



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

**Date:** Thursday, February 9, 2023

**Location:** SD64 Learning Hub  
122 Rainbow Road, Salt Spring Island

**Members Present:** Timothy Peterson, Chair  
Laura Patrick, Local Trustee (Zoom)  
Jamie Harris, Local Trustee

**Staff Present:** Chris Hutton, Regional Planning Manager (RPM)  
Anthony Fotino, Island Planner (Zoom)  
Chris Buchan, Planner 1 (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 25 members of the public

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed, recorded, and made available for electronic public attendance.

### **1. CALL TO ORDER**

Chair Peterson 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 introduced himself, the Trustees and staff. Chair Peterson humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

### **2. APPROVAL OF AGENDA**

The following additional items were presented for inclusion in the agenda:

- 4.2 Communications
- 7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report Dated January 2023
- 8.1 SSIWPA Special Property Tax Requisition – Fiscal 2023/24 – Staff Report
- 9.1.4 UBCM Housing Summit – Trustee Patrick
- 9.1.5 OCP Amendments Regarding Housing – Trustee Harris
- 9.3 First Nations Consultations Procedure – Trustee Patrick
- 13.9 M. Welman on behalf of the Salt Spring Housing Council to LTC - Dated February 6, 2023  
- Concerning LTC Agenda Item 9.2 on SS LTC February 9, 2023 Agenda

- 13.10 K. Scott, Lyackson First Nation to LTC - Dated February 9, 2023 - Opposition To Vortex Referral Update for 2661 & 2621 Fulford-Ganges Road ("The Vortex")

**By general consent**, the agenda was adopted as amended.

### **3. PREVIOUS MEETINGS**

#### **3.1 Rise and Report - January 26, 2023 SS LTC In-Camera Meeting**

The following Rise and Report item was brought forward from the January 26, 2023 SS LTC In-Camera Meeting: That the Salt Spring Island Local Trust Committee requests staff to continue work on Proposed Bylaw No. 530 Accessory Dwelling Units, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022" and complete the tasks identified in the resolutions passed on September 06, 2022.

#### **3.2 Draft Minutes of the Salt Spring Island Local Trust Committee**

##### **3.2.1 Draft Minutes of the December 13, 2022 SS LTC Regular Meeting**

The following item was presented for consideration:

- Item 7.1 - Replace "issues" with "issued".

**By general consent**, the minutes of December 13, 2022 Salt Spring Island Local Trust Committee Regular meeting were adopted as amended.

##### **3.2.2 Draft Minutes of the January 26, 2023 SS LTC Special Meeting**

Staff will bring back the January 26, 2023 SS LTC Special Meeting draft minutes with more discussion points for adoption at the next meeting.

#### **3.3 Resolutions Without Meeting Report dated February 2023**

The report was received.

#### **3.4 Minutes of the Advisory Planning Commissions – None**

#### **3.5 Salt Spring Island Local Trust Committee Public Hearing Record – None**

### **4. BUSINESS ARISING FROM MINUTES**

#### **4.1. Follow Up Action List dated February 2023**

The report was received.

A Trustee noted the following items status are noted as complete although the materials are not completed: Proposed Bylaw No. 526 – Farmworker Housing and Proposed Bylaw No. 530 – Accessory Dwelling Units.

## **4.2 Communications**

A Trustee expressed support for a formal process for Trustee communication with the public. There was discussion regarding scheduling town hall sessions in the evening to be more accessible for people to attend outside of regular working hours. RPM Hutton advised the LTC has a communications policy and a communications specialist on staff. Staff recommending consideration of budget needed to schedule evening town hall meetings. There was a suggestion to schedule three evening town hall meetings and invite the Driftwood to attend. Staff will bring back costs to schedule evening town hall sessions. Trustee Patrick will contact the Salt Spring Exchange and the Driftwood newspaper regarding options for ongoing LTC communications.

## **5. COMMUNITY INFORMATION MEETING – None**

## **6. PUBLIC HEARING – None**

## **7. REPORTS**

### **7.1 Policy and Standing Resolutions List**

The report was received.

### **7.2 Active Projects Report dated February 2023**

The report was received.

### **7.3 Future Projects Report dated February 2023**

The report was received.

### **7.4 Applications with Status Report dated February 2023**

The report was received.

### **7.5 Expense Report dated November 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 January 2023**

The report was received.

## **8. LOCAL TRUST COMMITTEE PROJECTS**

### **8.1 Water Sustainability**

Planner Fotino presented a staff report dated February 7, 2023 regarding Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Property Tax Requisition 2023/24.

In discussion the following items were noted:

- The Financial Planning Committee is looking into whether the SSIWPA tax requisition can be specific to Salt Spring Island to address the concerns of Piers Island residents.
- SSIWPA is in the final phase of creating a 10-year strategic plan for a Watershed Protection and Stewardship Plan for Salt Spring Island that includes coordinating the work of the Capital Regional District, Islands Trust, North Salt Spring Waterworks District and the Province.
- Due to \$32,000 of projected surplus 2022/23 funds, the SSIWPA 2023/24 budget could be reduced to \$43,500.
- A Trustee expressed concerns that SSIWPA is taking resources that could be allocated to increasing workforce housing and that water protection is addressed by the Riparian Areas Regulations (RAR), proof of water regulations and rainwater catchment regulations.
- There was a question regarding how appointment of the new CRD Local Community Commission (LCC) in May 2023 would impact water management on Salt Spring Island.

#### **SS-2023-05**

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

That the Salt Spring Island Local Trust Committee request that Trust Council include a special tax requisition of \$43,500 in the 2023/24 budget to fund the ongoing collaboration work of the Salt Spring Island Watershed Protection Alliance, and that the Request for Decision titled 'Salt Spring Island Water Sustainability – Special Property Tax Requisition be forwarded to Trust Council for consideration.

**CARRIED**

The meeting recessed for a break at 10:51 a.m. and reconvened at 10:55 a.m.

## **9. OTHER BUSINESS**

### **9.1 New Business**

#### **9.1.1 North Pender Island Local Trust Committee Referral of Proposed Bylaw No. 232**

A North Pender Island Local Trust Committee Referral dated January 19, 2023 regarding proposed North Pender Island Local Trust Committee Bylaw No. 232 was presented.

**SS-2023-06**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee respond to the North Pender Island Local Trust Committee to indicate interests are unaffected by Draft Bylaw No. 232.

**CARRIED**

**9.1.2 Saanich Inlet Roundtable - For Discussion**

Trustee Patrick expressed interest in attending the Saanich Inlet Roundtable meetings and noted there are approximately four Saanich Inlet Roundtable meetings per year.

**SS-2023-07**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee appoint Trustee Patrick to attend the Saanich Inlet Roundtable meetings and that expenses be covered.

**CARRIED**

**9.1.3 BC Ferries Performance Term 6 Comment Period - For Discussion**

Trustee Patrick presented meeting notes September 30, 2022 regarding dated "BC Ferry Service Inc. Performance Term Six Submission". David Courtney spoke on behalf of the Patrons of Route 6, Salt Spring Island encouraged the LTC to write a letter of support for a two-ferry Vesuvius/Crofton service and include support for improvements to the Fulford Ferry terminal.

**SS-2023-08**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to prepare a letter from Salt Spring Island Local Trust Committee Chair to the BC Ferry Commissioner and copy the Minister of Transportation and Infrastructure requesting BC Ferries work in partnership with Salt Spring Island Local Trust Committee to link ferry terminal and service planning to proactive community planning that supports sustainable growth within the mandate of the Islands Trust.

**CARRIED**

**9.1.4 UBCM Housing Summit – Trustee Patrick**

Trustee Patrick expressed interest in attending the Union of BC Municipalities Housing Summit that will be held April 4-5, 2023.

**SS-2023-09**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve the expenses for Trustee Patrick to attend the April 2023 Union of BC Municipalities (UBCM) Housing Summit in Vancouver.

**CARRIED**

**9.1.5 OCP Amendments Regarding Housing – Trustee Harris**

Trustee Harris requested staff to clarify the Official Community Plan (OCP) amendments that would be needed to facilitate an increase in workforce housing. RPM Hutton advised an OCP Amendment project charter including purpose, objectives, budget and deliverables to be presented at a future meeting.

**SS-2023-10**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to clarify the amendments that would be needed in the Salt Spring Island Official Community Plan (OCP) in order to facilitate opportunities for workforce housing.

**CARRIED**

The meeting recessed at 11:49 a.m. for a lunch break and reconvened at 12:12 p.m. Item 10 – Trustee Reports was considered when the meeting reconvened. Items 9.2 and 9.3 were considered following item 16.3.

**9.2 Advisory Planning Commissions and Special Advisory Planning Commissions for SS LTC Projects (Task Forces) - Staff Report (Deferred from the January 26, 2023 SS LTC Special Meeting)**

RPM Hutton presented a staff report dated January 26, 2023 regarding Advisory Planning Committee, Housing Action Program Task Force, and Ganges (Shiya'hwat/SYOW T) Village Task Force.

In discussion the following comments were noted:

- Support was expressed for the Housing Action Program Task Force to continue to provide support for housing initiatives and the OCP/LUB Amendment Project.
- Bryce Chapman, member of the Housing Action Program Task Force expressed support for the Housing Action Program Task Force to continue work on housing initiatives and expressed concern that there was no notice regarding ending the work of the Housing Action Program Task Force.

**SS-2023-11**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee defer consideration of disbanding the Housing Action Program Task Force pending further information on how the relationship between the Housing Action Program Task Force and Islands Trust can continue.

**CARRIED**

**SS-2023-12**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to incorporate use of the Advisory Planning Commission in accordance with the report from the Regional Planning Manager on the Project Charters for the Ganges (Shiya'hwt/SYOWT) Village Area Plan Project and the OCP/LUB Amendment Project.

**CARRIED**

**SS-2023-13**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee acknowledge the work of the Ganges Village Planning Task Force and that ongoing work has been incorporated into the Advisory Planning Commission (APC), request the Chair to provide letters of acknowledgement to each Commissioner, thank them for their service and invite them to apply to the APC.

**CARRIED**

**9.3 First Nations Consultations Procedure – Trustee Patrick**

Trustee Patrick suggested proactive communications with First Nations.

**SS-2023-14**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to explore options to enter into interim protocols for meaningful and respectful engagement between the Salt Spring Island Local Trust Committee and the W̱SÁNEĆ Leadership Council, the Cowichan Nation Alliance and the Salt Spring Island local Indigenous organization.

**CARRIED**

**10. TRUSTEE REPORTS**

Trustee Patrick presented the following report:

- The Rural Island Economic Partnership will host a Rural Island Housing Panel and action lab in April 2023. The Rural Island Housing Panel will consist of representatives from organizations that have successfully built housing projects. They will share their successes and frustrations and end with recommending what needs to change at the various levels of government to facilitate housing on rural islands.
- Attended Salt Spring Health Advancement Network's (SSHAN) strategic planning workshops. The SSHAN draft vision statement is "A collaborative and connected community working for the well-being of all".
- Attended two Salt Spring Island Housing Council meetings.
- Trustee Patrick has been appointed to the Financial Planning Committee and Chair of the Regional Planning Committee.

- Attended a SSIWPA meeting in January regarding the 10-year strategic plan for a Watershed Protection and Stewardship Plan for Salt Spring Island that includes coordinating the work of the Capital Regional District, Islands Trust, North Salt Spring Waterworks District and the Province.
- Attended the Climate Caucus 2023 Summit an event for elected officials across Canada.
- Transitions Salt Spring is hosting a workshop for developing forest management practices to improve wildfire resiliency on February 27, 2023.
- Trustee Patrick spoke to the need for effective communication with the public on important topics.

## **11. CHAIR'S REPORT**

Chair Peterson reported he will attend an Executive Committee meeting on February 13 to plan for the next Trust Council to be held March 7 to 9, 2023. Attended a Trust Programs Committee meeting in January. Chair Peterson will attend Governance and Management Review Committee meeting on February 10, 2023 to review the recommendations in the Islands Trust Governance Report dated March 2022. Attended a meeting with Salt Spring Solutions, Transition Salt Spring and community members on February 8, 2022. Chair Peterson reported he will be back on Salt Spring Island on April 12, 2023 and welcomed members of the public and community groups to schedule meeting time with him.

## **12. CRD DIRECTOR'S REPORT**

Director Holman presented the following report:

- The Local Community Commission (LCC) election will be held on May 27, 2023 and the first LCC meeting will be held in June 2023.
- Attended a meeting with the North Salt Spring Waterworks District (NSSWD) to propose establishing an interagency working group regarding water availability for affordable housing, suites and cottages within the NSSWD area.
- The CRD Board approved the provisional budget in September 2022 and the final budget will be approved in March 2023.
- Salt Spring Island Transit is scheduled to receive five new buses in 2023.
- Encouraged the LTC to express support for moving the location of the Rogers Communications tower further away from residences in the area.
- The Province provided \$170,000 Clean BC Organic Infrastructure and Collection Program funding to the Community Composting Facility at Burgoyne Bay Community Farm. The CRD provided \$100,000 Community Works funding. The CRD will own the facility and the Salt Spring Abattoir will operate the facility. The Community Composting Facility, the Salt Spring Abattoir and The Farmland Trust Root food processing, distribution and storage facility are part of the Salt Spring Island Area Farm Plan.
- Director Holman will host a public meeting regarding the CRD draft budget in March 2023.

## **13. CORRESPONDENCE**

### **13.1 O. McOuat to LTC - Dated December 15, 2022 - Concerning Rationale for Rescindment re: Rogers-CREST Channel Ridge Tower**



The correspondence item was received.

- 13.2 O. McOuat to LTC - Dated December 15, 2022 - Concerning 2001 Cellular Antenna Procedural Guideline**

The correspondence item was received.

- 13.3 BC Housing to LTC, with C. Hutton, Regional Planning Manager Salt Spring Office response - Dated January 3, 2023 - Concerning Community Advisory Committee update for 154 Kings Lane, SSI**

The correspondence item was received.

- 13.4 G. Holman, CRD Director Salt Spring Island to LTC - Dated January 5, 2023 -Concerning support for alternative location for Rogers/CREST Channel Ridge Communications tower**

The correspondence item was received.

- 13.5 T. Shah, Watt Consulting Group to LTC - Dated January 9, 2023 - Concerning Salt Spring Island Active Transportation Network Plan - Invitation to Stakeholder Workshop February 7, 2023**

The correspondence item was received.

- 13.6 T. Lannan, North Salt Spring Waterworks District to LTC - Dated January 19, 2023 - Concerning North Salt Spring Waterworks District Moratorium Policy**

The correspondence item was received.

- 13.7 P. McAllister and J. Wilkinson to G. Holman, CRD Director SSI and MLA A. Olsen, cc. LTC - Dated January 17-25, 2023 - Concerning the Vortex Proposal**

The correspondence item was received.

- 13.8 J. Lannan to LTC - Dated January 31, 2023 - Concerning Letter of Support request for Gulf Islands Early Learning Society**

The correspondence item was received.

**SS-2023-15**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee provide a letter from the Chair in support of Gulf Islands Early Learning Society BC property tax assessment appeal.

**CARRIED**

- 13.9 M. Welman on behalf of the Salt Spring Housing Council to LTC - Dated February 6, 2023 - Concerning LTC Agenda Item 9.2 on SS LTC February 9, 2023 Agenda**

The correspondence item was received.

**13.10 K. Scott, Lyackson First Nation to LTC - Dated February 9, 2023 - Opposition To Vortex Referral Update for 2661 & 2621 Fulford-Ganges Road ("The Vortex")**

The correspondence item was received.

**14. DELEGATIONS**

**14.1 M. Leichter - concerning Salt Spring Island Water Supplies and Suppliers**

Maxine Leichter presented a document entitled "Delegation to Local Trust Committee February 9, 2023 By Maxine Leichter". This is background information for Trustee Peterson and new staff regarding Salt Spring Island water supplies and suppliers including potable water sources and constraints.

**14.2 J. McClean - Concerning Summerside Townhouse Development**

Jenny McClean presented concerns regarding the Summerside Townhouse Development at 107 Atkins Road including the lack of affordable family, workforce and senior housing in the Ganges Village and that the project has stalled. Expressed interest to the Ganges Village Planning process and the process of selection of membership to the Advisory Planning Commission.

**15. TOWN HALL AND QUESTIONS**

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

Julian Clark spoke on behalf of Concerned Residents of Canvasback Place concerning the proposed Rogers Telecommunication Tower at Channel Ridge and submitted a package of materials entitled "February 9, 2023 LTC Meeting – Julian Clark, Canvasback Place, here to discuss the Proposed Rogers Tower on behalf of the Concerned Residents of Canvasback and a draft letter to Rogers Communications & CREST. Mr. Clark asked why the LTC has not sent the letter agreed to at the December 13, 2022 LTC meeting and encouraged the LTC to include the reasons for rescinding the concurrence decision. RPM Hutton advised he would prioritize sending the letter and include reasons for rescinding the concurrence decision.

David Courtney spoke on behalf of Patrons of Route 6 (Vesuvius/Crofton) and requested the LTC to provide feedback regarding Fuford Ferry Terminal issues to the BC Ferries Commissioner prior to the close of submissions on March 31, 2023.

A member of the public expressed concerns regarding application SS-DP-2018.14 (The Vortex) and read correspondence from Karyn Scott of Lyackson First Nation and Tracy Fleming of Cowichan Tribes. The member of the public requested the LTC to have meaningful consultation with First Nations and asked whether permits from the BC Archaeology Branch were received. Planner Fotino advised he is not aware any permits have been received from the BC Archaeology Branch at this time.

Glen Stevens spoke on behalf of concerned residents for the environmental pollution of local harbours and requested the LTC to make the "Clean and Safe Harbour Initiative" a priority in 2023. Mr. Stevens suggested an amendment to Salt Spring Island Land Use Bylaw to require live-aboard vessels and other vessels in the harbour to have a permit. The permit fees would help pay for program administration and enforcement. It is important that vessels have appropriate waste disposal and containment equipment to keep the sewage pollution out of the harbour.

Two members of the public expressed support a Clean and Safe Harbour Initiative.

## **16. APPLICATIONS AND REFERRALS**

### **16.1. SS-DP-2018.14 - J. Verville, Kirsten Reite Architecture - 2661 and 2621 Fulford-Ganges Road, SSI ("The Vortex")**

Planner Fotino presented a staff report dated February 2, 2023 regarding a Development Permit application to construct 17 commercial guest accommodation units, a restaurant, and accessory facilities at 2621 and 2661 Fulford-Ganges Road.

In discussion the following comments were noted:

- In light of the correspondence item 13.10 received at the meeting from Lyackson First Nation and Cowichan Tribes regarding the application, it is important to ensure that the LTC has adequately consulted with First Nations.
- Chair Peterson spoke to Trust Council Declaration of Reconciliation and the Province has not set clear policy regarding First Nations consultation.
- RPM Hutton noted that the permit had already been approved by the LTC and this was just an opportunity to see the updated landscape plan.
- This recent consideration was to consider a drawing that had been required although the permit had already been approved.

#### **SS-2023-16**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve Development Permit SS-DP-2018.14 and request that staff issue SS-DP-2018.14, as well as corresponding Development Variance Permit SS-DVP-2021.24 subject to any outstanding conditions therein (2661 and 2621 Fulford-Ganges Road).

**CARRIED**

### **16.2 SS-SUB-2011.2 - R. Spencer, Spencer's Excavating - 159 Collins Road, SSI**

Planner Fotino presented a staff report dated January 17, 2023 regarding a covenant for a proposed 4 lot subdivision.

**SS-2023-17**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owners of PID 029-374-294; Lot 1 Section 3 Range 1 West North Salt Spring Island Cowichan District Plan EPP14611, and designate the Chair and a Trustee of the Salt Spring Island Local Trust Committee to sign the covenant for SS-SUB-2011.2 (159 Collins Road).

**CARRIED**

**SS-2023-18**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee, pursuant to Section 512 of the Local Government Act, grant a 10% parcel frontage waiver on the subject property (159 Collins Road).

**CARRIED**

**16.3 SS-LCRB-2021.1 - M. Forbes, Salt Spring Brewing Corp. - 270 Furness Road, SSI (Salt Spring Ales)**

Planner Fotino presented a staff report dated January 5, 2023 regarding the public consultation requirement for a liquor license application submitted by Salt Spring Island Brewing for their lounge and patio on 270 Furness Road.

**SS-2023-19**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee requests staff to undertake notification and schedule a Community Information Meeting (CIM) for a referral application SS-LCB-2022.1 for Salt Spring Brewing Lounge.

**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 March 16, 2023 at the SD64 Learning Hub, 122 Rainbow Road. 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 2:38 p.m.

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Timothy Peterson, Chair

### **CERTIFIED CORRECT:**

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Sarah Shugar, Recorder