



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

**Date:** Tuesday, September 6, 2022

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

**Members Present:** Laura Patrick, Local Trustee Acting Chair  
Peter Grove, Local Trustee

**Member Regrets:** Peter Luckham, Chair

**Staff Present:** Louisa Garbo, Acting Regional Planning Manager (RPM)  
William Shulba, Senior Freshwater Specialist  
Charly Caproff, Planning Technician  
Rob Pingle, Planning Team Assistant  
Sarah Shugar, Recorder

**Others Present:** Gulf Islands Driftwood Reporter  
Rhonan Heitzman, Housing Action Program Task Force Chair  
Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director  
Approximately 19 members of the public

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

### 1. CALL TO ORDER

Acting Chair Patrick called the meeting to order at 10:03 a.m. and welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee. She introduced herself, the Trustee Grove 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.

### 3. PREVIOUS MEETINGS

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

##### 3.1.1. Draft Minutes of the August 9, 2022 SSI LTC Regular Meeting

By general consent, the minutes of August 9, 2022 Salt Spring Island Local Trust Committee Regular 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 Draft Minutes of the July 28, 2022 Draft Advisory Planning Commission Meeting**

The minutes were received.

**3.3.2. Agricultural Advisory Planning Commission**

**3.3.2.1 Notes from the July 28, 2022 Agricultural Advisory Planning Commission Meeting**

The meeting notes were received.

**3.3.3. Ganges Village Area Planning Task Force - None**

**3.3.4. Housing Action Program Task Force**

**3.3.4.1. Draft Minutes of the August 4, 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. 526 - Farmworker Housing 25 For Receipt**

The public hearing record was received.

**3.4.2. Proposed Bylaw No. 530 - Accessory Dwelling Units 30 For Receipt**

The public hearing record was received.

**4. BUSINESS ARISING FROM MINUTES**

**4.1. Follow Up Action List dated July 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 August 2022

The report was received.

### 7.3. Projects List dated August 2022

The report was received.

### 7.4. Applications with Status Report dated August 2022

The report was received.

### 7.5. Expense Report dated June 2022

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. Housing Action Program Task Force - Chair's Update

Chair Heitzman provided an update and submitted a document entitled HAPTF Chair report to LTC, Sept. 6, 2022.

## 8. LOCAL TRUST COMMITTEE PROJECTS

### 8.1. Proposed Bylaw No. 526 – Farmworker Housing

Acting RPM Garbo presented the staff report dated August 20, 2022 concerning proposed Bylaw No. 526 – Changes to Residential Permissions in the Agricultural Land Reserve and Options for Dwellings on Large Farms.

There was discussion regarding communications during the implementation phase of the bylaw.

#### **SS-2022-131**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 526, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021”, be read a third time.

**CARRIED**

**SS-2022-132**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 526, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**SS-2022-133**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to prepare communication materials that guide the public to understand the various forms of housing on agricultural land and the steps necessary to be legally occupied.

**CARRIED**

**8.2. Proposed Bylaw No. 530 – Accessory Dwelling Units**

Acting RPM Garbo presented a staff report dated August 24, 2022 concerning Housing Action Program Proposed Bylaw No. 530 “Accessory Dwelling Units”.

**SS-2022-134**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to research options to limit the number of Accessory Dwelling Units that may be permitted in a given time period and report back the strengths and weaknesses of the various options.

**CARRIED**

**SS-2022-135**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to review Bylaw 530 and identify opportunities for amendments that can further minimize environmental impacts, such as maximum total floor area, shared driveways, and proximity of structures and report back the strengths and weaknesses of the various options.

**CARRIED**

**SS-2022-136**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to prepare communications materials that guides the general public to understand the various forms of Accessory Dwelling Units and the steps necessary to be legally occupied.

**CARRIED**

**SS-2022-137**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to review concerns raised at the recent public hearing for Bylaw 530 and provide recommendations.

**CARRIED**

**SS-2022-138**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee requests staff to consult with First Nations to address concerns regarding Bylaw 530.

**CARRIED**

**8.3. Lake Weston Water Availability Study and Climate Change Assessment**

Senior Freshwater Specialist Shulba presented a staff report dated August 24, 2022 regarding Lake Weston Water Availability and Climate Change Assessment. Freshwater Specialist Shulba highlighted that Lake Weston is fully allocated or near to being fully allocated and that any expansion of the Fulford Water Service Area should not be granted until further study is done.

In discussion the following items were noted:

- Lake Weston is the legal name from the BC Lakes Registry.
- Spoke to the opportunity to look at watershed governance and the relationships between land use and water use.
- The Salt Spring Island Watershed Protection Alliance (SSIWPA) coordinated the Lake Weston Study.

**SS-2022-139**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee receive the Lake Weston Water Availability and Climate Change Assessment Final Report attached as Appendix 1 to the staff report dated August 24, 2022.

**CARRIED**

**SS-2022-140**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to work with the Capital Regional District and Government of British Columbia to identify funding and project management opportunities to undertake an Environmental Flow Needs assessment for Lake Weston and Weston Creek.

**CARRIED**

**SS-2022-141**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to refer the Lake Weston Water Availability and Climate Change Assessment Final report and the staff report dated August 24, 2022 to the to the Ministry of Forests Water Authorizations Branch for information, review and comment.

**CARRIED**

**SS-2022-142**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to refer the Lake Weston Water Availability and Climate Change Assessment Final report to the Salt Spring Island Watershed Protection Alliance (SSIWPA) for information.

**CARRIED**

**SS-2022-143**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to coordinate a discussion with the Province, Capital Regional District, Islands Trust, and POLIS on the topic of Watershed Governance and the potential application of Water Objectives under the Water Sustainability Act in the Lake Weston Watershed specifically in reference to the “Water Objectives Innovation Brief” and “Towards Watershed Security: The role of water in modernized land use planning in B.C.” prepared by POLIS.

**CARRIED**

The meeting recessed for a lunch break at 11:10 p.m. and reconvened at 12:00 p.m.

**9. CLOSED MEETING – None**

**10. TRUSTEE REPORTS**

Trustee Grove reported he is nearing the end of his Trustee term and expressed support for Trustee Patrick. He reported Islands Trust has hired new Salt Spring Island Regional Planning Manager Chris Hutton. Trustee Grove acknowledged Acting Regional Planning Manager Garbo.

Trustee Patrick presented the following report:

- The next Trust Council will be held September 20 and 21, 2022.
- Attended three North Pender Island Local Trust Committee meetings regarding a Land Use Bylaw Review project.
- Attended a Lasqueti Island Local Trustee Committee meeting and a Thetis Island Local Trust Committee meeting.
- Attended meetings with the Regional Planning Committee and the Financial Planning Committee.
- Spoke to a Regional Planning Committee letter to the Province requesting assistance to explore what can be done to create housing solutions specific to rural islands within the Local Trust Area including options for stable and secure funding.
- Spoke to the housing crisis within the Local Trust Area.
- Spoke to draft Bylaw No. 530 - Accessory Dwelling Units project principles.
- Trustee Patrick spoke to the Elliott family art exhibition at Mahon Hall and presented a quote from Elder and Knowledge Keeper Dr. John Elliott “The Creator told the people that we should look after the land as we would our relatives. The trees, the ocean, the land, the Gulf Islands are our relatives and it is our sacred law to protect them as we would our family.”

**11. CHAIR'S REPORT – None**

## 12. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Director Holman spoke to the 2022 General Local Election and reported he would be standing for re-election in October 15, 2022. There will be a Southern Gulf Islands Transportation Service Referendum and a Salt Spring Island Local Community Commission Referendum. Please see the CRD website at [www.crd.bc.ca/vote](http://www.crd.bc.ca/vote) for information.
- The CRD 2023 provisional budget will be presented to the CRD Board for approval on September 23, 2022. The 2023 provisional budget is a 3.5% increase from 2022.
- The Salt Spring Island library has transitioned to a staff supported by volunteers' model.
- The Maliview Sewer Commission received a 2 million dollar Provincial grant for system upgrades and local ratepayers will be required to pay 10% of the system upgrade costs.
- The Mount Erskine Water District is undertaking a feasibility study regarding transitioning to a CRD entity.
- The CRD received a grant for a Ganges Village Active Transportation Study.
- CRD bylaw enforcement is experiencing staffing issues and staff from Victoria are assisting for the interim. The RCMP installed no overnight parking signage on Hereford Avenue.
- The BC Housing temporary housing site on Kings Lane is ready for tenants to move in although several Seabreeze Inne tenants have disputed the notice of eviction.
- There are currently 35 to 40 staff vacancies at the Lady Minto Hospital in large part due to lack of housing availability.
- The Lake Weston Water Availability and Climate Change Assessment Study is complete. The initial results are precautionary as Lake Weston appears to be oversubscribed. There are questions regarding sustainability of Lake Westin. The Vortex development in Fulford Harbour is conducting a water analysis regarding whether Lake Weston can sustain additional demand.
- Elected officials are meeting with Minister Selina Robinson regarding the BC Speculation and Vacancy Tax.

## 13. CORRESPONDENCE

### 13.1 D. Bergholz to LTC - Dated July 4, 2022 - Concerning Walter Bay Pollution

The correspondence item was received.

### 13.2 M. Reiss to LTC - Dated July 28, 2022 - Concerning News Release regarding Short-Term Vacation Rentals

The correspondence item was received.

### 13.3 K. Olsson to LTC - Dated August 4, 2022 - Concerning Speculation and Vacancy Tax

The correspondence item was received.

**13.4 R. Schnurr to LTC - Dated August 5, 2022 - Concerning Piers Island Association support request for fibre optic internet service**

**SS-2022-144**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request the LTC Chair to write in support of the Piers Island Association regarding item 13.4 a letter dated August 5, 2022 - Concerning the Piers Island Association support request for fibre optic internet service.

**CARRIED**

The correspondence item was received.

**13.5 T. Faurot to LTC - Dated August 5, 2022 - Concerning Rogers/CREST Cell Tower on Channel Ridge**

The correspondence item was received.

**13.6 T. Lowry to LTC - Dated August 5, 2022 - Concerning 5G 316 For Information**

The correspondence item was received.

**13.7 D. Wick to LTC - Dated August 8, 2022 - Concerning 154 Kings Lane, SSI**

The correspondence item was received.

**13.8 Capital Regional District to LTC - Dated August 8, 2022 - Concerning Information regarding the Rainbow Recreation Centre Site Master Plan**

The correspondence item was received.

**13.9 M. Krenz to LTC - Dated August 10, 2022 - Concerning Rogers/CREST Cell Tower on Channel Ridge**

The correspondence item was received.

**13.10 O. McOuat to ISED, LTC et al - Dated August 11, 2022 - Concerning Rogers/CREST Cell Tower on Channel Ridge**

The correspondence item was received.

**13.11 J. Clark to LTC - Dated August 20, 2022 - Concerning Rogers/CREST Cell Tower on Channel Ridge**

Trustee Grove noted he would follow up with Chair Luckham concerning the Rogers/CREST Cell Tower on Channel Ridge.

The correspondence item was received.



### 13.12 C. Coe to LTC - Dated August 20, 2022 - Concerning Vortex Decision

The correspondence item was received.

## 14. DELEGATIONS

### 14.1 Representative of the Summerside Townhomes (107 Atkins Road, SSI) – Concerning the new development within the townhouse strata

Summerside Strata Council President Linda Underwood presented several concerns regarding new development within the Summerside townhouse strata. The Summerside Strata Council requested the LTC require the developer to include lighting details and more information regarding the lock block wall in the development permit.

#### **SS-2022-145**

#### **It was MOVED and SECONDED**

That the Salt Spring Island Local Trust Committee request staff to look into issues raised at the meeting of Sept 6, 2022 regarding the Summerside townhouse strata development specifically the lighting and the lock block wall.

**CARRIED**

## 15. TOWN HALL AND QUESTIONS

Acting Chair Patrick opened the Town Hall at 12:40 p.m.

A member of the public expressed concerns regarding the Summerside townhouse strata property including tree coverage and light pollution and spoke to the history of development within the area. The member of the public spoke to daily rock crushing activity for over a year and expressed concerns that Country Grocer is building a rock wall using rock blasted from the Summerside strata property.

Housing Action Program Task Force member Maïkan Bordeleau presented a written submission and spoke to consultation with First Nations including the complexities of the governance structures and the need to be more transparent with the public.

A member of the public expressed concerns regarding the Rogers/CREST Cell Tower on Channel Ridge and requested the LTC to clearly articulate the reasons for the March 2022 rescindment of the concurrence decision to Innovation, Science and Economic Development Canada (ISED) and that the LTC provide an update to constituents regarding the issue.

Acting Chair Patrick encouraged members of the public to submit correspondence to [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca).

## 16. APPLICATIONS AND REFERRALS

### 16.1. SS-RZ-2021.3 - T. Chapman - 361 Sunset Drive

RPM Garbo presented a staff report regarding application SS-RZ-2021.3 a rezoning application to amend the Salt Spring Island Official Community Plan from Channel Ridge Residential to Residential Neighbourhoods and the Salt Spring Island Land Use Bylaw from Residential 6 (a) to Residential 8.

Applicant Tyler Chapman and property owner Bryce Chapman spoke to the application.

#### **SS-2022-146**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee defer application SS-RZ-2021.3 to a future meeting (361 Sunset Drive).

**CARRIED**

## 17. OTHER BUSINESS

### 17.1. New Business

#### **17.1.1. North Pender Island Local Trust Committee Referral of Proposed Bylaw Nos. 223, 224 & 229**

A staff report dated August 25, 2022 regarding North Pender Island Local Trust Area Bylaw Nos. 223, 224 and 229.

#### **SS-2022-147**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaw Nos. 223, 224, and 229 indicating that the Salt Spring Island Local Trust Committee's interests are unaffected.

**CARRIED**

## 18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Tuesday, October 11, 2022 at the Community Gospel Chapel, 147 Vesuvius Bay Road, Salt Spring Island. 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 1:21 p.m.

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Laura Patrick, Acting Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder