



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, October 11, 2022

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

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

Staff Present: Chris Hutton, Regional Planning Manager (RPM) (via Zoom)
Louisa Garbo, Island Planner
Gillian Nicol, Program Coordinator
Stephen Baugh, Planner 2 (via Zoom)
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 10 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 9:30 a.m. He welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory. He introduced himself, the Trustees and staff. Chair Luckham introduced new Salt Spring Island Regional Planning Manager Chris Hutton and expressed appreciation to Louisa Garbo for her role as Acting Regional Planning Manager.

2. APPROVAL OF AGENDA

The following items were presented for inclusion in the agenda:

- 9.6 Proposed Bylaw No. 526 - Farmworker Housing
- 15.10. SS LTC to B. Young, Chair Transition Salt Spring- Dated October 4, 2022 – Concerning Support for Watershed Stewardship Video Series

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 September 6, 2022 SSI LTC Regular Meeting

By general consent, the minutes of September 6 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 – None

3.3.2. Ganges Village Area Planning Task Force - None

3.3.3. Housing Action Program Task Force

3.3.3.1. Draft Minutes of the September 1, 2022 Housing Action Program Task Force Meeting

The minutes were received.

3.3.3.2. Housing Action Program Task Force Summary of Recommendations

The Summary of Recommendations was 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 October 2022

The report was received.

By general consent, the Salt Spring Island Local Trust Committee agreed that Item 4 dated August 9, 2022 - "Budget Business Case for Salt Spring LTC Projects" should be renamed as "Ganges Village Area Advocacy" and request staff to forward the item to the Executive Committee.

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 October 2022

The report was received.

There was a question regarding the status of Item 3 - "Protection of the Coastal Douglas Fir and Associated Ecosystems – June 2022 RFP for wildfire ecologist". Planner Garbo reported no bids were received for the Request for Proposals. There will be unspent money as a result.

SS-2022-156

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee authorize staff to spend up to \$11,000 in support of the Wildfire Management Practices workshop for the Coastal Douglas-fir and Associated Ecosystems project.

CARRIED

7.3. Projects List dated October 2022

The report was received.

7.4. Applications with Status Report dated October 2022

The report was received.

7.5. Expense Report dated July 2022

The report was received.

7.6. Islands Trust Conservancy Board Report dated July 2022

The report was received.

7.7. Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report dated September 2022

The report was received.

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

There was no Chair update.

SS-2022-157

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request Chair Luckham to send a letter to the Housing Action Program Task Force to express the LTC's appreciation of their work to date and look forward to their ongoing work.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS – None

9. OTHER BUSINESS

9.1 Referral of Islands Trust Conservancy Three-Year Plan

A staff report dated September 14, 2022 regarding the referral of the Islands Trust Conservancy Three-Year Plan 2023-2025 was presented.

SS-2022-158

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to respond to the referral of the Islands Trust Conservancy Three-Year Plan 2023-2025 from the Island Trust Conservancy and thank them for their work.

CARRIED

9.2. Development Permit Delegation Bylaw

Planner Garbo presented a staff report dated September 20, 2022 concerning the drafting of a delegation bylaw to delegate the issuance of certain development permits to staff.

SS-2022-159

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw that would delegate the issuance of development permits to staff for the following development permit areas within the Salt Spring Island Official Community Plan Bylaw No. 434, 2008:

- a. Development Permit Area 3 (Marine Shorelines), Development Permit Area 4 (Lakes, Streams and Wetlands), Development Permit Area 5 (Community Well Capture Zones), Development Permit Area 6 (Slope Stability and Soil Erosion Hazards), and Development Permit Area 7 (Riparian Areas).

CARRIED

9.3. Salt Spring Island Local Trust Committee Term Report

Planner Garbo presented a staff report dated September 14, 2022 regarding the 2018-2022 LTC Term Summary Report.

By general consent, Trustees noted the following items are missing from the Salt Spring Island Local Trust Committee Term Report:

- The Water Sustainability Project should include “funded phase one of the groundwater recharge mapping project”;
- The Temporary Use Permits for Secondary Suites and Cottages project should include “recreational vehicles”;
- The Strategic Priority/OCP Review project should be two separate items;
- The Housing Action project should include the Housing Working Group and report;
- The Climate Action Plan and the Salt Spring Island Area Farm Plan are two major community initiatives that were completed.

SS-2022-160

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the projects list with the following addition: Review and Update of Development Permit Areas under Item 1 - OCP Amendments.

CARRIED

SS-2022-161

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the ‘Top Priorities List’ and ‘Projects List’ as amended for further consideration by the incoming Local Trust Committee.

CARRIED

9.4. 2023-2024 Budget - Consideration of sending both local trustees to attend the Union of BC Municipalities convention in 2023

Trustee Patrick expressed support for both local Trustees to attend the Union of BC Municipalities convention to advance the work of the Islands Trust and advocate for community initiatives.

SS-2022-162

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to add a budget allocation for two Local Trustees to attend the Union of BC Municipalities convention in 2023.

CARRIED

Trustee Grove OPPOSED

9.5. November Meeting Schedule

SS-2022-163

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to cancel the November 15, 2022 Regular Business meeting as a result of the rescheduled Trust Council Meeting as well as to not proceed with arranging the quarterly Special Meeting in November with the Agricultural Advisory Planning Commission and the Salt Spring Island Agricultural Alliance, and to notify the public accordingly.

CARRIED

9.6 Proposed Bylaw No. 526 - Farmworker Housing

Planner Garbo presented a 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.

SS-2022-164

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee adopt Proposed Bylaw No. 526, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 3, 2021.”

CARRIED

10. CLOSED MEETING – None

The meeting recessed for a lunch break at 10:33 a.m. and reconvened at 12:07 p.m.

11. OTHER BUSINESS

11.1. New Business

11.1.1. Community Stewardship Awards

Chair Luckham presented the 2022 Community Stewardship Awards to:

- Kees Ruurs for "Fourteen Years of Community Service";
- Catherine Valentine and Gavin Johnston of the Salt Spring Island Natural Cemetery and the "Creation of a Sustainable Cemetery that Protects Forested Lands"; and
- Dr. Ruth Waldick for her work on "Building Lake Maxwell’s Watershed Resiliency and Forest Fire Resilience”.

The meeting recessed for a coffee social at 12:15 p.m. and reconvened at 12:22 p.m.

11.1.2. Celebration of Trustee Peter Grove's 11 Years of Service as Islands Trust Trustee

Chair Luckham acknowledged Trustee Grove for his 11 years of service as a Local Trustee. Trustee Grove expressed gratitude to fellow Trustees, past and present staff members, the Driftwood newspaper and spoke to his time as a Local Trustee.

12. TRUSTEE REPORTS

Trustee Patrick spoke to the work done this term on affordable housing initiatives and reported that Trust Council supported the following motion “Trust Council affirms it’s understanding that preservation and protection of the natural, terrestrial and marine environment is central to the mandate of the Islands Trust and that the responsibility must be given special and profound consideration in all decisions.” Trustee Patrick expressed support for integrated solutions to address the challenges on Salt Spring Island and multi-generational sustainability that address equity, diversity and inclusion in a meaningful way.

13. CHAIR'S REPORT

Chair Luckham reported he attended the 2022 Union of BC Municipalities convention on September 12 to 16, 2022 to advance the work of the Islands Trust. Chair Luckham attended Trust Council in September 2022 and reported work is underway to support the transition to a new Trust Council following the October 15, 2022 Local Elections. Chair Luckham expressed appreciation for working with the Salt Spring Island Local Trust Committee.

14. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The BC Housing temporary housing site on Kings Lane is ready for tenants to move in although the tenants have not moved to Kings Lane and several of the Seabreeze Inne tenants have disputed the notice of eviction;
- The Lady Minto Hospital Foundation is planning to renovate the Seabreeze Inne for healthcare worker housing;
- The BC Housing Drake Road 28-unit supported housing project is underway;
- The CRD has leased the property on Drake Road to BC Housing for affordable housing and there is potential for an additional 50-units of affordable housing.
- The Salt Spring Island Land Bank's "Bracket Springs" property and Dean Road property are in the process of foreclosure and two non-profit organizations have interest in owning and operating each of the properties for affordable housing;
- The Dragonfly Commons Affordable Housing project has entered discussions with the CRD to operate a Community Water System for the property;
- Director Holman supports the establishment of a Local Community Commission (LCC) and there will be a Salt Spring Island LCC Referendum at the Local Elections on October 15, 2022. He advised an LCC would consist of a Director and four Commissions that would have delegated authority for eleven local services;
- The Tsawout First Nation will be celebrating completion of their new Big House on October 20, 2022.

15. CORRESPONDENCE

- 15.1. J. Clark to S. Hart, Executive Director General, Spectrum Management Operations Branch, Spectrum and Telecommunications Sector, cc. LTC et al - Dated September 5, 2022 - Concerning Rogers Tower proposal at Channel Ridge, SSI**

The correspondence item was received.

- 15.2. O. McOuat to S. Hart, Executive Director General, Spectrum Management Operations Branch, Spectrum and Telecommunications Sector, cc. LTC et al - Dated September 8, 2022 - Concerning Rogers Tower proposal at Channel Ridge, SSI**

The correspondence item was received.

- 15.3. Salt Spring Island Local Trust Committee to J. Clark and O. McOuat - Dated September 20, 2022 - Concerning Wireless Telecommunications site at Channel Ridge, Salt Spring Island**

The correspondence item was received.

- 15.4. O. McOuat to SS Office, cc. LTC et al - Dated September 26, 2022 - Concerning LTC Public Letter re: Wireless Telecommunications at Channel Ridge - Dated September 20, 2022**

The correspondence item was received.

- 15.5. North Salt Spring Waterworks District to Trustee Patrick - Dated September 22, 2022 - Concerning Motion passed at a North Salt Spring Waterworks District Trustee's Special Open Meeting**

The correspondence item was received.

SS-2022-165

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to work with North Salt Spring Waterworks District Manager on opportunities to coordinate and report back to the LTC.

CARRIED

- 15.6. Youth Parliament of British Columbia Alumni Society to LTC - Dated September 19, 2022 - Concerning British Columbia Youth Parliament, 94th Parliament**

The correspondence item was received.

SS-2022-166

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to forward the correspondence received from the Youth Parliament of British Columbia Alumni Society dated September 19, 2022 to School District 64.

CARRIED

- 15.7. SS LTC to S. Woloszyn, CEO of City West - Dated September 12, 2022 - Concerning Support for City West Piers Island Association's Application for Funding**

The correspondence item was received.

- 15.8. S. Woloszyn, CEO of City West to SS LTC - Dated September 29, 2022 Concerning Support for City West Piers Island Association's Application for Funding**

The correspondence item was received.

- 15.9. R. Schnurr, Director of Piers Island Association to SS LTC - Dated September 29, 2022 - Concerning Support for City West Piers Island Association's Application for Funding**

The correspondence item was received.

15.10. SS LTC to B. Young, Chair Transition Salt Spring- Dated October 4, 2022 - Concerning Support for Watershed Stewardship Video Series

The correspondence item was received.

16. DELEGATIONS

16.1. J. Clark, Spokesperson for Concerned Residents of Canvasback Place, concerning "Update re: September 26, 2022 Meeting with Concerned Residents of Canvasback Place and Innovation, Science and Economic Development Canada

Julian Clark presented concerns on behalf of the Concerned Residents of Canvasback Place regarding the Rogers telecommunications tower proposal at Channel Ridge. He presented highlights from the delegation materials included in the agenda package. Mr. Clark requested the Salt Spring Island Local Trust Committee acknowledge the 2001 Salt Spring Island Antenna Siting Policy; provide all valid rationale for rescindment of the concurrence decision to Innovation, Science and Economic Development Canada (ISED) and that the Salt Spring Island Local Trust Committee obtain an injunction preventing Rogers from developing the proposed site.

Chair Luckham asked Mr. Clark if Rogers has advanced any work on the Channel Ridge site. Mr. Clark advised the Chair that Rogers has not done work on the site since July 28, 2022. There was discussion regarding the LTC's rescindment of the tower siting concurrence decision.

SS-2022-167

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request Chair Luckham to write a letter to Rogers concerning the Salt Spring Island Local Trust Committee's rescindment of the tower siting concurrence decision.

CARRIED

17. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 1:30 p.m. There were no speakers in the town hall portion of the meeting.

18. APPLICATIONS AND REFERRALS

18.1. SS-DVP-2022.11 - P. Edgar - 227 Roland Road, SSI

Planner Baugh presented a staff report dated September 22, 2022 regarding a Development Variance Permit application for the siting of an existing dwelling and a deck located within the front and interior side lot line setbacks.

The applicant was present on Zoom.

SS-2022-168

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2022.11 (227 Roland Road).

CARRIED

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Tuesday, December 13, 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 for current meeting information and location.

20. ADJOURNMENT

By general consent the meeting adjourned at 1:40 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder