



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, June 14, 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)
Rob Pingle, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Approximately 35 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 9:37 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 close the meeting at Section 10 of the agenda and that item 17.3 to be deferred at the request of the applicant to the August 9 meeting.

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 May 17, 2022 SS LTC Regular Meeting

By general consent, the minutes of May 17, 2022 Salt Spring Island Local Trust Committee Regular meeting were adopted.

3.2. Resolutions Without Meeting Report dated June 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 Minutes of the May 5, 2022 Advisory Planning Commission Meeting

The minutes were received.

3.3.2. Agricultural Advisory Planning Commission - None

3.3.3. Ganges Village Area Planning Task Force

3.3.3.1. Minutes of the May 4, 2022 Ganges Village Area Planning Task Force Meeting

The minutes were received.

3.3.3.2. Draft Minutes of the May 19, 2022 Ganges Village Area Planning Task Force Meeting

The minutes were received.

3.3.4. Housing Action Program Task Force

3.3.4.1. Draft Minutes of the May 5, 2022 Housing Action Program Task Force Meeting

The minutes were received.

3.3.4.2. Meeting Notes from the May 18, 2022 Housing Action Program Task Force Meeting

The notes 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 June 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 June 2022

The report was received.

7.3. Projects List dated June 2022

The report was received.

7.4. Applications with Status Report dated June 2022

The report was received.

7.5. Expense Report dated March 2022

The report was received.

7.6. Islands Trust Conservancy Board Report

Chair Luckham spoke to the upcoming meeting between the Trust Council Executive Committee and the Islands Trust Conservancy Board.

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

Planner Youmans provided a verbal update.

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

Acting Chair McLean provided a report on the upcoming meeting of the Task Force to review their workshop report. She expressed gratitude for the work of the Task Force and the opportunity the Local Trust Committee provided by creating it.

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

Chair Heitzman provided his regrets before the meeting.

8. LOCAL TRUST COMMITTEE PROJECTS – None

9. OTHER BUSINESS – None

10. CLOSED MEETING

10.1. Motion to Close the Meeting

SS-2022-85

At 9:55 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;

10.2. Motion to Open the Meeting

SS-2022-86

At 10:12 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 at 10:20 a.m. and reconvened at 12:00 p.m.

10.3. Rise and Report - None

11. TRUSTEE REPORTS

Trustee Grove presented the following report:

- That there is much work to be done between now and the election on October 15, 2022.
- That the next Trust Council meeting from June 21 – 23 will be held electronically.
- That the Fire Hall referendum is an important issue to engage in.
- That staff issues are present within the Islands Trusts and in the community as well.
- That he looks forward to seeing who will be running to replace him in the election.

Trustee Patrick presented the following report:

- That affordable housing needs to be addressed because our very own land use bylaws heavily favour single family homes with seasonal cottages.
- That the definition of seasonal cottages needs to be addressed because it appears to encourage Short- Term Vacation Rental.
- That Proposed Bylaw No. 530 (Accessory Dwelling Units) presents an opportunity to do both and that the environment will be further protected by this bylaw.
- That the meeting with Minister Rob Flemming was productive in addressing transportation issues.
- That the meeting with Minister Nathen Cullen showed potential for making the Ganges Village Plan a pilot for a cooperative planning process with First Nations.
- That Transition Salt Spring shared observations on the Mount Maxwell Lake watershed study and a future workshop in the fall for wildfire resiliency.

12. CHAIR'S REPORT

Chair Luckham presented the following report:

- That the Trust Council meeting has resulted in the committees of the Trust meeting with the Executive Committee to prepare.
- That the meeting with Minister Rob Flemming advanced the need to include the Southern Gulf Islands in the South Island Transportation Trail.
- That the meeting with Minister Nathen Cullen allowed for a discussion of the Policy Statement, the Governance Review and the opportunity to address the Trust at large.
- That the Southern Gulf Islands forum included discussions for business licensing on Salt Spring Island and the other islands as well as the increase in anchorage use in the area.
- That a meeting in July will allow for further discussion with the federal and provincial government on the issue of anchorages within the Salish Sea.
- That he spoke with Rogers Communications regarding the need for them to meet with the Channel Ridge residents to address concerns and explain the process they have undertaken.
- That Rogers has agreed to the meeting and will endeavour to hold it before the end of the month.
- That the Trust Council town hall is Tuesday June 21 at 6pm.

13. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- That the CRD Building Inspection has provided him data for 2019-2022 regarding the type and style of building permits being issued on Salt Spring Island.
- That the Local Community Commission (LCC) proposal allows for an opportunity to have greater elected representation for the current CRD services on the island and it will undergo a referendum at the October 15 election. If the referendum is successful, then an election of the commissioners would occur in 2023.
- That the LCC would create greater transparency for decisions at regularly scheduled public meetings such as Gas Tax disbursements.
- That there deadline to vote in the upcoming Fire District mail in ballot on the creation of a new fire hall is June 30, 2022. A successful vote will allow for one million dollars of Gas Tax funding to defer the cost of building and have the current Ganges Fire Hall transferred to the CRD for community use.
- That the Parks and Recreation Commission has approved the Rainbow Road Master Plan.
- That the lease of the middle school is being finalized to allow a number of non-profit organizations to have affordable office and meeting spaces.
- That there will be a gap in providing housing to the current tenants of Seabreeze Inne as the BC Housing project on Drake Road will not be complete at the end of the lease and the beginning of the Hospital Foundation development of the Inne.

14. CORRESPONDENCE

14.1. M. and K. Ruurs to LTC - Dated May 6, 2022 - Concerning LTC Priorities

The correspondence item was received.

14.2. S. Stacey to LTC - Dated May 11, 2022 - Concerning SSI Variance appeal

The correspondence item was received.

14.3. K. Pungente, Innovation, Science and Economic Development (ISED) Canada to LTC - Dated May 17, 2022 - Concerning Rogers Telecommunication Tower Proposal, Channel Ridge, SSI

The correspondence item was received.

14.4. LTC to Innovation & Partnerships, CMHC - Dated May 27, 2022 - Concerning Letter of Support Housing Supply Challenge

The correspondence item was received.

14.5. M. Krenz, ROGERS - Concerning ROGERS Telecommunication Tower Proposal W2716 Channel Ridge, SSI

The correspondence item was received.

15. DELEGATIONS

15.1. M. Krenz, ROGERS - Concerning ROGERS Telecommunication Tower Proposal W2716 Channel Ridge, SSI

The delegation was addressed with correspondence item 14.5.

15.2. E. FitzZaland, Salt Spring Solutions - Concerning Proposed Bylaw No. 530 (Accessory Dwelling Units) and the Housing Task Force

The delegate spoke on behalf of the Salt Spring Solutions board and provided documentation for the record.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:50 p.m.

A member of the public expressed concern regarding the variance for setback from the water and the possibility that septic systems have an inability to remove nitrates which could result in their introduction to the ocean. As well, that the natural sea shore should be restored.

A member of the public expressed their concern regarding the variance for setback from the water and the need for geologic review of what is going into the water with septic systems. The member of the public encouraged the need for a shoreline plan that goes beyond the private use of the land and noted that the property is within a designated slippage zone.

A member of the public expressed their concern regarding the introduction of 5G telecommunication towers.

A member of the public expressed their concern regarding Proposed Bylaw No. 530 and the long term impacts to the environment with the expansion of housing. The member of the public stated that the housing issue is better addressed by specific projects rather than broad changes to the Land Use Bylaw through the proposed Bylaw.

A member of the public expressed their concern regarding electromagnetic sensitivity and the health impacts possible with the introduction of 5G telecommunication technology.

A member of the public expressed their concern for the process Rogers Communication has taken for the construction of a communication tower in Channel Ridge and the response by the ISED.

A member of the public asked for clarity on the process for formal complaint regarding a decision by the Local Trust Committee.

A member of the public spoke to the possible issues that a 5G telecommunication tower can cause to human health.

A member of the public requested that the LTC intervene to address the process for Rogers Communication to construct a communication tower in Channel Ridge.

A member of the public spoke to the process that Rogers Communication has taken to construct a communication tower in Channel Ridge.

17. APPLICATIONS AND REFERRALS

17.1. SS-DVP-2022.8 - I. Massender - 244 Rainbow Road, SSI

Planner Testemale presented a staff report dated June 14, 2022.

Applicant Ian Massender spoke in agreement with the staff report, the current connection fees being paid to North Salt Spring Waterworks District and the preapproval by the District for a second connection after subdivision.

SS-2022-87

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit application SS-DVP-2022.8 (244 Rainbow Road).

CARRIED

17.2. SS-DP-2021.8 & SS-DVP-2021.13 - B. Fossen, Aurora Professional Group - 371 Isabella Point Road, SSI

Planner Gordon presented a staff report dated June 14, 2022.

Applicant Bradley Fossen spoke as representative to the property owner. He spoke to the work with the Qualified Environmental Professional to address the development issues created by previous owners.

SS-2022-88

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend SS-DVP-2021.13 by removing 3.3.

CARRIED

SS-2022-89

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2021.13 as amended (371 Isabella Point Road)

CARRIED

SS-2022-90

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend SS-DP-2021.8 by altering section 3.4.1 to read as follows:

A Qualified Environmental Professional (QEP) visit is required at the time of planting, and then at 3 years after the initial planting visit.

CARRIED

SS-2022-91

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DP-2021.8 as amended (371 Isabella Point Road)

CARRIED

17.3. SS-RZ-2021.3 - T. Chapman - 361 Sunset Drive, SSI

At the request of the applicant the application will be deferred to the August 9, 2022 meeting of the LTC.

17.4. SS-DP-2020.15 - D. Holmberg - 106 Lower Ganges Road, SSI

Planner Gordon presented a staff report dated June 14, 2022.

Applicants Deborah Holmberg and Heather Howard spoke to the merits of the application and addressed the pedestrian pathways to be provided.

SS-2022-92

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend SS-DP-2020.15 by altering section 3.1 to read as follows:

3.1.1 The site layout and parking shall be in substantial accordance with Plan No. 1.

3.1.2 The pedestrian pathway be outlined in white with visible pedestrian symbols.

CARRIED

SS-2022-93

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DP-2020.15 as amended (106 Lower Ganges Road).

CARRIED

18. UPCOMING MEETINGS

Planner Garbo provided a verbal update on the process for Proposed Bylaw No. 530. LTC recommended that the public outreach meeting to be on the revised draft after the second reading rather than the original draft.

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on July 12, 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 3:18 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder