



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, May 18, 2023

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

Members Present: Timothy Peterson, Chair
Jamie Harris, Local Trustee
Laura Patrick, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Louisa Garbo, Island Planner
Chris Buchan, Planner 2 (Zoom)
Stephen Baugh, Planner 2 (Zoom)
Rob Pingle, Acting Legislative Clerk
Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Approximately 10 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 9:38 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 territory.

2. APPROVAL OF AGENDA

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

- 10.3 Salt Spring Island Annual Report - Staff Report
- 10.4 Protocol with the Capital Regional District Salt Spring Island Local Community Commission - Staff Report
- 10.5 Housing Accelerator Fund
- 10.6 April 28, 2023 SSI LTC Special Meeting Follow Up
- 13.2 SSI Agricultural Alliance Request for meetings

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 9:42 a.m.

A member of the public expressed concern regarding application SS-DVP-2022.12, including traffic, cycling and pedestrian safety concerns at the Lower Ganges Road and Baker Road intersection and requested the LTC to consult with the CRD and defer approval of the application.

A member of the public expressed concern regarding application SS-DVP-2022.12, including traffic, cycling and pedestrian safety concerns at the Lower Ganges Road and Baker Road intersection. The member of the public advised the concrete retaining wall has restricted visibility and requested the LTC to work with the CRD to address this safety issue.

Julian Clark spoke on behalf of the Concerned Residents of Canvasback Place concerning the Rogers Telecommunication Tower at Channel Ridge. Mr. Clark shared a video of development activity at the tower site and noted the site is mapped as an environmentally sensitive area in the SSI Official Community Plan. Mr. Clark expressed disappointment that the LTC did not file the letter with Innovation, Science and Economic Development (ISED) asking that they follow procedural fairness regarding ISED's rejection of the LTC's Impasse request. Mr. Clark advised the Concerned Residents of Canvasback Place are planning to file a federal judicial review application and asked the LTC whether they would like to be a co-applicant or a respondent. Mr. Clark advised the first step in the judicial review process would be to ask the court to force Rogers to stop building until the judicial review is complete.

Elaine Senkpiel spoke as a member of the Concerned Residents of Canvasback Place in support of Julian Clark's comments and added that as a neighbor, she feels like she is living in an industrial zoned site. Ms. Senkpiel advised the area is rocky, hot and dry and asked who provides over site in terms of fire risk. Ms. Senkpiel expressed concern regarding fire risk from development activity and/or cigarette butts and asked who has jurisdiction regarding fire risk.

A Trustee advised Salt Spring Island Fire Protection District's current local fire risk rating is "moderate" and heavy equipment activity is restricted.

CRD Director Holman reported fire risk is within Salt Spring Island Fire Protection District jurisdiction.

Jon Cooksey spoke on behalf of the Salt Spring Island Farmland Trust, expressed support for local food security and requested the LTC to hold regular meetings with the SSI Agricultural Alliance and the Agricultural Advisory Planning Commission on farm related issues.

4. DELEGATIONS - None

5. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Attended the Trust Council's Governance Committee;
- Met with the Salt Spring Island Accommodations Group regarding regulatory solutions to manage vacation rentals;

- Trustee Patrick was a guest on the “On the Island with Gregor Craigie” radio show on May 4, 2023 regarding initiatives to manage vacation rentals. Trustee Patrick reported the Union of BC Municipalities (UBCM) released an update that it is expecting the Province’s fall legislation to include data sharing and to require all vacation rentals to have business licenses;
- Met with Jon Cooksey who is working with the SSI Farmland Trust to increase food security on the Island. He shared his experience with a local farmer and frustrations regarding providing housing for farmworkers;
- Attended a Ferry Advisory Committee meeting. BC Ferries indicated that SSI is among the worst for housing availability and it is impacting their ability to attract and retain staff. BC Ferries staff received the letter from the LTC and agreed that we can better integrate community and ferries planning. BC Ferries has announced unscheduled maintenance at the Fulford terminal that will create similar disruptions to the parking area as the bathroom project;
- Attended a meeting with MLA Adam Olsen and Honourable Minister of Housing Ravi Kahlon regarding housing issues and the Salt Spring Solutions - A Home for Islanders report;
- Attended the Rural Island Economic Forum on Gabriola Island and hosted a panel on housing including Galiano Green, Denman Green, and Gabriola Paisley Place as well as the author of the Southern Gulf Islands Housing Strategy Justine Stark from the CRD. The panelists emphasized the immense risk that not for profit organizations must take before funding can be secured to build a project and called for better coordination and support for not for profit organizations;
- Chaired a Housing Action Lab that resulted in a number of resolutions;
- Chaired a Trust Council Regional Planning Committee strategic planning session. Staff shared their work on developing a housing strategy and updating the housing tool kit for the Islands Trust. Denman Island Trustee Sam Bothwick facilitated the strategic portion of the meeting and asked “What are the seeds we need to plant today to create the islands of the future?” Trustees agreed that the preferred future was one of more resilient islands with diverse populations;
- Attended a Trust Council Corporate Working Group meeting;
- Attended a Salt Spring Housing Council Meeting. The group is reinvigorated, most projects are in early stages, with the exception of the Dragonfly Housing project on Drake Road;
- Islands Trust hosted a Provincial Watershed Security webinar;
- Trustee Patrick and two members of the Housing Action Program Task Force assisted staff in revising the draft Bylaw No. 530 communications materials;
- Attended a dinner hosted by Stqeeye” Learning Society where Indigenous youth leaders spoke of the values of the projects at Xwaaqw’um (Burgoyne Bay Provincial Park) and one of the presenters shared a Van Gogh quote “what is done in love is done well”.

Trustee Harris expressed support for zoning to support workforce housing ownership on the Island and encouraged members of the public to vote in the upcoming CRD Local Community Commission (LCC) election on May 27, 2023.

6. CHAIR’S REPORT

Chair Peterson presented the following report:

- The LTC hosted a Special Meeting at Fulford Hall, 5:00 p.m. to 7:00 p.m. on May 17, 2023 to be more accessible for the public to attend meetings outside of regular business hours;
- Executive Committee is in preparations for the next Trust Council meeting to be held June 27 to 29, 2023.
- Attended a Financial Planning Committee Working Group meeting to develop a process for a multi-year corporate plan;
- Chair Peterson reported the Galiano Island Local Trust Committee LTC requested Trust Council to prioritize a review of the First Nations referral process that includes an informed, early response to referrals, in the spirit of Reconciliation that the Islands Trust is committed to.

7. CRD DIRECTOR'S REPORT

CRD Director Holman presented the following report:

- Attended an LTC Special Meeting on May 17, 2023;
- The CRD Local Community Commission (LCC) election will be held on May 27, 2023. An advanced voting day was held and a second advanced voting day will be held on May 24, 2023. Director Holman advised he is looking forward to working with the LCC to move issues forward;
- The Lady Minto Hospital Foundation Seabreeze Inne project for healthcare worker housing is in a court hearing process. BC Housing has provided alternative housing for the Seabreeze Inne residents. CRD Holman advised currently there are 40 healthcare worker vacancies at Lady Minto Hospital and expressed support for the issue to be resolved and for the Lady Minto Hospital Foundation to move ahead with building housing for healthcare workers;
- The CRD Board agreed to proceed with establishing a water service utility within the North Salt Spring Waterworks District for the Dragonfly Housing ownership-model project;
- The CRD Board approved an alternate approval process for an 85 million dollar Regional Housing First Borrowing Bylaw for land banking and housing. The CRD will require approval from two-thirds of local governments to proceed with the Regional Housing First Borrowing Bylaw. The Regional Housing First program invested 3.5 million dollars in the Croftonbrook Housing project;
- The CRD has agreed to ban construction waste including wood products, asphalt shingles and carpeting from the Hartland Landfill to extend the life of the landfill. Tipping fees and penalties will be increased;
- Recycling BC funds a portion of the Salt Spring Island CRD Recycling Depot and the remainder is funded through Hartland Landfill tipping fees;
- A consultant for a CRD Liquid Waste Options Study has been hired and a report is expected this summer. Currently, all liquid waste is trucked off SSI at an annual cost of approximately \$600,000. Liquid Waste is one of the services that will be delegated to the new LCC;
- The CRD is not eligible to apply for the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund. There may be opportunity for the CRD to collaborate with the Islands Trust to apply for the CMHC Housing Accelerator Fund;
- The CRD water and sewer service area commissions will hold their annual general meetings in the next few months and there are commissioner vacancies on all of the CRD water and sewer service area commissions.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the April 13, 2023 SSI LTC Regular Meeting

The following items were presented for consideration:

- Item 13.1 – Replace “A Trustee expressed concern regarding parking issues in the area. It was noted an LCB application was approved at this location last term and the storefront has a cannabis sign, although it is not open.” with “A Trustee expressed concern regarding parking issues in the area. It was noted an LCB application was recommended for approval at this location last term and the storefront has a cannabis sign, although it is not open.”
- Item 14.2 – Replace “A Trustee expressed support for visioning/planning, and service limitations such as water and sewer to be considered together to have a plan that is achievable;” with “A Trustee expressed support for visioning/planning, and services such as water and sewer to be considered together to have a plan that is achievable”.

By general consent, the minutes of April 13, 2023 Salt Spring Island Local Trust Committee Regular meeting were adopted as amended.

8.1.2 Draft Minutes of the April 28, 2023 SSI LTC Special Meeting

The following items were presented for consideration:

- Item 4.1 - Replace “The need for coordination between the LTC and the Cowichan Valley Regional District (CVRD); and that CVRD elections results affects the LTC.” with “The need for coordination between the LTC and the Capital Regional District and that CRD elections results affects the LTC.
- Item 4.1 - Replace "Doughnut economics is about living within boundaries and responding to constraints creatively. This concept could be applied to innovating operational improvements.” with “Doughnut economics is about living within boundaries and responding to constraints creatively.”

By general consent, the minutes of April 28, 2023 Salt Spring Island Local Trust Committee Special meeting were adopted as amended.

8.2 Resolutions Without Meeting Report - None

8.3 Minutes of the Advisory Planning Commissions – None

8.4 Salt Spring Island Local Trust Committee Public Hearing Record – None

9. CORRESPONDENCE

9.1 Chair Peterson to BC Ferries Commissioner - Dated 14 March 2023 - Concerning BC Ferries' Performance Term 6

The correspondence item was received.

9.2 D. Courtney to LTC - Dated 20 April 2023 - Concerning BC Ferries' Performance Term 6 Input

The correspondence item was received.

9.3 J. Clark to LTC - Dated 4 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.4 J. Clark to LTC - Dated 6 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.5 O. McQuat to LTC - Dated 6 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.6 J. Clark to LTC - Dated 8 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.7 J. Clark to LTC - Dated 12 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.8 J. Clark to LTC - Dated 13 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.9 O. McQuat to LTC - Dated 23 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.10 K. Pungente to LTC - Dated 28 April 2023 - Concerning Channel Ridge Rogers tower

The correspondence item was received.

9.11 F. Attorp to LTC - Dated 5 April 2023 - Concerning the OCP review

The correspondence item was received.

9.12 P. Koby to LTC - Dated 11 April 2023 - Concerning Trailer Parks on the Island

The correspondence item was received.

9.13 M. Welman to LTC - Dated 17 April 2023 - Concerning Salt Spring Solutions - A Home for Islanders report

SS-2023-48

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee appoint Trustee Patrick be the LTC representative at the Salt Spring Solutions meeting of June 23, 2023.

CARRIED

The correspondence item was received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated May 2023

The report was received.

10.2 Draft Bylaw No. 535 - Freedom of Information and Protection of Privacy Bylaw

Legislative Clerk Pingle presented a Request For Decision dated May 18, 2023 regarding adoption of a new Freedom of Information and Protection of Privacy Bylaw and Model Bylaw to bring them in line with updated legislation.

SS-2023-49

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 535, cited as "Salt Spring Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 535, 2023" be adopted.

CARRIED

10.3 Salt Spring Island Annual Report - Staff Report

RPM Hutton presented a Request for Decision dated May 18, 2023 regarding the 2022/23 Annual Report – Approval of Salt Spring Island section.

By general consent, the Salt Spring Island Local Trust Committee requested staff to add wording such as "working in cooperation with Salt Spring Island Watershed Protection Alliance (SSIWPA) partners".

SS-2023-50

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approves the attached text, as amended, for inclusion in the 2022/23 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

10.4 Protocol with the Capital Regional District Salt Spring Island Local Community Commission - Staff Report

RPM Hutton presented a staff report dated May 18, 2023 regarding agreements with the Capital Regional District. A Trustee noted it is important to hold the regular meetings that are specified in the existing Islands Trust protocol agreements.

SS-2023-51

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule a meeting in accordance with Section 3.0.1 of Islands Trust Council/ Capital Regional District Protocol Bylaw No. 63, 1999 in regard to the staff report dated May 18, 2023.

CARRIED

SS-2023-52

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule quarterly staff-to-staff meetings with Capital Regional District staff to discuss matters of importance and report back regularly on those quarterly meetings. The meetings should discuss:

- a. Budget planning updates for both governments;
- b. Reviewing and summarizing Islands Trust Council/Capital Regional District Protocol Bylaw No. 63, 1999 to identify recommended changes to the agreement;
- c. Review of current, active local projects and developments of mutual interest and identify opportunities and constraints for collaboration.

CARRIED

SS-2023-53

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee ask the Chair to send a letter to the Salt Spring Island Local Community Commission congratulating them on their election and expressing interest to engage on matters of mutual or complementary concern or opportunities for cooperation; and further that the Salt Spring Island Local Trust Chairperson advise of an open invite to the Salt Spring Island Local Community Commission Chair for them to attend meetings of the Salt Spring Island Local Trust Committee to provide updates of the work of the Commission.

CARRIED

10.5 Housing Accelerator Fund

RPM Hutton provided a verbal report on the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund.

10.6 April 28, 2023 SSI LTC Special Meeting Follow Up

SS-2023-54

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a “What we Heard” report from the April 28, 2023 LTC Special meeting.

CARRIED

The meeting recessed at 11:24 a.m. for a lunch break and the meeting reconvened at 12:00 p.m.

11. APPLICATIONS AND REFERRALS

11.1 SS-DVP-2023.1 - M. Kirzinger - 114 Ontario Place, SSI

Planner Buchan presented a staff report dated May 18, 2023 regarding an application to decrease the minimum building setback from the front lot line from 7.5 metres to 1.8 metres to enable the applicant to construct a garage addition including a breezeway and space for additional indoor storage.

SS-2023-55

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DVP-2023.1 (114 Ontario Place).

CARRIED

11.2 SS-DVP-2023.2 - S. Wilbur - 175 Donore Road, SSI

Planner Buchan presented a staff report dated May 18, 2023 regarding an application to increase the maximum single family dwelling height of two storeys to three storeys that is required to legalize an existing single-family dwelling.

Applicant S. Wilbur spoke to the application.

SS-2023-56

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DVP-2023.2 (175 Donore Road).

CARRIED

11.3 SS-DVP-2022.12 - J. Litke - 744 Lower Ganges Road & Baker Road, SSI

Planner Baugh presented a staff report dated May 18, 2023 regarding an application to remove several subdivision requirements in order to satisfy Islands Trust conditions for a boundary adjustment subdivision.

Applicant Jordon Litke spoke to the application. RPM Hutton advised the Development Variance Permit would improve the ability for the Ministry of Transportation and Infrastructure to improve the Lower Ganges Road/ Baker Road intersection.

A member of the public and neighbour of the subject properties expressed concerns regarding safety at the Lower Ganges Road & Baker Road intersection and suggested removal of the top concrete blocks at the North West portion of the intersection to improve safety.

A member of the public expressed concerns that the variance may prohibit improvements at the intersection.

SS-2023-57

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2022.12 and direct that staff not issue the permit until a covenant consistent with the draft covenant in Attachment 6 of the report from Planner Baugh, dated May 18, 2023 is registered on title.

CARRIED

SS-2023-58

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to forward correspondence received and concerns raised in relation to application SS-DVP-2022.12 to the Ministry of Transportation and Infrastructure Subdivision Approving Officer.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Official Community Plan Project Charter preview - Staff Report

Planner Garbo presented a staff report dated May 18, 2023 regarding the Salt Spring Island OCP-LUB Amendment LTC Project.

In discussion the following items were noted:

- A Trustee expressed the OCP Project Charter process should have been started earlier as the project charter shapes the LTC's and the community's understanding of the project;
- A Trustee expressed support for First Nations engagement although the document is insufficient. It is important to have experienced, expert advisors to set up an Indigenous Relations approach for the OCP project. The Islands Trust Senior Inter Governmental Policy Advisor is vacant;
- Support was expressed to provide opportunities for First Nations to partner on and inform the project scoping and public engagement;
- A Trustee expressed support to manage and be proactive regarding population growth/change. It is not adequate to be reactive to change. We need to ask what type of housing does our community need and what housing already exists;
- A Trustee expressed young people are leaving SSI due to the lack of workforce housing. We need to engage the young people on the island regarding housing needs;

- A Trustee expressed it is important to understand the demographic data such as where the housing growth has happened in the last few years and to integrate new demographic and other relevant data;
- A Trustee expressed support for a high-level evaluation of the existing Official Community Plan implementation, including an analysis of growth and settlement patterns that have occurred since its adoption to determine divergences from the Islands Trust's preserve and protect mandate;
- A Trustee expressed support to update and renew community values and policies for a complete and resilient island community that embraces reconciliation with First Nations and is more adaptive to climate and demographic change;
- A Trustee expressed support to update and renew policy and regulations to achieve diverse and sustainable housing options and to curtail residential development that is out of step with climate action and equity needs;
- A Trustee expressed support to evaluate and consider policy for designating village containment boundaries to manage growth and settlement patterns;
- A Trustee expressed support to pursue grant opportunities and incorporate activities related to the CMHC Housing Accelerator Fund, Complete Communities Program, 2023 Fire Smart Community Funding & Supports, and others if appropriate;
- A Trustee expressed support to coordinate inter-agency activities such as, but not limited to: establishing sustainable growth rates; ensuring water, sewer, fire protection, and other facilities are adequate to serve the existing and future development; developing a housing strategy; risks of sea level rise; wildfire hazard risk reduction; and food security;
- A Trustee expressed support to develop a work plan outlining the proposed scope, external professional expertise required, project timeline, estimated cost, activities, key milestones & decision points, deliverable, and public engagement approach;
- A Trustee expressed support to strengthen the monitoring & implementation components of the OCP;
- A Trustee expressed support to find water solutions such as water towers for workforce housing;
- A Trustee expressed support for zoning changes for workforce housing to be the priority;
- A Trustee expressed concerns regarding the Fire Risk Reduction in the Douglas-Fir Bio-Geo Climatic Zone – A Practitioners Online Workshop held on February 27, 2023 report summary;
- A Trustee expressed concerns regarding regulating private property owners and that it is important to communicate that SSI is open for business and Islands Trust is not shutting down development;
- Chair Peterson advised the LTC has requested Executive Committee requesting additional resources for the SSI LTC to engage with First Nations;
- A Trustee expressed support for the importance of engagement with the large number of Indigenous residents of Salt Spring Island;
- A Trustee expressed support for reviewing what went wrong with the current OCP;

- A Trustee expressed concerns that some local non-profit organizations have brought forward false information to the community that has contributed to polarization in the community and exacerbated climate concerns;
- A Trustee expressed that sufficient community engagement has happened and the LTC needs to fast track workforce housing;
- It was noted the Mayne Island Local Trust Committee Housing Project Options Report dated March 27, 2023 includes many recommendations that are applicable to Salt Spring Island;
- There was a suggestion for staff to align the OCP project with the Housing Accelerator Fund process. RPM Hutton advised staff can continue the relationship building and that the OCP needs to be updated prior to
- A Trustee expressed concerns regarding the draft project charter and corrections are needed to provide options for the community;
- A Trustee expressed support to align regulations so residents can access the forgivable loans for funding such as the BC Housing Secondary and basement suites incentive pilot program;
- Planner Garbo advised the Housing Accelerator Fund process needs specific data regarding housing and we do not have the data yet. It is a legal requirement to do public engagement. Staff does not recommend delaying the OCP process as it is necessary to define where appropriate housing is needed and have policies to support the needs of the community;
- A Trustee noted it is important to hire a consultant that has the expertise to have meaningful engagement First Nations. RPM Hutton advised First Nations have asked for dialogue at the leadership level;
- A Trustee asked what are we specifically saying when we say First Nations engagement. Are we talking about private property being exempt from Islands Trust regulations? Are we saying we could transfer Conservancy lands to First Nations? A Trustee suggested to reach out to local First Nations that own fee simple land on SSI and ask them what they would like to see. RPM Hutton advised there is legislation to engage with First Nations governments and the degree to which we engage will impact the success of the OCP project. Engagement with Indigenous individuals is also important although the legislation requirement is for government to government referrals;
- Chair Peterson summarized that the reconciliation action we need to take is important;

The meeting recessed at 1:45 for a break and reconvened at 1:54 p.m.

- Chair Peterson summarized to align the OCB/LUB process early activities with the Housing Accelerator Fund to move forward whether we receive the Housing Accelerator Funding or not and that it is important to develop a work plan based on whether the funding is received or not;
- RPM Hutton advised the LTC has the ability to identify stakeholders for engagement as part of the project charter and this would be the process for including Indigenous residents living off reserve on SSI.

SS-2023-59**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to begin work on a Housing Action Plan in alignment with the OCP/LUB project that includes:

- To build buy in with service providers and other levels of government;
- Engaging with affordable housing providers on Salt Spring Island;
- Incorporating recommendations of the Housing Action Program Task Force;
- Incorporating Work Force Housing provisions.

CARRIED

SS-2023-60**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee allocate OCP/ LUB project funding and request staff to develop in coordination with a qualified Indigenous relations professional to support early dialogue and relationship development, to initiate dialogue, identify preliminary engagement preferences and develop an Indigenous relations approach for the LTC Projects and Housing Accelerator Fund at the staff to staff and leadership to leadership level.

CARRIED

12.2 Ganges Village Planning - Staff Report

Planner Garbo presented a staff report dated May 18, 2023 regarding an update on the Ganges Village Planning effort and next steps to complete the project.

In discussion the following items were noted:

- A Trustee expressed support to pause the Ganges Village Planning project as the project will be informed by the OCP/LUB project;
- A Trustee encouraged members of the public to review other village area plans such as the Friday Harbour plan;
- A first step in the Ganges Village Plan is to define a village containment boundary, which is part of the OCP project.

SS-2023-61**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee hold the Ganges Village Area Plan project in abeyance to allow the OCP/LUB project to evaluate and consider Village Containment Boundaries to manage growth and settlement patterns.

CARRIED

12.3 Coastal Douglas Fir Project - Staff Report

Planner Garbo presented a staff report dated May 18, 2023 regarding a workshop summary report submitted by Transition Salt Spring.

Transition Salt Spring representative Ruth Waldick provided a summary of the Fire Risk Reduction in the Douglas-Fir Bio-Geo Climatic Zone – A Practitioners Online Workshop held

on February 27, 2023. R. Waldick expressed appreciation to the LTC for supporting the workshop.

In discussion the following items were noted:

- A Trustee thanked Ruth Waldick for all of the work to plan and host the workshop;
- A Trustee expressed concern that the report includes biases and does not include all of the ideas of practitioners. Ruth Waldick reported she sent the draft report to each presenter for feedback and noted the workshop summary report is concise and does not include all of the ideas of practitioners;
- Ruth Waldick thanked Trustee Harris for his feedback following the Maxwell Watershed site visit;
- It was noted Trustee Harris and Ruth Waldick would discuss amending the workshop summary report to address Trustee Harris's concerns.

SS-2023-62

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee defer acceptance of the workshop summary report submitted by Transition Salt Spring to the September 14, 2023 LTC meeting.

CARRIED

13. NEW BUSINESS

13.1 Galiano Island Local Trust Committee Proposed Bylaws 287 and 288 Referral

RPM Hutton presented a staff report dated May 18, 2023 regarding Galiano Island Local Trust Area Bylaws No. 287 and 288 Referral.

SS-2023-63

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. 287 and 288, indicating that the Salt Spring Island Local Trust Committee's interests are unaffected.

CARRIED

13.2 SSI Agricultural Alliance Request for meetings

This item was not dealt with.

The meeting was recessed for a break at 4:04 p.m. and reconvened at 4:10 p.m.

14. REPORTS

14.1 Policy and Standing Resolutions List

The report was received.

14.2 Active Projects Report dated May 2023

SS-2023-64

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee remove the Housing Action Program from the Active Projects Report and request that Bylaw No. 530 be a minor project.

CARRIED

The report was received.

14.3 Future Projects Report dated May 2023

The report was received.

14.4 Applications with Status Report dated May 2023

The report was received.

14.5 Expense Report dated March 2023

The report was received.

14.6 Islands Trust Conservancy Board Report - None

14.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - None

15. CLOSED MEETING

15.1 Motion to Close the Meeting

SS-2023-65

At 4:21 p.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; (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of 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; (g) litigation or potential litigation affecting the municipality; and that staff be invited to remain.

CARRIED

15.2 Motion to Open the Meeting

SS-2023-66

At 5:05 p.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.

CARRIED

15.3 Rise and Report

The Salt Spring Island Local Trust Committee reappointed Jean Brouard and Leigh Large to the Advisory Planning Commission for a period of two years, effective June 1, 2023.

The Salt Spring Island Local Trust Committee appointed Theresa Burley and Gabriel Wiebe to the Advisory Planning Commission for a period of two years, effective June 1, 2023.

The Salt Spring Island Local Trust Committee reappointed Bree Eagle, Ken Byron and Conrad Pilon to the Agricultural Advisory Planning Commission for a further two-year term, effective June 1, 2023.

The Salt Spring Island Local Trust Committee appointed Scott Royal to the Agricultural Advisory Planning Commission for a further two-year term, effective June 1, 2023.

The Salt Spring Island Local Trust Committee reappointed George Ward to the Board of Variance for a further two-year term, effective June 1, 2023.

The Salt Spring Island Local Trust Committee directed Chair Peterson to write letters thanking Advisory Planning Commissioners Neil Morie, Ron Cooke, and Jeff Thompson for their service.

16. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 22, 2023 at the SD64 Learning Hub, 122 Rainbow Road. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

17. ADJOURNMENT

By general consent the meeting adjourned at 5:07 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder