



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, April 19, 2022

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

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

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1 (Via Zoom)
Rob Pingle, Recorder

Others Present: Jennifer Fix, Ahne Studio (Via Zoom)
Lucas Ozols-Mongeau, Ahne Studio (Via Zoom)
Approximately 24 members of the public

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

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:32 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

By general consent, the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the March 22, 2022 SSI LTC Regular Meeting

By general consent, the minutes of March 22, 2022 Salt Spring Island Local Trust Committee Regular meeting were adopted.

3.1.2 Draft Minutes of the March 15, 2022 SSI LTC Special Meeting

By general consent, the minutes of March 15, 2022 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.2 Resolutions Without Meeting Report - None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Advisory Planning Commission

3.3.1.1 Minutes of the March 3, 2022 Advisory Planning Commission Meeting

The minutes were received.

3.3.1 Agricultural Advisory Planning Commission

3.3.1.1 Minutes of the March 3, 2022 Agricultural Advisory Planning Commission Meeting

The minutes were received.

3.3.2 Ganges Village Area Planning Task Force

3.3.2.1 Draft Minutes of the March 17, 2022 Ganges Village Area Planning Task Force Meeting

The minutes were received.

3.3.3 Housing Action Program Task Force

3.3.3.1 Minutes of the March 3, 2022 Housing Action Program Task Force Meeting

The minutes were received.

3.3.3.2 Draft Minutes from the March 16, 2022 Housing Action Program Task Force Meeting

The minutes were received.

3.4 Salt Spring Island Local Trust Committee Public Hearing Record

3.4.1 Proposed Bylaw No. 525 – 1351 Mountain Road, SSI

The report was received.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow Up Action List dated April 2022

The report was received.

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING – None

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

7.2 Work Program Top Priorities Report dated April 2022

The report was received.

7.3 Projects List dated April 2022

The report was received.

7.4 Applications with Status Report dated April 2022

The report was received.

7.5 Expense Report dated February 2021

The report was received.

7.6 Islands Trust Conservancy Board Report - None

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

7.8 Ganges Village Area Planning Task Force - Chair's Update - None

Acting Chair McLean provided a report reflecting on the weekend workshop with Task Force during the last weekend of March.

7.9 Housing Action Program Task Force - Chair's Update

Chair Heitzman provided a written report that was read by Trustee Grove.

8. LOCAL TRUST COMMITTEE PROJECTS – None

8.1. Ganges (Shiya'hwt/Syowt) Village Planning - Public engagement plan summary by Ahne Studio

Planner Garbo introduced Ahne Studio consultant Jennifer Fix who presented the public engagement plan summary with her associate Lucas Ozols-Mongeau.

8.2. Housing Action Program - Draft Bylaw No. 530 - Accessory Dwelling Units - Staff Report

Planner Garbo presented the staff report dated April 19, 2022.

SS-2022-069

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 530 on Accessory Dwelling Units, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2022," be read a first time.

CARRIED

SS-2022-070

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee requests staff to send Bylaw No. 530 to external agencies, groups, and First Nations for referral.

CARRIED

8.3. Water Sustainability - SSIWPA Situation Analysis and Options Identification/SSIWPA budget/First Nations Engagement - Staff Report

Planner Youmans presented a staff report dated April 19, 2022.

SS-2022-061

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee receive the Situation Analysis and Options Identification Report included as Appendix 1 in the staff report of April 19, 2022 and refer the report to Ministry of Forests Lands and Natural Resources, North Salt Spring Water Works and the Capital Regional District for comment and consideration of regional options.

CARRIED

SS-2022-062

It was MOVED and SECONDED,

That SS LTC continue to fund the SSIWPA coordinator up to \$60,000 for fiscal 2022/23, and authorize spending up to \$11,660 from unspent special property tax requisition funds from previous fiscal years to cover SSIWPA's meeting, events, and communications costs.

CARRIED

The meeting recessed at 10:35 and reconvened at 10:41

8.4. Protection of the Coastal Douglas-fir and Associated Ecosystems - Project Charter - Staff Report

Planner Youmans presented a staff report dated April 19, 2022.

SS-2022-063

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to review the Protection of the Coastal Douglas-fir Zone and Associated Ecosystems Project Charter v2 and project work plan shown in Appendix 1 of the staff report dated April 19, 2022 with the Capital Regional District and Salt Spring Island Fire Rescue staff.

CARRIED

The meeting recessed for a lunch break at 11:34 a.m. and reconvened at 12:03 p.m.

9. TRUSTEE REPORTS

Trustee Grove presented the following report:

- Acknowledged the departure of RPM Stefan Cermak.
- Spoke to the inter-district meeting with the CRD.
- Spoke to the upcoming North Salt Spring Waterworks District election.
- Spoke to the concern regarding the persistence of COVID-19.

Trustee Patrick presented the following report:

- Also acknowledged the departure of RPM Cermak.
- Referred to the Lady Minto Messenger and the indication that workers are losing housing due to prevalence of Short-Term Vacation Rentals.
- Spoke to the workshops she attended regarding improving housing.
- Spoke to the work by the LTC to improve housing opportunities with new bylaws.
- Spoke to business licences required to address Short Term Vacation Rentals that could be implemented by the CRD.
- Mentioned how the Association of Vancouver Island and Coastal Communities indicated to reframe the conversation to who do we need in our community.
- Suggested that the island could be a great place to pilot a tiny home project with the support of the Province.
- Spoke to the Thetis Local Trust Committee relationship building with First Nations that she is participating in.

10. CHAIR'S REPORT

Chair Luckham presented the following report:

- Attended the Association of Vancouver Island and Coastal Communities meeting and heard similar issues that are experienced here are also in the communities represented at that meeting
- Participated in a meeting regarding the port optimization to address ships at anchorage in the trust area
- Spoke with Rogers regarding the tower proposed for Channel Ridge and the need to provide more public engagement.

11. CRD DIRECTOR'S REPORT - None

12. CORRESPONDENCE

12.1. Electoral Boundaries Commission to LTC - Dated March 3, 2022 - Re: Greetings from the BC Electoral Boundaries Commission

The correspondence item was received.

12.2. A. Beddoes, Beddoes Litigation to LTC, with Chair Luckham reply - Dated March 11, 2022 - Concerning Proposed Telecommunications Tower in Channel Ridge Estates on SSI

The correspondence item was received.

12.3. P. Luckham, Chair, Salt Spring Island Local Trust Committee to Infrastructure Canada Active Transportation Fund - Dated March 23, 2022 - Concerning Island Pathways and Salish Sea Trail Network

The correspondence item was received.

12.4. P. Luckham, Chair, Salt Spring Island Local Trust Committee to Cypress Land Services & Rogers Communications - Dated April 6, 2022 - Concerning ResPost-Concurrence for ROGERS Telecommunication Tower Proposal W2716 (Channel Ridge, Salt Spring Island)

The correspondence item was received.

13. DELEGATIONS - None

14. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:20 p.m.

A member of the public expressed concerns regarding the lack of the number of units that will be introduced and the lack of clear language on water sources in the housing report and the need to ensure a focus on Short Term Vacation Rental enforcement.

A member of the public expressed support for application SS-DVP-2022.3 and suggested that the applicant provides a well cared for property that doesn't impact the environment or community.

A member of the public expressed support for application SS-DVP-2022.3 and suggested that their work with the applicant has shown care and concern for the environment and community. They suggested there is a need for the variances applied for to ensure the island is accessible to local employees.

A member of the public spoke to the application they have in process with the committee and their eagerness to provide more to the community through it.

A member of the public spoke to the accountability of staff and the need for more direct action by trustees in the application process. Spoke to statements by Trust staff regarding the requirement for the community to address bylaw changes.

15. APPLICATIONS AND REFERRALS

15.1 SS-DVP-2022.3 - D. Howard - 116 Collins Road, SSI

Planner Gordon presented a staff report dated April 16, 2022.

Applicant Dori Howard submitted a document regarding the application, spoke to the application and commented on her experience of the bylaw compliance and enforcement regarding her property.

SS-2022-064

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2022.3, as presented in Appendix 4 of the staff report dated April 19, 2022 (116 Collins Rd).

CARRIED

The meeting recessed at 1:28 and reconvened at 1:30

15.2 SS-DP-2022.1 - S. Mulherin - 319 Upper Ganges Road, SSI

Planner Gordon presented a staff report dated April 19, 2022.

Applicant Stephen Mulherin spoke to the application.

SS-2022-065

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2022.1 (319 Upper Ganges Rd) as presented in Appendix 5 of the staff report dated April 19, 2022.

CARRIED

15.3 SS-DP-2022.3 - J. Gunn-Allard - 266 Little Mountain Road, SSI

Planner Gordon presented a staff report dated April 19, 2022.

Applicant Joan Gunn-Allard was present.

SS-2022-066

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2022.3 (266 Little Mountain Road).

CARRIED

15.4 SS-DVP-2022.6 - A. Wynne-Edwards - 14 McKenzie Crescent, Piers Island

Planner Mayes presented a staff report dated April 19, 2022.

Applicant Alexander Wynne-Edwards spoke to the application.

SS-2022-067

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2022.6 (14 McKenzie Crescent - Piers Island).

CARRIED

15.5 SS-DVP-2022.9 - L. Wolf - 123 Deer Park Road, SSI

Planner Mayes presented a staff report dated April 19, 2022.

Applicant Lucas Wolf and property owner Rob Newmarch spoke to the application.

SS-2022-068

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2022.9 as shown in Appendix No. 5 of the staff report dated April 19, 2022 (123 Deer Park Road).

CARRIED

15.6 SS-DVP-2022.5 - R. McDiarmid - 1521 Beddis Road, SSI - DEFERRED TO THE MAY 17, 2022 SS LTC MEETING

16. OTHER BUSINESS

16.1. New Business

16.1.1. Covenant Discharge for 231 Meadow Drive (SS-ALR-2021.1)

Planner Gordon presented a staff report dated April 19, 2022.

SS-2022-071

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee authorize, at the owners' cost, release of restrictive covenant CA6008958 from legal LOT 7, SECTION 42, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 49877 and designate any member of the Local Trust Committee to sign the release documents.

CARRIED

16.1.2. Salt Spring Island Annual Report

RPM Cermak presented a staff report dated April 19, 2022.

SS-2022-072

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the following text as amended for inclusion in the 2021-2022 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs:

“The Salt Spring Island Local Trust Committee (SS LTC) held 11 regular business meetings in the 2021/22 fiscal year, four special meetings, one community information meeting, and one Public Hearing. The SS LTC also continued coordinating the Salt Spring Island Watershed Protection Alliance, which had five steering committee meetings, at least four subcommittee meetings and engaged in various community events.

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

Key projects included advancing a Ganges Village Local Area Plan and a Housing Action Plan, securing funding to study fire ecology in protected watersheds, providing clarity regarding the content of professional reports required to demonstrate proof of water at the time of subdivision, completing phase 1 of a Watershed Strategic Plan (a situational analysis) and funding a Weston Lake Water Availability Study.

From April 1, 2021, to March 31, 2022, the SS LTC received and considered new applications for one bylaw amendment, 13 development permits, and 26 development variance permits. During the same time, staff reviewed 181 building permit referrals, three liquor and cannabis board referrals, two crown lease referrals, four subdivision referrals, and one soil deposit permit.

During this fiscal period, the SS LTC proactively responded to the housing crisis and issues related to the COVID-19 pandemic. The SS LTC amended standing resolutions during the public health emergency and about deferred enforcement for all unlawful dwellings except those with specific health and safety concerns.”

CARRIED

The meeting recessed for a break at 2:55 and reconvened at 2:57 p.m.

16.1.3. Notice to Local Government - Silver Shadow Taxi Ltd.

The notice was received for information.

16.1.4. Mayne Island Local Trust Committee Referral of Proposed Bylaws No. 184, 186, 187, and 189

SS-2022-073

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to respond to the referrals from the Mayne Island Local Trust Committee for Bylaws No. 184, 186, 187 and 189, indicating that the Salt Spring Island Local Trust Committee's interests are unaffected.

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 May 17, 2022.

Chair Luckham expressed his

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 3:01 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder