbourhood (RN)
--------------------------------------	---

Land Use Bylaw	Salt Spring Island Land Use Bylaw No 355, 1999 – Residential 9 (R9)
Other Regulations	N/A
Covenants	None
Bylaw Enforcement	SS-BE-2019.1 – unlawful dwelling

SITE INFLUENCES

Islands Trust Conservancy	The application has no considerations for the Islands Trust Conservancy
Regional Conservation Strategy	This application has no considerations for the Regional Conservation Plan.
Species at Risk	Sharp-tailed Snake
Sensitive Ecosystems	N/A
Hazard Areas	<p>Low risk Slopes</p> 
Archaeological Sites	No concerns noted on subject property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a Heritage Conservation Act permit may be needed before further development is undertaken.
Climate Change Adaptation and Mitigation	No additional impacts to GHG emissions anticipated as a result of this application.
Shoreline Classification	N/A
Shoreline Data in TAPIS	N/A



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PLTUP20240164

To: Lookout Housing and Health Society

1. This Permit applies to land described below:

Legal Description: LOT 2, DISTRICT LOT 24, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14116

PID: 000-313-777

2. This Permit is issued to allow the following:

- 2.1 For the purposes of this permit, a boarding house means single residential dwelling in which more than five (5) but not more than ten (10) persons occupy sleeping units and typically share common areas, including kitchens and bath
- 2.2 Eight (8) rooms to be used as a boarding house within the existing eleven (11) bedroom Single Family Dwelling in accordance with the home based business regulations in Section 3.13 of the Salt Spring Island Land Use Bylaw No. 355, 1999, and that the boarding house shall account for the entire allowable floor area of home based business and that limits is increased to 147.84 sq m (1,583.88 sq ft).

3. This Permit is valid for a period of two years from the date of issuance. The uses may be carried out subject to the following conditions:

- 3.1 Off street parking shall be provided in accordance with ratio 0.5 space per sleeping unit.
- 3.2 Any and all signs shall be in accordance with *Salt Spring Island Local Trust Committee Land Use Bylaw No. 355* and Section E.1.9 of *Salt Spring Island Official Community Plan Bylaw No. 434*.

4. This Permit does not relieve the Permittee from the need to secure all other approvals necessary for the proposed uses.

AUTHORIZING RESOLUTION FOR THE ISSUANCE OF THIS TEMPORARY USE PERMIT PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE THIS _____ DAY OF _____, 20____.

DEPUTY SECRETARY, ISLANDS TRUST

DATE OF ISSUANCE

ATTACHMENT 3 – TEMPORARY USE PERMIT GUIDELINES

OFFICIAL COMMUNITY PLAN No. 434

	<i>Guideline Not Met</i>		<i>Unclear Whether Guideline Met</i>		<i>Guideline Met</i>
--	--------------------------	--	--------------------------------------	--	----------------------

OCP Objective/Policy	Complies	Planner Comments
G.1.3.1 Permits can be issued for any period up to two years and could be considered for renewal once for any further period up to two years.		The Local Government Act now allows for Temporary Use Permits of a 3-year duration with the possibility of one renewal for a subsequent 3 years.
G.1.3.2 Permit conditions should be generally consistent with applicable Development Permit Area guidelines, while recognizing the temporary nature of structures and site development.		There is no DPA on the subject property, hence there is no applicable DPA guidelines to which it is subject to.
G.1.3.3 Permit conditions should ensure that temporary commercial and industrial uses are compatible with adjacent land uses. Noise, traffic, parking, general activity levels and any disturbance that may be apparent beyond the property's boundaries should be considered.		The proposed use is generally consistent with adjacent land uses. Uses adjacent the proposed development are residential.
G.1.3.4 Permit conditions should ensure that off-street parking is provided in a way that is consistent with local bylaws.		Adequate off-street parking spaces has been provided by the applicant.
G.1.3.5 Permits applications should include evidence that suitable alternate sites with appropriate zoning are not available.		There is no alternative site available for the proposed boarding house as a home based business
G.1.3.6 Permits should not be issued for uses in excess of 60 days unless it is a new venture that does not directly compete with an existing business in a legal zone and there is a demonstrated need or market for the proposed use. Consideration could also be given to the temporary relocation of an existing business in emergency or hardship situations.		There is considerable need for affordable housing on Salt Spring Island and therefore does not appear to be any competitor regarding this proposed boarding house.
G.1.3.7 Permitted uses should be consistent with the objectives of this Plan. B.2.2.2.14: Boarding houses, single family dwellings where rooms are available for on-going residential occupancy, should be allowed to operate as home based businesses in all zones where single family dwellings are allowed. B.2.4.1.1 To continue to provide for a range of medium density residential uses		The proposed use is consistent with the objectives of the OCP

consistent with the community's rural character.		
G.1.3.8 Permitted uses should not preclude or compromise future permitted uses on the land parcel affected.		Proposed use does not compromise future permitted uses on the land parcel
G.1.3.9 Uses should not be allowed if they conflict with any ongoing or intended planning policies or programs.		Proposed use is not in conflict with any ongoing or intended planning policies or programs?
G.1.3.10 Where appropriate, permit conditions should outline operational plans, including hours and days of operation and staffing to ensure compatibility with neighbouring land uses.		Proposed use is compatible with neighbouring land uses
G.1.3.11 Permits can include, as a condition, the provision of an undertaking by the owner of the affected land to remove buildings and restore land to a condition specified in the permit by a date specified in the permit.		Not applicable to this application
G.1.3.12 Permits can include, as a condition, the provision of security to guarantee the performance of the terms of the permit.		Not applicable to this application

ATTACHMENT 4 – OFFICIAL COMMUNITY PLAN POLICIES & GUIDELINES

OFFICIAL COMMUNITY PLAN No. 434

	<i>Guideline Not Met</i>		<i>Unclear Whether Guideline Met</i>		<i>Guideline Met</i>
--	--------------------------	--	--------------------------------------	--	----------------------

OCP Objectives	Complies	Planner Comments
A.4.1 General Objectives		
A.4.1.1 To recognize and protect the fragility and significance of our natural environment as one of our community's greatest and irreplaceable assets		The proposal does not raise any environmental concern
A.4.1.2 To recognize and protect our unique nature as an island - a remote place, unconnected to other land masses, which exists at a smaller scale; a place where boundaries are absolute, resources are finite, and biophysical and socioeconomic impacts can be concentrated due to containment and proximity		Not applicable to this application
A.4.1.3 To retain our island's rural character and peaceful and quiet atmosphere; to guide development so that it complements the outstanding natural beauty that surrounds us and reflects our unique community character. To ensure that the predominant feature of Salt Spring Island remains the natural environment, rather than manmade structures.		The proposal does not result in any change in the island's community character
A.4.1.4 To adopt the precautionary principle in the decision-making of the Local Trust Committee. The precautionary principle asserts that, when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically. In this context, the essential elements of a precautionary approach to decision-making include:		The proposed use does not bring about any potential threat to the human health or the environment, however LTC should adopt a precautionary principle in their decision making.

<ul style="list-style-type: none"> a. a duty to take anticipatory action to prevent harm; b. the right for the community to know complete and accurate information on potential human health and environmental impacts as best it can be determined; c. requiring the proponent to supply this information to the public; d. an obligation to consider alternatives and select the alternative with the least potential impact on human health and the environment, including the alternative of no change; e. a duty to consider broader short-term and long-term costs and benefits to the community when evaluating potential alternatives; and f. a responsibility to make decisions in a transparent, participatory manner, relying on the best available information. 		
<p>A.4.1.5 To identify and protect important components of our island’s heritage, including archaeological and First Nations cultural sites, whether they are reminders of past or present lifestyles.</p>		<p>No known archaeological site or potential archaeological site on subject property</p>
A.4.2 Sustainability		
<p>A.4.2.1 To recognize the importance of sustainability in all community decisions. To avoid land use decisions that threaten the integrity or sustainability of natural ecosystems.</p>		<p>The proposal has no identified threats to the natural ecosystems</p>
<p>A.4.2.4 To recognize that long-term social and economic well being requires living within the limits of ecological sustainability, which is the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources.</p>		<p>Applicant has to receive the appropriate licensing for servicing systems as conditions of the proposed TUP</p>
A.4.3 Limits to Growth		
<p>A.4.3.1 To continue to focus attention on the finite nature of all of our island's resources, especially those that are drawn from our natural environment.</p>		<p>Applicable to this proposal. As intensified use goes, the per person consumption of land and water</p>

		resources is reduced given the co-location and sharing of spaces.
A.4.3.3 To reflect the finite nature of islands by identifying limits to residential, commercial and institutional growth tailored to the community's land base and ecological carrying capacity. Special attention should be paid to ensuring that the human use of potable water can be sustained without negative impact on other values and uses for natural water bodies.		Applicant has submitted a written letter of confirmation from North Salt Spring Water Works District showing that potable water needs of the building can be met.
A.4.3.4 To accommodate and direct appropriate development so that its location, appearance and impact are in harmony with the natural environment, community resources, character and existing land uses. To ensure that clustered settlements are well designed so that they become and remain acceptable and compatible with existing development.		The proposal is consistent with this objective
A.4.3 Our Sense of Community		
A.4.4.1 To ensure that our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow; to ensure that growth, including the growth of tourism, is managed in a way that does not displace or detract from our community's important function as a home for its residents.		The proposal is consistent with this objective
A.4.4.2 To recognize the importance of our island community's traditional sense of cohesiveness, self reliance and interconnectedness. To enhance and celebrate these values through the support of community-building events, activities and land uses.		Proposal is not considered to be community building

<p>A.4.4.3 To recognize the strength and exceptional value of the community's diverse human population - a population characterized by people of many ages and backgrounds who, through choice or circumstance, have a rich variety of lifestyles and livelihoods. To recognize the very real, if intangible, loss that is felt in the community when this diversity is diminished by external pressures and changes.</p>		<p>LTC to consider through decision making process and public input.</p>
<p>A.4.4.4 To preserve and protect human diversity in our community by ensuring that the island's people are accommodated by a broad spectrum of appropriate and accessible housing and facilities, transportation choices, service opportunities and choices of livelihood, with a local focus to minimize transportation needs.</p>		<p>This proposal is supported by this policy</p>
<p>A.4.4.5 To recognize the importance of broad community consultation, economic security, coordinated and efficient infrastructure development and established land use policies to the maintenance of a healthy community.</p>		<p>The proposal is not in conflict with this policy</p>
<p>A.4.4.7 To recognize that development should be managed to protect our sense of community and maintain our ability to absorb changes.</p>		<p>The proposal is not in conflict with this policy</p>
<p>A.4.4.8 To identify creative and proactive ways through which a diverse, liveable and vibrant community can be created within the confines of our island's finite land base and resources.</p>		<p>The proposal is not in conflict with this policy</p>
<p>A.4.6 Island Livelihoods and Economies</p>		
<p>A.4.6.2 To maintain and encourage a diverse and creative community by providing a wide range of opportunities and locations for earning a living that are compatible with and can take advantage of the protection and preservation of the island's beauty and character. In particular, to encourage small, locally owned businesses whose revenues remain on the island, especially those which expand local production and consumption to meet the needs of islanders.</p>		<p>This proposal is not in conflict with this policy</p>
<p>B.2.1.1 – Residential Land Use Objectives</p>		

B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.		LTC to determine applicability
B.2.4.1 Residential Neighbourhoods Designation Objectives		
B.2.4.1.1 To continue to provide for a range of medium density residential uses consistent with the community's rural character.		LTC to determine applicability

Project Narrative

Lookout Housing and Health Society has a long history of successfully supporting marginalized individuals from street homelessness into housing since 1971. Lookout offers a continuum of housing options that range from emergency shelters to transitional and permanent supportive housing in addition to outreach programs, abstinence-based residences and mixed-income affordable social housing. Recognizing that poverty is not their sole barrier to housing, Lookout provides a broad range of health, support and wellness services that include health clinics (medical, dental, mental/wellness), harm reduction, food security, peer opportunities and employment training. These services focus on building housing stability, improving overall wellness, promoting healthier life choices and meeting the employment needs of the guests, as well as promoting social and community integration. Most Lookout housing and support services operate 24 hours a day in more than 83 sites, reaching over 3,000 guests daily in 20 municipalities across Metro Vancouver, Fraser Valley and Vancouver Island.

Lookout offers the full continuum of housing aiming to support each community's needs. In the Salt Spring community, there is a lack of affordable housing, forcing people to live rough on the streets, in cars or in boats, with friends/family and in shelters.

In line with the Salt Spring Island Local Trust Committee's Official Community Plan, it is Lookout's intention to provide safe, affordable housing to 8 adults at the existing 129 Dean Road residence. Residents would be able to live independently but are low-income and income is their biggest barrier to housing. There will be no staff, programming or supports offered onsite. Residents each have their own bedroom, and share common spaces including a kitchen, washrooms and onsite laundry.

The property has one 12-bedroom home on it. There is also one covered carport/outdoor storage area and a small greenhouse structure. There are no additional structures on the property. The site offers sustainability measures such as a rain water collection for gardening, composting, energy efficient appliances, and a new septic system.

When we purchased the property there were four adult men living there. All four people remain as residents.



Islands Trust

NOTICE

PLTUP20240164

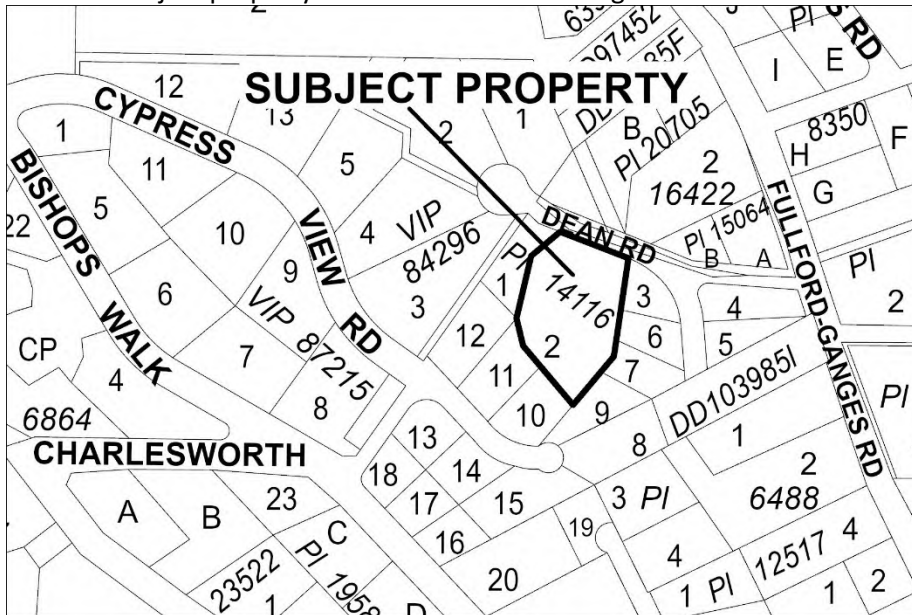
Salt Spring Island Local Trust Committee

ATTACHMENT 6

NOTICE is hereby given pursuant to Section 494 of the *Local Government Act* that the Salt Spring Island Local Trust Committee will be considering a resolution allowing for the issuance of a Temporary Use Permit. The proposed permit would allow eight (8) bedrooms within the existing single family dwelling to be used as a boarding house on a lot within the Residential 9 (R9) zone.

The property is located at **129 Dean Road, Salt Spring Island** and is legally described as LOT 2, DISTRICT LOT 24, SECTION 19, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 14116 (PID: 000-313-777).

The general location of the subject property is shown on the following sketch:



A copy of the proposed permit may be inspected at the Islands Trust Office, 200 - 1627 Fort Street, Victoria, B.C. V8R 1H8 between the hours of 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding statutory holidays, commencing **December 2, 2024** and continuing up to and including **December 11, 2024**.

For the convenience of the public only, and not to satisfy Section 499 (2) (c) of the *Local Government Act*, copies of the Proposed Permit may be inspected online at <https://islandstrust.bc.ca/islandplanning/salt-spring/current-applications/>.

Enquiries or comments should be directed to Oluwashogo Garuba, Planner 1 at (250) 537-9144, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: information@islandstrust.bc.ca before 4:30 p.m., **December 11, 2024**.

The Salt Spring Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting on **December 12, 2024** starting at **9:30 a.m.** at the Salt Spring Legion, Meaden Hall, 120 Blain Road, Salt Spring Island. Please refer to the agenda available on the Salt Spring Island LTC Meeting Calendar webpage at the beginning of that week for an indication of where this application may be placed on the agenda and to view the staff report for the application.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

Rob Pingle, Deputy Secretary



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2010-02-04	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. <p style="text-align: right;"><u>CARRIED</u></p>
2013-01-10	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: <ul style="list-style-type: none"> 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. <p style="text-align: right;"><u>CARRIED</u></p> <p>*Bylaw 461 was adopted May 2, 2013</p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2016-06-02	SS-2016-114	Grantville Neighbourhood lawful non-conforming sewage disposal field repair or replacement	<p>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):</p> <p>That the Salt Spring Island Local Trust Committee direct staff to administer and enforce Bylaw 484 according to the following policies:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2017-03-02	SS-2017-16	Quarterly Application Summary Staff Reports	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee direct staff to provide a quarterly summary of application tracking.</p> <p style="text-align: right;"><u>CARRIED</u></p>
2018-08-16	SS-2018-178	Cannabis Regulation	<p>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:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2018-12-06	SS-2018-278	Cannabis – Processing of Notice to Local Authorities	<p>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.</p> <p style="text-align: right;"><u>CARRIED</u></p>
2019-04-30	SS-2019-88	Families as Stakeholders	<p>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.</p> <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-11-26	SS-2019-253	Reconciliation	<p>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:</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-12-17	SS-2019-275	Referral of Items to the Agricultural Advisory Planning Commission	<p>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:</p> <ul style="list-style-type: none"> 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. <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2020-04-28	SS-2020-045	Policy Options for Bylaw Enforcement Compliance on Unlawful Uses	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <ol style="list-style-type: none"> 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. <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-06-29 Amended 2021-11-09 Amended 2022-02-15	SS-2021-109 SS-2021-214 SS-2022-017	Unlawful Dwellings	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation to amend standing resolution SS-2021-109 to state that enforcement activities will be deferred for all existing unlawful dwellings being used for residential purposes until there are safe, secure appropriate housing options that are affordable for all demographics and household types in perpetuity, except in the following circumstances:</p> <ol style="list-style-type: none"> a. there are concerns regarding health and safety; b. there are concerns that sewage is not being disposed of in an approved septic or sewage disposal system; c. there are concerns that septic or sewage disposal systems are being used in excess of capacity or ability as a result of unlawful dwellings; d. there are concerns of possible contamination of wells or other drinking water sources; e. unlawful dwellings are in environmentally sensitive areas; f. there are non-permitted campgrounds; and, g. that the Salt Spring Island Local Trust Committee may give direction to resume enforcement activities on any property that poses risk to the health and safety of the neighbouring residents and the residents on the property in question. <p style="text-align: right;"><u>CARRIED</u></p>
2021-06-29	SS-2021-111	Bylaw Enforcement Policy on Portable Sawmills	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following enforcement policy: Enforcement on portable sawmills will be deferred while the Local Trust Committee considers amendments to the Land Use Bylaw.</p> <p style="text-align: right;"><u>CARRIED</u></p>



SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-11-09	SS-2021-213	Residential Use in Commercial Accommodations	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force’s recommendation to defer enforcement of residential use in commercial accommodations, such as cabins, hotels, guest houses, and motels that provide long-term (more than 30 days) residency in order to offer an interim solution to the housing needs on Salt Spring Island.</p> <p style="text-align: right;"><u>CARRIED</u></p>
2021-12-14	SS-2021-237	First Nations Consultation for Proposed Antenna Systems	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area:</p> <ol style="list-style-type: none"> a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders; b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites; c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act; d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and e. The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase <p style="text-align: right;"><u>CARRIED</u></p>

Future Projects Report

Salt Spring Island

1. <i>OCP Amendments</i>	Responsible	Date Received
<ul style="list-style-type: none"> ·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) ·Add a map of the Salish Sea Trail (Oct. 2021) ·Add public access to lake and marine shorelines as an eligible community amenity in Section H.3.2 of the Salt Spring Island Official Community Plan (Feb. 2022) 		06-Oct-2020

2. <i>Land Use Bylaw Amendments</i>	Responsible	Date Received

Future Projects Report

Salt Spring Island

- 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)
- Review of the residential zoning of islets (Jul. 2022)
- Impacts of future lake levels of St. Mary Lake (Aug. 2022)

Chris Hutton

06-Oct-2020

Chris Buchan

3. Direct Bylaw Enforcement

Responsible

Date Received

- Bylaw Enforcement Policies (Feb. 2015)
- Short Term Vacation Rentals (STVRs) (May 2017)

06-Oct-2020

4. Administrative Processes and Procedures

Responsible

Date Received

Future Projects Report

Salt Spring Island

·Land Use Contracts (Feb. 2015)

06-Oct-2020

·Soil Removal Bylaw update (Feb. 2015)

·Improving Communications (Mine permits for aggregate pits and quarries.) (Jan. 2020)

·Adding requirement for signs in the Development Procedures Bylaw (Sep 2020)

·including discriminatory remarks and inclusion and respectful conduct language to Sec 29 Order and Decorum of Bylaw 529 (Dec 2021)

5. *Advocate*

Responsible

Date Received

·none listed

06-Oct-2020

Salt Spring Island

Minor Project - Housing Action Program - Implementation (Bylaw 537)

Responsible

Dates

Activity:

0. Major Project - Ganges (Shiya'hwt/Syowt) Village Planning

Responsible

Dates

Activity:

Chris Hutton

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

May 18, 2023 - Project abeyed during additional work related to the LTC Work Program relating to grant applications and OCP-LUB Project Scoping.

March 26 & 27, 2022-AHNE facilitates a workshop with GVTF. Final Report of all engagement activities anticipated for April or May LTC meeting.

Nov. 9, 2021 - Ahne Studio finalizes engagement plan with SS LTC and task force. Ahne and staff begin numerous engagement activities including: survey, ideas fair, walk shops, stakeholder virtual events, school engagement, pop-up engage3ment and community design charrette.

Task Force Meetings are ongoing.

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

Nov. 10 2020 - Project Charter, Public Engagement Framework, and Task Force Terms of Reference adopted. Endorsed applying for C2C funding.

Salt Spring Island

Dec 14, 2022 - SS LTC endorsed funding for the Task Force to have a two-day workshop facilitated by Ahne Studio.

April 19, 2022 - Ahne Studio presented the engagement summary to SS LTC.

1. *Extraordinary Project - OCP-LUB Update*

Responsible

Dates

Activity:

Chris Hutton

Rec'd: 01-Apr-2023

Next Steps:

Chris Buchan

Target: 12-Dec-2025

2024 - 09:

- Receive draft Complete Communities deliverables

Most Recent:

2023-11: Ongoing First Nations Engagement, Terms of Reference approved by

Description:

There has been no comprehensive review of the SS OCP since its adoption in 2008, nor any review of the Land Use Bylaw since 1999. The need to update these bylaws is a priority in response to policy, social, and technological change and to address contemporary community challenges the current document no longer serves. Those challenges include a lack of affordable housing and housing options, growth pressures, climate resiliency planning, infrastructure issues (such as the water moratorium), workforce stability challenges, transportation networks, and First Nations Reconciliation. The SS OCP update is intended to provide a framework to guide the

Salt Spring Island

development of a complete community by diversifying and increasing housing options at appropriate locations, advancing First Nations Reconciliation, reducing infrastructure costs, reducing greenhouse gas (GHG) emissions, and improving walkability. The Land Use Bylaw update will improve land use planning regulation to ensure that regulations match the needs and expectations of land use in the community, in consideration of the OCP.

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

Activity:

Currently includes:

1. Coordination of SSIWPA;
2. Development of Proof of Water Bylaw:
 - To be brought forward following report out on well-monitoring
3. Weston Lake Water Availability Study:
 - Project completed, now working through follow-up resolutions.
4. Watershed Strategic Plan:
 - May 14, 2024: Plan developed. Implementation process under consideration.
5. Ongoing well-monitoring:
 - May 14, 2024: Synthesizing data to target report out in next 4 months.
 - Sept. 6, 2022: Draft Lake Weston Study received, referred to various agencies and organizations; and to coordinate a discussion with POLIS and other groups for Water Sustainability Act considerations.
 - April 2022: Draft Weston Lake Study being reviewed by staff; Contract issued for phase

Responsible

Chris Buchan
Jason Youmans
William Shulba

Dates

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



Active Projects Report

Salt Spring Island

2 of Watershed Strategic Plan; staff seeking LTC direction on reduced SSIWPA budget.
Nov. 19, 2021: kick off meeting with Econics for phase 1 of Watershed Strategic Plan: a Situational Analysis
July 15, 2021: Signed MOU submitted to CRD for Weston Lake Study. RFP posted (Nov. 2021)
May 25, 2021: LTC approves project charter of Watershed Protection Plan
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



Salt Spring Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
Rezoning								
	SS-RZ-2013.9	Don Elliot		Proposal to Rezone for CRD & School District	Milad Panahifar	09/06/2013	Local Trust Committee	Assign to LTC Meeting
	SS-RZ-2017.2	Fernando Dos Santos	221 DRAKE RD	Proposal to permit 30 affordable housing	Chris Buchan	02/15/2017	Under Review	Add Optional Referrals
	SS-RZ-2017.3	Jamie Colligan	2188 NORTH END RD, SALT SPRING ISLAND,	Proposal to Rezone to Rural Zone Variation to	Chris Buchan	04/05/2017	Open	Determine Next Steps - PL
	SS-RZ-2019.1	Nick Williams	248 UPPER GANGES RD, SALT SPRING	Proposal to change current zoning from R7	Oluwashogo Garuba	02/22/2019	Under Review	Add Optional Referrals
	SS-RZ-2021.1	Dale Rivers	114 SWANSON RD, Unit:1, SALT SPRING	Rezoning from existing R6 to R2 to permit the	Milad Panahifar	01/28/2021	Open	Determine Next Steps - PL
	SS-RZ-2022.2	Chris Leier	151 LOWER GANGES RD, Unit:101, SALT	To address issues arising from the	Chris Buchan	11/29/2022	Open	Determine Next Steps - PL
	SS-RZ-2023.1	Chris Schmah	104 ATKINS RD, SALT SPRING ISLAND, BC V8K	Rezoning to retire Land use contract - 104	Chris Buchan	09/27/2023	Under Review	Add Optional Referrals
	PLRZ20240021	Kristin Peebles	355 BLACKBURN RD, SALT SPRING ISLAND,		Oluwashogo Garuba	05/17/2024	Under Review	Add Optional Referrals
	PLRZ20240145	Jordan Litke	200 COLLINS RD, SALT SPRING ISLAND, BC V8K	Please see attached rationale letter	Oluwashogo Garuba	07/23/2024	Under Review	Generate Complete Application Letter
	PLRZ20240188	Daniel Ovington; Sarah Hennessy	210 KANAKA RD, SALT SPRING ISLAND, BC V8K	<Optional, enter comments if required>	Oluwashogo Garuba	08/20/2024	Under Review	Generate Complete Application Letter
	PLRZ20240251	Jeff Waters	101 BITTANCOURT RD, SALT SPRING ISLAND,	The 101 Bittancourt Road Redevelopment	Milad Panahifar	10/02/2024	Under Review	Generate Complete Application Letter
Development Permit								
	SS-DP-2017.11	David Karr	190 REYNOLDS RD, SALT SPRING ISLAND,	Proposed Driveway for residential use and for	Oluwashogo Garuba	08/22/2017	Waiting for Revisions	Verify Final Review Status
	SS-DP-2021.4	Erin Rommel	270 FURNESS RD, SALT SPRING ISLAND, BC V8K 127	DPA2 - NEW TASTING ROOM, WASHROOM/ACCESSOR	Chris Buchan	03/15/2021	Pending	Record LTC Decision/Update FUAL
	SS-DP-2021.10	Uta Nagel	770 BEAVER POINT RD, SALT SPRING ISLAND,	Delegated DPA 4, 6 & 7 - Carport and Shed - 770	Milad Panahifar	09/14/2021	Administrative Approval	Verify Final Review Status
	SS-DP-2022.5	Jordan Litke	536 BEAVER POINT RD, SALT SPRING ISLAND,	Delegated DPA7 Permit to allow subdivision -	Oluwashogo Garuba	05/04/2022	Open	Determine Next Steps - PL
	SS-DP-2022.7	Brent Taylor	250 COLLINS RD, SALT SPRING ISLAND, BC V8K	Delegated DPA3 Dock - 250 Collins Road, SSI	Milad Panahifar	08/10/2022	Local Trust Committee	Email Applicant of LTC Meeting
	SS-DP-2022.9	David Whitten	161 FULFORD-GANGES RD	DPA 1, 3 & 4 to permit a cafe with indoor seating	Oluwashogo Garuba	09/16/2022	Open	Determine Next Steps - PL
	SS-DP-2023.7	Holly Kerr	687 BEAVER POINT RD,	Delegated DPA 7	Milad Panahifar	08/22/2023	Open	Planning Review
	SS-DP-2023.8	Stuart Black	365 ISABELLA POINT RD, SALT SPRING	Delegated DPA3 - 365 Isabella Point RD, SSI	Milad Panahifar	08/24/2023	Local Trust Committee	Planning Review
	SS-DP-2023.11	David Rolland	155 ALDERS AVE, SALT SPRING ISLAND, BC V8K	Delegated - DPA6 - Retaining Wall	Milad Panahifar	11/21/2023	Administrative Approval	Generate Staff Report and Draft Permit
	PLDP20240056	BRADLEY J FOSSEN	235 QUARRY DR, SALT SPRING ISLAND, BC V8K		Oluwashogo Garuba	05/30/2024	Under Review	Add Optional Referrals
	PLDP20240057	BRADLEY J FOSSEN	239 QUARRY DR		Oluwashogo Garuba	05/30/2024	Under Review	Add Optional Referrals



Salt Spring Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
	PLDP20240058	BRADLEY J FOSSEN	431 BAKER RD, SALT SPRING ISLAND, BC V8K		Oluwashogo Garuba	05/30/2024	Under Review	Add Optional Referrals
	PLDP20240059	BRADLEY J FOSSEN	434 BAKER RD, SALT SPRING ISLAND, BC V8K		Oluwashogo Garuba	05/30/2024	Under Review	Add Optional Referrals
	PLDP20240181	Sina Shalbf	150 MARGOLIN DR, SALT SPRING ISLAND,		Milad Panahifar	08/13/2024	Local Trust Committee	Verify Final Review Status
Development Variance Permit								
	SS-DVP-2021.7	Brian Craig	344 REGINALD HILL RD,	Variance for Gate House	Milad Panahifar	02/26/2021	Open	Planning Review
	SS-DVP-2021.17	Uta Nagel	770 BEAVER POINT RD, SALT SPRING ISLAND,	Carport and Shed within the setback - 770	Milad Panahifar	09/13/2021	Waiting for Revisions	Verify Final Review Status
	SS-DVP-2023.7	Nancy Mullins	120 MANSELL RD, SALT SPRING ISLAND, BC V8K	Variance to allow for increased size of	Oluwashogo Garuba	04/20/2023	Under Review	Add Optional Referrals
	SS-DVP-2023.14	Bryce Chapman	361 SUNSET DR, SALT SPRING ISLAND, BC V8K	Variance to allow subdivision with on-site	Chris Buchan	08/14/2023	Open	Verify Submittal / Fees
	SS-DVP-2024.2	Leigh Large	127 VALHALLA RD	To construct a retaining	Milad Panahifar	02/13/2024	In Abeyance	Planning Review
	PLDVP20240174	Jonathon Mishrigi	237 ISABELLA POINT RD	We are requesting an additional 1 meter of	Milad Panahifar	08/12/2024	Local Trust Committee	Generate LTC Public Notice
	PLDVP20240201	Robert Richmond	2885 SOUTHEY POINT	The applicant has	Milad Panahifar	09/03/2024	In Abeyance	Planning Review
	PLDVP20240244	Justin Oppmann	321 FERNWOOD RD, Unit:101, SALT SPRING	This is part of an ongoing	Milad Panahifar	09/27/2024	Under Review	Add Optional Referrals
	PLDVP20240255	Dennis G Miller	2101 FULFORD-GANGES RD, SALT	<Optional, enter comments if required>	Milad Panahifar	10/04/2024	Under Review	Generate Complete Application Letter
	PLDVP20240260	COLIN A CRYSTAL	325 RAINBOW RD, SALT SPRING ISLAND, BC V8K			10/08/2024	Waiting for Submittals	Contact Applicant
	PLDVP20240267	Barbara Gard	132 NARROWS WEST RD, SALT SPRING	<Optional, enter comments if required>	Milad Panahifar	10/16/2024	Under Review	Generate Complete Application Letter
	PLDVP20240286		[031-451-977] OJACKSON AVE		Milad Panahifar	10/31/2024	Under Review	Generate Complete Application Letter
Subdivision								
	SS-SUB-2021.3	Sina Shalbf	150 MARGOLIN DR,	2 lot subdivision 150	Milad Panahifar	03/31/2021	Under Review	Planning Review
	SS-SUB-2022.4	Jordan Litke	373 WRIGHT RD, SALT	Proposed 2 lot	Milad Panahifar	11/14/2022	Under Review	Planning Review
	SS-SUB-2023.2	Denis Miller	2101 FULFORD-	Proposed 3 Lot Bare	Milad Panahifar	02/15/2023	Under Review	Planning Review
	SS-SUB-2023.4	Jordan Litke	0 CHURCHILL RD; 291 LONG HARBOUR RD,	Proposed 4 Lot Conventional	Milad Panahifar	09/06/2023	Waiting for Conditions	Planning Review
	SS-SUB-2023.5	Padra Ahmadi	0 TRUSTEES TRAIL; 261 TRUSTEES TRAIL, SALT	Proposed 2 lot boundary adjustment -	Oluwashogo Garuba	11/07/2023	Under Review	Add Optional Referrals
	SS-SUB-2024.3	Polaris Land Surveying Inc.	601 RAINBOW RD, SALT SPRING ISLAND, BC V8K	Planner should confirm if proposed road width	Milad Panahifar	03/20/2024	Pending	Record and File PLR
	SS-SUB-2024.4	Kerry Michael Akerman	292 JASPER RD		Oluwashogo Garuba	03/28/2024	Administrative Approval	Generate and Send Referral Response Form
	PLSUB20240317		120 TAHOUNEY RD, SALT SPRING ISLAND, BC V8K 1X1			11/27/2024	Waiting for Submittals	Generate/Send Notice of Incomplete Application
	PLSUB20240321	Michelle Blake	685 STEWART RD, SALT SPRING ISLAND, BC V8K			11/28/2024	Submittals Received	Generate and Print Invoice



Salt Spring Local Trust Committee Open Applications Report

Type	Application Number	Applicant	Address	Description	Planner	Date Received	Status	Most Recently Completed Activity
Soil Deposit and Removal Permit								
	SS-SDP-2022.2	Neil Kerrigan	155 ALEXANDER BLVD, SALT SPRING ISLAND,	Pond construction - 155 Alexander BLVD, SSI	Chris Buchan	06/27/2022	Open	Determine Next Steps - PL
	SS-SDP-2022.3	Kris Plambeck	131 KNOTT PL	Leveling property for development - 131	Oluwashogo Garuba	07/15/2022	Open	Determine Next Steps - PL
	PLSDP20240033		291 LONG HARBOUR RD, SALT SPRING			05/22/2024	Waiting for Submittals	Waiting for Submittals
Liquor and Cannabis Referral								
	PLLCB20240012	ROYAL CANADIAN LEGION SALT SPRING ISLAND BRANCH NO. 092	120 BLAIN RD, SALT SPRING ISLAND, BC V8K 2P7		Bruce Belcher	05/17/2024	In Abeyance	Add Optional Referrals
Soil Deposit and Removal Registration								
	PLSRP20240014		130 BLACKBURN RD, SALT SPRING ISLAND,		Chris Buchan	05/17/2024	Administrative Approval	Verify Final Review Status
	PLSRP20240257		130 BRINKWORTHY RD,		Milad Panahifar	10/04/2024	Under Review	Application Review
Temporary Use Permit								
	PLTUP20240164	Megan Kriger	129 DEAN RD, SALT SPRING ISLAND, BC V8K	<Optional, enter comments if	Oluwashogo Garuba	08/07/2024	Local Trust Committee	Advertise
	PLTUP20240296	Daniel Ovington	163 DRAKE RD, SALT SPRING ISLAND, BC V8K	The CRD will be taking over the operation and	Oluwashogo Garuba	11/06/2024	Under Review	Generate Complete Application Letter
Number of Open Applications	54							

Islands Trust

LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending October 2024

655 Salt Spring	Invoices posted to Month ending October 2024	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-655	LTC "Trustee Expenses"	<u>2,000.00</u>	<u>2,656.26</u>	<u>-656.26</u>
		<u>2,000.00</u>	<u>2,656.26</u>	<u>-656.26</u>
LTC Local				
65200-655	LTC - Local Exp - LTC Meeting Expenses	14,700.00	5,866.45	8,833.55
65210-655	LTC - Local Exp - APC Meeting Expenses	1,000.00	432.43	567.57
65220-655	LTC - Local Exp - Communications	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>
TOTAL LTC Local Expense		<u>17,200.00</u>	<u>6,298.88</u>	<u>10,901.12</u>
Projects				
73001-655-2007	Salt Spring OCP/LUB	222,000.00	62,088.80	159,911.20
73001-655-4020	Salt Spring Ganges Village Area Planning	86,500.00	0.00	86,500.00
73001-655-4131	Salt Spring Housing Action Program	5,000.00	0.00	5,000.00
73001-655-4139	SSIWPA Plan Coordination	55,000.00	0.00	55,000.00
73001-655-4140	Salt Spring Groundwater Sustainability Strategy	16,500.00	0.00	16,500.00
73001-655-4141	Salt Spring Proof of Water - Subdivision	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>
TOTAL Project Expenses		<u>386,500.00</u>	<u>62,088.80</u>	<u>324,411.20</u>



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY NOVEMBER 19TH, 2024 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. ORGANIZATION UPDATES/TEAM

- Chair Smith provided a reminder that there will be an election for Chair and Vice Chair in January 2025, and advised she will be stepping down as Chair.
- The ITC Board and ITC staff reported on the highlights of attending the Salish Sea Conservation Forum on Galiano Island on October 18th, 2024.

2. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board adopted the proposed board meeting schedule from January 2025 to March 31st, 2026. Staff were directed to schedule the following ITC board meeting dates: January 21st, May 27th, October 7th, November 18th, 2025 and January 20th, 2026 as electronic meetings, and list the Victoria office board room as the public meeting location. Three in-person meetings will be held on March 18th and July 22nd, 2025, and March 17th, 2026.
- The ITC Board approved an increase of \$7,582 to its proposed 2025-26 Salaries and Benefits budget (Islands Trust Contribution) due to an error in its earlier submission relative to the amount available from the Environment and Climate Change Canada Contribution Agreement for Salaries and Benefits in 2025-26. In light of the increasing budget line request, the Board approved reducing the Board's training budget line by \$3,000 (originally increased to support education on Indigenous Conserved and Protected Areas). The board directed staff to provide these changes to the Financial Planning Committee and Trust Council.
- The ITC Board will indicate to Financial Planning Committee and Trust Council its supports for the Trust Area Services business case for an Auxiliary Policy Advisor for 2025-26 as this position is critical for ongoing intergovernmental and policy work. The ITC Board requests that a portion of an Auxiliary Policy Advisor position be dedicated to support the Conservancy's engagement with First Nations on the development of its next Five Year Plan.
- Trustee Elliott provided an update to the ITC Board from Executive Committee. Items reported include identifying an upcoming Executive Committee meeting on November 20th in preparation for Trust Council's December meeting, welcoming the new Islands Trust Chief Administration Officer, Reuben Bronee, and that the Policy Statement amendment project is proceeding through Committee of the Whole discussions and will go to communities and ITC before it is finalized.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

- Trustee Yates reported that no changes to the proposed ITC budget were requested by Financial Planning Committee.
- Trustee Gauvreau provided an update to the ITC Board from Governance Committee including that the Committee is reviewing the Trustee remuneration policy to ensure that Islands Trust is following best practices and is submitting two business cases to Financial Planning Committee for inclusion in the 2025-26 budget; for a full-time Corporate Secretary and for policy assistance. The committee also set its 2025-26 meeting schedule and supported a suggestion to create a governance manual to help organize policies.
- The ITC Board received a Salt Spring Island LTC Planning Referral Notice and discussed how best to review and comment referrals in a timely manner.

3. COVENANT AND PROPERTY ACQUISITIONS

- The ITC Board approved the conservation proposal submitted by Tara Martin to place a NAPTEP covenant on approximately 1 ha of Salt Spring Island, subject to review of First Nations responses and to Ministerial approval, to protect woodlands and herbaceous habitats, maturing dry Douglas-fir forest, and connectivity with adjacent protected areas.

4. COVENANT AND PROPERTY MANAGEMENT

- The ITC Board granted the request of Sallas Forest Strata, Sidney Island, to use an excavator to extract invasive *Crataegus monogyna* (hawthorn) trees from covenants ES065747 (Dragonfly Pond), ES65743 (Woodpecker Pond), and ES065749 (Kingfisher Pond) and to dispose of the biomass on site by burning. A temporary waiver of certain sections of the covenant was granted, subject to specific terms to allow this work.
- The ITC Board accepted the ITC Natural Area Protection Tax Exemption Program (NAPTEP) Covenant Monitoring Report 2024 and directed staff to address compliance and ecological concerns as identified in the report.
- The ITC Board accepted the ITC Nature Reserve Monitoring Report 2024 and directed staff to address the recommendations as identified in the report.
- The ITC Board approved soil moisture research at Link Island Nature Reserve by the Swift family, subject to First Nations consultation and the covenant holder's approval.
- The ITC Property Management Specialist presented a briefing on Gambier Island Local Trust Committee requesting the use of Squamish language on ITC Nature Reserve signage on Gambier Island.



5. COMMUNICATIONS AND OUTREACH

- The ITC Board directed staff to prepare and submit a letter from the ITC Board to the Minister of Municipal Affairs that reiterates the ITC's desire to undertake meaningful First Nations engagement, explains the ITC's staff capacity challenges, provides the Board's proposed ITC Plan engagement outline, and seeks the Minister's support for the updated timeframe for development and submission of the next ITC Plan.
- The ITC Board requested that Director Frater consider if a portion of the new Trust Area Services Policy Advisor position, supported by Trust Council in September 2024, can be targeted to assist ITC staff with the Five Year Plan/First Nations Engagement project or if ITC can seek similar funding for an ITC Policy Advisor position for this and other policy requirements.
- The ITC Board requested Chair Smith write a letter on behalf of ITC to Trust Council regarding having not been consulted by Trust Council before the request for a Provincial review was made.
- The ITC Communications Specialist presented a briefing with a Communications and Engagement Strategy for ITC's 35th Anniversary.
- The ITC Strategic Fund Development Specialist advised that the annual holiday appeal will launch this year on Giving Tuesday on Tuesday December 3rd.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>