



## Salt Spring Island Local Trust Committee Minutes of Regular Meeting

**Date:** Tuesday, March 22, 2022

**Location:** Community Gospel Chapel  
147 Vesuvius Bay Road, Salt Spring Island

**Members Present:** Dan Rogers, Alternate Chair  
Peter Grove, Local Trustee  
Laura Patrick, Local Trustee

**Regrets:** Peter Luckham, Chair

**Staff Present:** Stefan Cermak, Regional Planning Manager (RPM)  
Geordie Gordon, Planner 2  
Sarah Shugar, Recorder

**Others Present:** Gulf Islands Driftwood Reporter  
Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director  
Approximately 28 members of the public

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

### 1. CALL TO ORDER

Alternate Chair Rogers called the meeting to order at 9:30 a.m. and welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee. He introduced himself, the Trustees and staff and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

### 2. APPROVAL OF AGENDA

The following additional item was presented for consideration:  
Item 16.10 Communications Tower (SS-CELLA-2020.1)

**By general consent**, the agenda was adopted as amended.

### 3. COMMUNITY INFORMATION MEETING - None

### 4. PUBLIC HEARING

#### 4.1 Recess for Public Hearing

The meeting recessed for the Public Hearing at 9:36 a.m.

#### **4.2 Recall to Order**

The meeting reconvened at 9:43 a.m.

### **5. PREVIOUS MEETINGS**

#### **5.1 Draft Minutes of the Salt Spring Island Local Trust Committee**

##### **5.1.1 Draft Minutes of the February 15, 2022 SSI LTC Regular Meeting**

**By general consent**, the minutes of February 15, 2022 Salt Spring Island Local Trust Committee Regular meeting were adopted.

##### **5.1.2 Draft Minutes of the February 10, 2022 SSI LTC Special Meeting**

**By general consent**, the minutes of February 10, 2022 Salt Spring Island Local Trust Committee Special meeting were adopted.

#### **5.2 Resolutions Without Meeting Report dated March 2022**

The report was received.

#### **5.3 Draft Minutes of the Advisory Planning Commissions**

##### **5.3.1 Agricultural Advisory Planning Commission**

###### **5.3.1.1 Minutes of the February 3, 2022 Agricultural Advisory Planning Commission Meeting**

The minutes were received.

##### **5.3.2 Ganges Village Area Planning Task Force**

###### **5.3.2.1 Draft Minutes of the February 17, 2022 Ganges Village Area Planning Task Force Meeting**

The minutes were received.

##### **5.3.3 Housing Action Program Task Force**

###### **5.3.3.1 Minutes of the February 3, 2022 Housing Action Program Task Force Meeting**

The minutes were received.

**5.3.3.2 Draft Minutes from the February 16, 2022 Housing Action Program Task Force Meeting**

The minutes were received.

**5.4 Salt Spring Island Local Trust Committee Public Hearing Record – None**

**6. BUSINESS ARISING FROM MINUTES**

**6.1 Follow Up Action List dated March 2022**

The report was received.

**7. REPORTS**

**7.1 Policy and Standing Resolutions List**

The report was received.

**7.2 Work Program Top Priorities Report dated March 2022**

The report was received.

**7.3 Projects List dated March 2022**

The report was received.

**7.4 Applications with Status Report dated March 2022**

The report was received.

**7.5 Expense Report dated January 2021**

The report was received.

**7.6 Islands Trust Conservancy Board Report dated January 2022**

The report was received.

**7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report**

Trustee Patrick reported Trust Council approved the SSIWPA 2022-2023 budget.

**7.8 Ganges Village Area Planning Task Force - Chair's Update**

Ganges Village Area Planning Task Force Acting Chair McClean reported a planning workshop would be held on March 26 and 27, 2022. Next steps include defining the Ganges Village Area and meeting with representatives of the CRD Transportation Commission and

the Housing Action Program Task Force. Four new members have been appointed to the Task Force.

**SS-2022-041**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to provide lunch for the Ganges Village Area Planning Task Force members, facilitator and staff at the Ganges Village Area Planning Task Force workshop on March 26 and 27, 2022.

**CARRIED**

**7.9 Housing Action Program Task Force - Chair's Update - None**

**8. LOCAL TRUST COMMITTEE PROJECTS – None**

**9. OTHER BUSINESS**

**9.1 New Business**

**9.1.1 Dormant Applications**

RPM Cermak presented a staff report dated March 8, 2022 regarding dormant applications.

**SS-2022-042**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to close application files SS-RZ-2021.2, SS-DP-2021.5 and SS-DVP-2021.4 and provide a 6-month extension for file SS-RZ-2013.7.

**CARRIED**

**9.1.2 Expansion of SS LTC Sector Meetings**

Trustee Patrick spoke to meetings with the Agricultural sector and suggested meetings with the building, construction and trades sector.

**SS-2022-043**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to schedule a Special Meeting with the Local Trust Committee and the building, construction and trades sector at a mutually convenient time.

**CARRIED**

**9.1.3 Proposed Bylaw No. 527 – Fees Bylaw**

RPM Cermak presented a staff report dated March 10, 2022 regarding Proposed Bylaw No. 527 – Fees Bylaw.

**SS-2022-044**

**It was MOVED and SECONDED,**

That Salt Spring Island Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021” be adopted.

**CARRIED**

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

**10. TRUSTEE REPORTS**

Trustee Patrick presented the following report:

- Attended a Ganges Village Area Planning Task Force meeting and spoke to the importance of the Ganges Village Planning project;
- Trustee Patrick expressed appreciation to the members of the Ganges Village Area Planning Task Force and the Housing Action Program Task Force;
- Attended a Rural Island Economic Partnership meeting regarding farming and local food resilience;
- Attended a meeting with the Executive Director of the Private Managed Forest Land (PMFL) Owners Association regarding wildfire resiliency;
- Attended a meeting with the Southern Gulf Islands Housing Coalition regarding a Canada Housing and Mortgage Association (CMHC) grant;
- Attended Local Trust Committee meetings on Thetis, Saturna, North Pender and South Pender Islands;
- Attended Trust Council meetings on March 8 to 10, 2022;
- Attended an Executive Committee meeting;
- Attended a Southern Gulf Island Forum meeting regarding vessel anchorages.

Trustee Grove presented the following report:

- Expressed support for the people of Ukraine;
- Attended Trust Council on March 8 to 10, 2022;
- Trust Council approved the 2022-23 budget including a 2% increase to the Local Trust Area tax base;
- The average cost of the 2% tax increase will be \$10.00 based on a property value of \$1,000,000;
- Trustee Grove advised he does not intend to run in the next Trustee elections.

**11. CHAIR'S REPORT**

Alternate Chair Rogers presented the following report:

- Attended Trust Council on March 8 to 10, 2022;
- Trust Council received the Governance and Management Review;
- Executive Committee will meet on March 23, 2022;
- Trustee Elections will be held on October 15, 2022;
- A consultant is leading phase three of the Islands 2050 Public Engagement for the Islands Trust Policy Statement update. The following meetings will be held on Salt Spring Island as part of the Trust Policy Statement public engagement:
  - Saturday, April 2, 2022, 12:00 p.m. to 4:00 p.m. at the Fulford Fire Hall;

- Sunday, April 3, 2022, 1:00 p.m. to 3:00 p.m. at Mahon Hall;
- Saturday, April 9, 2022, 9:00 a.m. to 4:00 p.m. at the Saturday Market;
- Sunday, April 10, 2022, 5:30 to 8:00 p.m. at the Harbour House;
- Virtual Community Workshops will be held on March 22, 2022 and March 29, 2022. There is a link to register for the workshops on the Islands Trust website.

## 12. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The CRD Board has approved the 2022 budget including a 5.75% increase to the Salt Spring Island Electoral Area tax base;
- The average cost of the 5.75% tax increase will be \$80.00 based on a property value of \$1,000,000;
- The CRD Board approved an increase to the CRD Regional Climate Action Service to fund energy conservation retrofit programs, electric vehicle programs and other climate related programs;
- Spoke to recent developments regarding the Warming Space Collective and reported the CRD would need a non-profit agency to manage a facility such as a warming centre. Director Holman will meet with the Warming Space Collective next week;
- Salt Spring Island has one of the highest rates of homelessness per capita in the region. Director Holman spoke to the lack of funding to address affordable housing;
- Salt Spring Island has made progress on affordable housing including 120 units built during this term and increased year-round funding for the Salt Spring Island Community Services shelter to be open 24/7;
- North Salt Spring Waterworks District (NSSWD) released a statement regarding governance. Director Holman spoke to a missed opportunity for NSSWD to apply for a recent infrastructure grant;
- Director Holman reported he would support a proposal for a Local Community Commission (LCC) at the next election. If successful, an LCC bylaw would be developed in July 2023 and Commissioner elections would follow adoption of the bylaw.

## 13. CORRESPONDENCE

### 13.1 J. Roe to LTC, with Trustee Grove reply - Dated February 5, and 20, 2022 - Concerning Fulford clean-up and more destruction

Trustees expressed concerns regarding disposal of replaced docks.

#### **SS-2022-045**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to prepare a letter from the Chair to the Ministry Forests, Land, Natural Resource Operations advocating for the proper disposal of replaced docks.

**CARRIED**

### 13.2 O. Phillips to LTC – Dated February 6, 2022 – Concerning changes to the Land Use Bylaw and Official Community Plan

**13.3 R. Ballantyne to LTC – Dated February 7, 2022 – Concerning enforcement of Islands Trust housing by-laws**

**13.4 M. Kellow to LTC, with Trustee Patrick reply – Dated February 9, 2022 – Concerning BC Ferries**

**SS-2022-046**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to organize a meeting between the Local Trust Committee and other stakeholders with the Minister of Transportation and Infrastructure as set out in Section C - Consultative Process in the "Letter of Agreement between the Ministry of Transportation and Infrastructure and the Islands Trust", dated October 20, 1992, to discuss solutions for the roadway congestion at the Fulford and Vesuvius ferry terminals and to discuss the completion of the Salish Sea Trail Network on Salt Spring Island.

**CARRIED**

**13.5 Trustee Patrick to LTC – Dated February 18, 2022 – Concerning sharing her notes on SS-BL-528 (Secondary Suites)**

**13.6 AP Dorazio to LTC, with Trustee Patrick reply – Dated February 20, 2022 – Concerning way to improve**

**13.7 B. and G. Ruckle to LTC – Dated February 21, 2022 – Concerning Standing Resolution SS-2021-109**

**13.8 D. Courtney – Dated March 8, 2022 – Concerning BC Ferries service to Salt Spring Island**

**13.9 R. Jenkinson on behalf of Cycle Salt Spring Committee, Island Pathways to LTC – Dated March 10, 2022 – Concerning LTC support for Federal Active Transportation Network Planning Grant**

**SS-2022-047**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee supports community efforts to complete the Salt Spring Island segment of the Salish Sea Trail, endorses Island Pathway's proposed Federal Active Transportation Network Planning Grant application, and will serve as an eligible recipient for the grant if and as necessary.

**CARRIED**

The correspondence items were received.

## **14. DELEGATIONS**

**14.1 R. Kelln – Concerning the review of an Affordable Housing Agreement**

Robyn Kelln presented concerns regarding the cost associated with the legal review of an Affordable Housing Agreement and a delegation letter was presented in the agenda package entitled “Re: Cost recovery agreement for signature”.

## **15. TOWN HALL AND QUESTIONS**

Alternate Chair Rogers opened the Town Hall at 12:30 p.m.

A member of the public expressed concerns regarding the reduction of setbacks for septic systems and retaining walls and spoke to the importance of protecting the shoreline. The member of the public expressed concerns regarding application SS-DVP-2022.1 (Clamshell Islet) including the plan for a 6-bedroom house. The member of the public expressed concerns regarding application SS-DVP-2022.2 (105 McKenzie Crescent) including impacts to the shoreline and fish habitat.

A member of the public expressed concerns regarding application SS-DVP-2021.21 (Lots 12 & 13 Secret Island) including impacts from the proposed dock structure.

A member of the public expressed concerns regarding the proposed Vortex development including impacts to the Fulford Creek estuary.

Six members of the public expressed concerns regarding the communications tower in Channel Ridge including health concerns, impacts to property values, First Nations activity and potential for archaeological sites in the area. The members of the public requested the LTC to rescind the Statement of Concurrence regarding application SS-CELLA-2020.1.

A member of the public expressed concerns regarding the communications tower in Channel Ridge, read a statement from Innovation, Science and Economic Development Canada (ISED), requested the LTC to rescind the Statement of Concurrence regarding application SS-CELLA-2020.1. and submitted a document entitled “Rare Inland Sites Threatened on Salt Spring Island.

A member of the public expressed concerns regarding BC Ferries Route 6: Vesuvius Bay to Crofton and requested the Trustees to support the petition entitled “2 Ferry Service for Vesuvius Bay to Crofton - The Fix for Route Six”.

## **16. APPLICATIONS AND REFERRALS**

### **16.1 SS-LCB-2021.3 and SS-DP-2021.12 – D. Schweighardt – 126 Upper Ganges Road, SSI (Moby’s Marine Pub)**

Planner Gordon presented a staff report dated March 7, 2022 regarding a Liquor and Cannabis Regulation Branch referral and a development permit application to transition a temporary expanded service area to a permanent outdoor patio space.

Applicant Dale Schweighardt spoke to the application.

**SS-2022-048**



**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to send a response to the Liquor and Cannabis Regulation Branch regarding the outdoor patio applications for 126 Upper Ganges Road (Moby's Pub) that states:

- a. The potential impact of noise on the community in the immediate vicinity of the establishment would be minimal;
- b. The impact on the community if the application is approved would be negligible;
- c. The use is permitted by zoning;
- d. The Local Trust Committee recommends the application be approved.

**CARRIED**

**SS-2022-049**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to include a record of consultation, contained within the staff report dated March 22, 2022, with the response to the Liquor and Cannabis Regulation Branch regarding the Moby's Pub application.

**CARRIED**

**SS-2022-050**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee issue SS-DP-2021.12, amending SS-DP-2017.4 and SS-DP-1989.1 (126 Upper Ganges Road, Moby's Pub).

**CARRIED**

**16.2 SS-DVP-2022.1 – D. Corcoran – Clamshell Islet**

Planner Gordon presented a staff report dated March 7, 2022 regarding a development variance permit to reduce the setback to the natural boundary of the sea for a retaining wall and septic field.

Applicant Dinny Corcoran and representative of the applicant Brad Fossen spoke to the application.

**SS-2022-051**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee refer application SS-DVP-2022.1 to First Nations who may have interest and request Senior Inter Governmental Policy Advisor for insights and advice (Clamshell Islet).

**CARRIED**

**16.3 SS-ALR-2021.5 – K. Young & E. Lundstrom – 181 Beddis Road, SSI**

Planner Gordon presented a staff report dated March 3, 2022 regarding a non-farm use application to allow vehicle parking in the Agricultural Land Reserve.

Applicants Kimberly Young and Erik Lundstrom were present.

**SS-2022-052**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2021.5 (181 Beddis Road) to the Agricultural Land Commission with support for the following reasons:

- a. The application is supported by the Agricultural Advisory Planning Commission;
- b. The applicant has maintained the soil on site for future site restoration if required;
- c. Portions of the impacted area can still be utilized for farming purposes;
- d. The applicant has demonstrated a need for expansion of non-farm uses onto agricultural land

**CARRIED**

**16.4 SS-ALR-2021.6 – N. Fraser – 240 Atkins Road, SSI**

Planner Gordon presented a staff report dated March 3, 2022 regarding a non-farm use application for automobile repair in the Agricultural Land Reserve.

Applicant Noella Fraser spoke to the application.

**SS-2022-053**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2021.6 (240 Atkins Road) to the Agricultural Land Commission with support for the following reasons:

- a. The automotive use is consistent with Salt Spring Official Community Plan policies for the future development and use of the area;
- b. The applicant has provided an Agrologist report indicating that the non-farm use is occurring on an area of poor soil quality;
- c. The application is supported by the Agricultural Advisory Planning Commission.

**CARRIED**

The meeting recessed for a break at 2:05 and reconvened at 2:12 p.m.

**16.5 SS-RZ-2020.1 – D. & L. MacAlpine – 1351 Mountain Road, SSI**

RPM Cermak presented a staff report dated February 22, 2022 regarding a rezoning application to make lawful an existing oversized boathouse and to establish a 15-metre setback from the natural boundary of the sea.

**SS-2022-054**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 525, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2021”, be read a third time (SS-RZ-2020.1, 1351 Mountain Road).

**CARRIED**

**SS-2022-055**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 525, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2021”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee (SS-RZ-2020.1, 1351 Mountain Road).

**CARRIED**

**16.6 SS-DVP-2021.21 - D. McKerrell – Lots 12 & 13 Secret Island**

Planner Gordon presented a staff report dated March 4, 2022 regarding a development variance permit application to vary the setback to the natural boundary of the sea for a proposed walkway structure, vary the setback from the projection of an interior side lot line for the siting of a proposed docking facility, permit one float exceeding 12 metres in length and 3.6 metres in width, and to increase the length of the draft adjacent to a float at low tide for a private moorage dock.

Applicant Dave McKerrell spoke to the application and submitted a document entitled “Excerpt from CRD Bylaw 103” and a letter from Hemmera Envirochem Inc. dated September 17, 2015.

**SS-2022-056**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee deny issuance of Development Variance Permit SS-DVP-2021.21 for the following reasons:

- a. due to lack of community support; and
- b. the excessive size of the proposed structure (Lots 12 & 13 Secret Island).

**CARRIED**

**16.7 SS-DVP-2022.2 – C. Fevang – 105 McKenzie Crescent, Piers Island**

RPM Cermak presented a staff report dated March 9, 2022 regarding a development variance permit application for the siting of a rock retaining wall structure to the natural boundary of the sea.

**SS-2022-057**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a shoreline stabilization report completed by a geotechnical engineer/landscape architect/coastal geologist or biologist identifying the feasibility of a soft shore design for the subject property (SS-DVP-2022.2, 105 McKenzie Crescent – Piers Island).

**CARRIED**

**16.8 SS-DVP-2022.4 – B. Fossen – 777 Vesuvius Bay Road, SSI**

RPM Cermak presented a staff report dated March 7, 2022 regarding a development variance permit application for siting of a sewage disposal field to the natural boundary of

the sea and to permit the siting of two rock retaining wall structures to the interior side lot line setbacks.

Applicant Brad Fossen spoke to the application.

**SS-2022-058**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2022.4 (777 Vesuvius Bay Road).

**CARRIED**

**16.9 SS-DP-2021.13 – J. Desrochers, Priority Permits – 116 Fulford-Ganges Road, SSI**

RPM Cermak presented a staff report dated March 10, 2022 regarding a development permit application for the replacement of two signs that do not comply with the local sign bylaw, or signs that are to be placed more than 5 metres above the ground in an area designated Development Permit Area 1 (Island Villages).

**SS-2022-059**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2021.13 (116 Fulford-Ganges Road).

**CARRIED**

**16.10 Communications Tower (SS-CELLA-2020.1)**

Trustees spoke to the Rogers communication tower siting in Channel Ridge.

**SS-2022-060**

**It was MOVED and SECONDED,**

That Salt Spring Island Local Trust Committee rescind the Statement of Concurrence (SS-CELLA-2020.1) for the proposed Rogers tower siting in Channel Ridge and reconsider siting any antenna system using the newly adopted siting protocol.

**CARRIED**

**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 April 19, 2022. Please see the meeting calendar on the Islands Trust website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) for current meeting information and location.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 3:02 p.m.

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Dan Rogers, Alternate Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder