



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

- Date:** Tuesday, May 17, 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:** Louisa Garbo, Acting Regional Planning Manager (RPM)
Jason Youmans, Island Planner
Geordie Gordon, Acting Island Planner
Phil Testemale, Planner 2 (via zoom)
William Shulba, Fresh Water Specialist
Jenn Baddeley, Office Administrative Assistant
Rob Pingle, Recorder
- Others Present:** Gulf Islands Driftwood Reporter
Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Approximately 6 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 9:31 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

It was proposed to add 9.1.2 Temporary Use Permit for staff housing, 9.1.3 Salt Spring Office Staff Resources, 14.3 Julian Clarke concerning Rogers Delegation Request.

By general consent, the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1. Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1. Draft Minutes of the April 19, 2022 SSI LTC Regular Meeting

Trustee Patrick provided the following clarifications regarding her Trustee Report:

- Spoke to business licences required to address Short-Term Vacation Rentals that could be implemented by the CRD.
- Spoke to the Thetis Local Trust Committee relationship building with First Nations in which she is a participant.

By general consent, the minutes of April 19, 2022 Salt Spring Island Local Trust Committee Regular meeting were adopted as amended.

3.2. Resolutions Without Meeting Report dated May 2022

The reported was received.

3.3. Draft Minutes of the Advisory Planning Commissions

3.3.1. Advisory Planning Commission

3.3.1.1. Meeting Notes of the April 7, 2022 Advisory Planning Commission Meeting

The notes were received.

3.3.2. Agricultural Advisory Planning Commission - None

3.3.3. Ganges Village Area Planning Task Force

3.3.3.1. Draft Minutes of the April 21, 2022 Ganges Village Area Planning Task Force Meeting

The minutes were received.

3.3.4. Housing Action Program Task Force

3.3.4.1. Minutes of the April 7, 2022 Housing Action Program Task Force Meeting

The minutes were received.

3.3.4.2. Draft Minutes from the April 20, 2022 Housing Action Program Task Force Meeting

The minutes were received.

3.4. Salt Spring Island Local Trust Committee Public Hearing Record - None

4. BUSINESS ARISING FROM MINUTES

4.1. Follow Up Action List dated May 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 May 2022

The report was received.

7.3. Projects List dated May 2022

The report was received.

7.4. Applications with Status Report dated May 2022

The report was received.

Staff provided a verbal update on SS-DP-2018.14 regarding the referral process timeline.

SS-2022-074

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to extend the referral deadline on SS-DP-2018.14 for sixty days to allow for First Nations review.

CARRIED

Staff provided a verbal update on SS-DVP-2020.15 regarding the change of tenant for the property.

7.5. Expense Report - None

7.6. Islands Trust Conservancy Board Report dated March 2022

The report was received.

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

7.9. Housing Action Program Task Force - Chair's Update

Chair Heitzman provided his regrets before the start of the meeting.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1. Housing Action Program

Acting RPM Garbo presented a staff report dated May 17, 2022 concerning the public engagement process and the budget constraints.

There was discussion regarding the budgets available to the Housing Action Program, Ganges Village Planning and Protection of Coastal Douglas-fir Zones and Associated Ecosystems projects as well as the need to work with First Nations.

SS-2022-082

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to cancel the Housing Action Program Public Engagement Request For Proposal and evaluate resource options for the Housing Action Program.

CARRIED

SS-2022-083

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff upon completion of this phase of engagement to pause the Ganges Village Plan project to allow the Local Trust Committee to explore opportunities to work with First Nations.

CARRIED

SS-2022-084

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request that the Ganges Village Area Plan Task Force pause on the further development of objectives and goals while the Local Trust Committee works with First Nations. The Local Trust Committee requests the Task Force to provide feedback on the first phase engagement reports for gaps and opportunities for future engagement.

CARRIED

8.2. Water Sustainability

Planner Youmans and Fresh Water Specialist Shulba presented a staff report dated May 17, 2022 regarding Proof of Water at Time of Subdivision.

SS-2022-075

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to provide the following information:

- Communication materials for the introduction of the bylaw

- Potential amendments based on the discussion today including 5.5.14 and Table 1.

CARRIED

9. OTHER BUSINESS

9.1. New Business

9.1.1. Galiano Island Local Trust Committee Referral of Proposed Bylaw Nos. 231 & 232

SS-2022-076

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to respond to the referrals from the Galiano Island Local Trust Committee for Bylaws No. 231 and 232, indicating that the Salt Spring Island Local Trust Committee's interests are unaffected.

CARRIED

9.1.2. Temporary Use Permit for staff housing

Trustee Grove spoke to the need to prioritize any future Temporary Use Permits for employee housing.

SS-2022-077

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prioritize Temporary Use Permits for employee housing.

CARRIED

9.1.3. Salt Spring Office Staff Resources

Acting RPM Garbo provided a verbal update on the response management is taking to address the staffing vacancy and changes of late in the Salt Spring Office.

10. CLOSED MEETING

10.1. Motion to Close the Meeting

SS-2022-078

At 11:25 a.m., **it was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1)

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and,
- (i) the receipt of advice that is subject to solicitor-client privilege, including

communications necessary for that purpose; and that staff be invited to remain.

10.2. Motion to Open the Meeting

SS-2022-079

At 11:55 a.m., **it was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

The meeting recessed for a lunch break at 11:55 a.m. and reconvened at 12:05 p.m.

10.3. Rise and Report

That the Salt Spring Island Local Trust Committee reappointed Stanley Shapiro to the Advisory Planning Commission for a further two-year term, effective June 1, 2022.

That the Salt Spring Island Local Trust Committee appointed Anne Gunn and Donald Carlson to the Advisory Planning Commission for a two-year term, effective June 1, 2022.

That the Salt Spring Island Local Trust Committee reappointed Gordon Brent Brochu-Ingram to the Agricultural Advisory Planning Commission for a further two-year term, effective June 1, 2022.

That the Salt Spring Island Local Trust Committee reappointed Lisa Floritto and Bob Rush to the Board of Variance for a further three-year term, effective June 1, 2022.

That the Salt Spring Island Local Trust Committee thank Advisory Planning Commissioners Francine Carlin, Mairi Wellman, and Nancy Krieg, and Agricultural Advisory Planning Commissioners Zack Hemstreet and Jan Steinman for their service.

11. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Spoke to the Salt Spring Insights report released for the Spring of 2022 highlighting the concern for the lack of affordable housing.
- Spoke to the Southern Gulf Islands Tourism Partnership virtual workshop she participated in regarding the housing challenges within the Southern Gulf Islands.
- Spoke to the housing units built in the past four years and the requirements for housing moving forward based on the current census and the diversity in housing types required.
- Spoke to the need for Accessory Dwelling Units to address the housing needs on Salt Spring Island.
- Spoke to her attendance at a number of Trust related and Salt Spring specific meetings.

Trustee Grove presented the following report:

- Spoke to his experience in Yellowknife on a recent trip where he learned housing was a main concern in their community.

- Spoke to his attendance at the ground breaking ceremony for the new Lady Minto Hospital emergency ward.

12. CHAIR'S REPORT

Chair Luckham presented the following report:

- Spoke to his attendance at the Salish Sea conference and the significant importance of water and conservation especially related to the woodlands such as cedars and how it relates to streams for salmon.
- Spoke to the upcoming Trust Council meeting and the work to complete the Islands 2050 project as well as the Governance Report.

13. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Spoke to the agreement in principal between the CRD and the Fire District for a gas tax contribution of \$1 million to assist with the building of the new fire hall.
- Spoke to the work towards the CRD acquiring the current Ganges Fire Hall and the need for a yes vote in the upcoming Fire District referendum.
- Spoke to the work towards an operation agreement for the community compost facility which is near completion.
- Spoke to the release of the Local Community Commission (LCC) discussion paper and the opportunity to vote on the implementation of the LCC at the upcoming municipal election.
- Spoke to the work to increase the number of electric vehicle charging stations on the island.
- Spoke to the transition for CRD management of the Middle school and the high interest to use the space which should begin in August.
- Spoke to the staffing changes that will allow for focused work on the harbour boardwalk.
- Spoke to the grant provided to address the need to accommodate locums at Lady Minto Hospital.
- Spoke to the Request for Proposal for management of the Saturday Market.
- Spoke to the provisional budget work being done during an election year.

14. CORRESPONDENCE

14.1. M. Welman to LTC and staff - Dated April 8, 2022 - Concerning Advisory Planning Commission Resignation

The correspondence item was received.

14.2. SS LTC to the Honourable R. Fleming, Minister of Transportation and Infrastructure et al. - Dated March 23, 2022 - Concerning Ferry Terminal Road Congestion; Salish Sea Trail Network and; South Island Transportation Strategy

The correspondence item was received.

14.3. Julian Clarke – Concerning Rogers Delegation Request

The letter was received at the meeting and is included in the agenda package received at meeting folder.

Trustee Grove spoke to the letter and the concerns of the author to agree to have M. Krenz of ROGERS to address the LTC before M. Krenz meets with the residents of Channel Ridge.

Chair Luckham will reply to the correspondence.

15. DELEGATIONS

- 15.1. M. Krenz, ROGERS - Concerning ROGERS Telecommunication Tower Proposal W2716 Channel Ridge, SSI - DEFERRED TO THE JUNE 14, 2022 SS LTC MEETING.**

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:42 p.m.

A member of the public spoke to their planning experience and their concern regarding the Housing Action Program Request For Proposal. They felt there is less division in the community over housing projects at this time. They would like to have seen more action in the scope rather than research.

17. APPLICATIONS AND REFERRALS

- 17.1. SS-DP-2022.2 – K. Fergusson – Lot 7, Meyer Road, SSI**

Planner Testemale presented a staff report dated May 17, 2022.

Applicant Kelly Fergusson thanked the staff for their work and the service to the community of the Trustees.

SS-2022-080

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2022.2 (Lot 7, Meyer Road).

CARRIED

- 17.2. SS-RZ-2020.1 – Proposed Bylaw No. 525 – 1351 Mountain Road, SSI**

Planner Youmans presented a staff report dated May 2, 2022.

SS-2022-081

It was MOVED and SECONDED,

That 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 adopted (SS-RZ-2020.1, 1351 Mountain Road).

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 14, 2022.

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 1:37 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder