



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, July 13, 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)
Anthony Fotino, Island Planner
Louisa Garbo, Island Planner
Chris Buchan, Planner 2 (Zoom)
Rob Pingle, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Shannon Cowan, Salt Spring Island Watershed Protection Alliance Coordinator (Zoom)
Approximately 24 members of the public (20 in person, 4 on Zoom)

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 territory.

2. APPROVAL OF AGENDA

By general consent, the agenda was adopted as presented.

3. TOWN HALL AND QUESTIONS

Members of the public expressed concern regarding application SS-LCB-2022.1 (Salt Spring Brewery). A petition opposed to the application was presented. Concerns were raised regarding environmental issues on the property, the traffic on the road that leads to the property, the type of ownership of the business, and the zoning of the property.

Members of the public expressed support regarding application SS-LCB-2022.1 (Salt Spring Brewery). It was noted that the application is not to become a pub but to expand the tasting room to include a

lounge and that the application does not impact the environmental issues as it may decrease the packaging taking place on the property. It was noted that the brewery partners with local farmers to recycle their spent grains and that it provides a local hub unique to the area of the island.

A member of the public spoke to the renovations they are making on their property and the permits assumed to be required to conduct work. They spoke to the ability to use chainsaws on their property and information they have received from the province regarding that.

4. DELEGATIONS - NONE

5. TRUSTEE REPORTS

Trustee Harris expressed gratitude for the turn out at the town hall yesterday evening.

Trustee Patrick expressed gratitude for the workshop organized by Salt Spring Solutions. She spoke to the housing ecosystem mapped during the workshop.

6. CHAIR'S REPORT

Chair Peterson expressed gratitude for the attendance at the town hall yesterday evening. He spoke to the recent Trust Council meeting held on Gabriola Island noting it included strategic planning and a resolution that was passed regarding extending the referral time for proposed bylaws with First Nations to create more meaningful engagement.

7. CRD DIRECTOR and LCC CHAIR REPORTS

CRD Director Holman spoke to the second meeting of the Local Community Commission (LCC). It was noted that the dissolved committees attended to share their thoughts with the LCC. Upcoming work for the LCC includes an active transportation project. He spoke to the progress that has been made on affordable housing and identified six properties on the island appropriately zoned for affordable housing. He noted that those properties are hampered by a lack of funding rather than a lack of government agencies working to allow it. He spoke to the discussion about alternate forms of housing and the challenges the CRD experiences while undertaking the responsibility of enforcing the building code as required. He explained that building inspectors respond to complaints but are not actively looking for buildings that are not in compliance. He spoke to the process of placing notice on Title for properties with buildings that are not constructed to code and what a property owner must do to have it removed. He talked about the recent testing by the CRD and Island Health of the water in Ganges Harbour. It was noted that the fecal contamination is considered safe and that the levels detected cannot be directly attributed to those people living on boats in the harbour. He would like to see greater engagement by the provincial and federal governments to address the issues within Ganges Harbour. He spoke to the buildings on Salt Spring Island run by the CRD that will be addressed in a funding grant application, which includes improvements to the pool and the sewage treatment system. If successful the sewage treatment system will be expanded to allow for 500 additional household hook ups. He concluded by noting that the Ministry of Transportation will soon be repainting road lines and crosswalks on the island.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the June 22, 2023 SSI LTC Regular Meeting

The following items were presented for consideration:

- Correct First Nation territorial acknowledgement
- Remove the number seven from the first paragraph of Town Hall
- Include the Trustee's question regarding the responsibility of the Radon Action Plan

By general consent, the minutes of June 22, 2023 Salt Spring Island Local Trust Committee Regular 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 W. Buitendyk to LTC - Dated 21 June, 2023 - Concerning the Clean and Safe Harbours Initiative

9.2 G. Holman to LTC - Dated 22 June 2023 - Concerning Affordable Housing Progress and Opportunities

The correspondence items were received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated July 2023

The report was received.

It was asked if opportunities for government to government conversations with First Nations are progressing and if staff can assist Trustees in holding these conversations. It was noted that the new Senior Indigenous Relations Advisor is just beginning and that this work will be part of what they address.

10.2 Interagency Meetings

RPM Hutton spoke to the meeting held by the Capital Regional District which included North Salt Spring Water District, Royal Canadian Mounted Police (RCMP), Salt Spring Island Fire Rescue, School District 64 and Ministry Of Transportation and Infrastructure. He noted that it was a unique meeting that allowed for discussions about the work each agency is undertaking in the near future. There was also discussion about the harbour with the RCMP looking to work with our Bylaw Officers.

There was discussion about the interagency work required for the goals of the Islands Trust to be reached. It was noted that meeting protocols established by the Islands Trust with other agencies need to be reviewed and actioned.

11. COMMUNITY INFORMATION MEETING – NONE

12. PUBLIC HEARING – None

The meeting recessed for a break at 11:00 a.m. and reconvened at 11:10 a.m. to address the items listed in sections 15 and 16.

The meeting recessed for lunch break at 11:43 a.m. and reconvened at 12:15 p.m.

13. APPLICATIONS AND REFERRALS

13.1 SS-DVP-2023.3 - J. Noble - 38 McKenzie Cres, PI

Planner Buchan presented a staff report dated July 13, 2023 regarding a variance to enable a proposed 37 square meter auxiliary guest cottage to be attached to a 27.7 square metre storage room and a retaining seawall.

Applicant Jordan Noble spoke to the application.

SS-2023-85

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2023.3 (38 McKenzie Crescent) and request Staff to issue the permit.

CARRIED

13.2 SS-LCB-2022.1 - R. Hardin - 270 Furness Road, SSI

RPM Hutton presented a staff report dated July 13, 2023 regarding a Liquor and Cannabis Regulation Branch (LCRB) referral to permit a permanent outdoor patio space with lounge area and revised operating hours.

Applicant Rebecca Hardin spoke to the application.

SS-2023-86

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee directs staff to send a response to the Liquor and Cannabis Regulation Branch regarding the application for 270 Furness Road (Salt Spring Island Brewing) that states:

- a. The potential impact of noise on the community in the immediate vicinity of the establishment would be minimal;
- b. The impact on the community if the application is approved would be negligible;
- c. The use is permitted by zoning;
- d. The Local Trust Committee recommends the application be approved.

CARRIED

SS-2023-87

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee directs staff to include a record of community consultation, contained within the staff report dated June 22, 2023 and materials received at the meeting, with the response to the Liquor and Cannabis Regulation Branch regarding the 270 Furness Road application.

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 CMHC Housing Accelerator Fund

Planner Garbo presented a staff report dated July 13, 2023 regarding Housing Action Plan Initiatives for the Canada Mortgage and Housing Corporation Housing Accelerator Fund Grant.

There was discussion regarding the changes made to the revised Housing Action Plan Initiatives.

There was discussion about including low carbon initiatives in the plan. It was noted that this was a federal requirement and also included in the official community plan. These items are related to the building of the housing rather than the location of the housing.

There was discussion about the lack of urgency and framing of the significant concerns on Salt Spring within the plan. It was noted that staff would look for all opportunities within the submission process to additionally highlight these items.

SS-2023-88

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorses the grant application for the Canada Mortgage and Housing Corporation Housing Accelerator Fund for Salt Spring Island, which aligns with the update to the Salt Spring Islands Local Trust Committee Official Community Plan Bylaw No. 434, 2008, and the Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022 to accelerate the creation of affordable housing supply and the development of a complete community.

CARRIED

SS-2023-89

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee accepts the Housing Action Plan Initiatives in principle for the CMHC Housing Accelerator Fund grant application.

CARRIED

14.2 Salt Spring Island Watershed Protection Alliance

RPM Hutton presented a staff report dated July 13, 2023 regarding the SSIWPA Salt Spring Island Watershed Protection Plan – Phase 2.

In discussion it was noted that there is a reserve budget of \$35,000 that may assist the transition of SSIWPA this year or potentially next year.

SS-2023-90

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse Salt Spring Island Watershed Protection Plan – Phase 2, per Attachment 1 of the staff report dated July 13, 2023.

CARRIED

Trustee Harris opposed

SS-2023-91

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee refer the draft Salt Spring Island Watershed Protection Alliance 2023/24 Work Plan to SSIWPA for review, per Attachment 2 of the staff report dated July 13, 2023.

CARRIED

Trustee Harris opposed

SS-2023-92

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee request staff to use the special tax requisition amount of \$43,500 to work with the Capital Regional District (CRD) to facilitate the transition of the Salt Spring Island Watershed Protection Alliance to the CRD.

CARRIED

Trustee Harris opposed

15. NEW BUSINESS

15.1 UBCM Attendance

There was discussion regarding trustee attendance to the Union of B.C. Municipalities 2023 convention and it was noted that the local budget was a constraint. There is not an adequate amount to completely cover both trustees. If both trustees wanted to attend the event they could share the remaining funds. There was discussion about the ability to ask Executive Council to cover the costs.

SS-2023-82

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee approve expenses for Union of B.C. Municipalities 2023 convention registration for Trustee Patrick.

CARRIED

Trustee Harris opposed

SS-2023-83

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee request the Executive Committee to fund the expenses for Trustee Patrick to attend the Union of B.C. Municipalities 2023 convention.

CARRIED

Trustee Harris opposed

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was received.

16.2 Future Projects Report dated July 2023

The report was received.

16.3 Active Projects Report dated July 2023

The report was received.

There was discussion regarding the active projects and how to address the currently assigned funding that may not be spent within the current fiscal year.

Trustee Harris expressed concern with the proof of water bylaw work as it is his understanding that the province regulates this during the subdivision process.

There was discussion about the scoping required to ensure the approved projects are successful.

SS-2023-84

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee request staff to present 2024/2025 budget cycle business case updates for the local trust projects at the September 14, 2023 regular meeting of the committee.

CARRIED

16.4 Applications with Status Report dated July 2023

The report was received.

16.5 Expense Report dated May 2023

The report was received.

16.6 Islands Trust Conservancy Board Report - None

16.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report – None

15. CLOSED MEETING - NONE

16. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on September 14, 2023 at 9:30 a.m. at the SD64 Learning Hub, 122 Rainbow Road.

A special meeting of the Salt Spring Island Local Trust Committee is scheduled on September 13, 2023 at 5:00 p.m. at the Beaver Point Hall – 1361 Beaver Point Road, Salt Spring Island. This meeting is a town hall only to give the public an evening opportunity to raise issues.

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 1:55 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder