



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

- Date:** Thursday, October 12, 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)
Stefan Cermak, Director of Planning Services
Anthony Fotino, Island Planner (Zoom)
Chris Buchan, Planner 2 (Zoom)
Charly Caproff, Planner 1 (Zoom)
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder
- Others Present:** Approximately 17 members of the public (4 on Zoom)

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed and recorded.

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

The following items were presented for inclusion in the agenda:

- 9.5 Gulf Islands Seniors Residents Association – Dated October 11, 2023 - Regarding Kings Lane Housing Development
- 14.1.1 Proposed Bylaw No. 530 – Accessory Dwelling Units – Staff Report
- 14.2 OCP/LUB Project - Notice of Motion – Trustee Patrick
- 15.1 Salt Spring Island Local Trust Committee liaison to the Salt Spring Island Fire Protection District

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 9:33 a.m.

A member of the public expressed support to find a creative solution for housing and spoke to a quote by American sociologist W.E.B. Du Bois regarding seeking truth. The member of the public presented examples of members of the community that are un-housed and requested the LTC to work together to find solutions to housing.

A member of the public advised due to the lack of housing, there has been an increase of people living in recreation vehicles and black water waste is being dumped illegally due to the lack of septic pump-out facilities on Salt Spring Island. The member of the public suggested a septic pump out station that is easily accessible and centrally located and recommended looking at models of septic pump out facilities in other communities.

Director Holman advised he is aware of the septic pump-out issue and reported CRD staff advised adding septage into the Ganges Sewer Treatment Plant would be a problem. The CRD Burgoyne Bay Wastewater transfer station is not an option due to the right of way access road over private property. Director Holman reported he would look into the septic pump-out facility issue.

4. DELEGATIONS

4.1 Transition Salt Spring - Kacia Tolsma & Bryan Young

Bryan Young spoke to the Transition Salt Spring 2023 Climate Action Report Card – Assessing progress from 2020-2021.

Trustee Patrick noted the LTC added the CRD Wildfire Resiliency Management Plan recommendations to the OCP/LUB Project at the September 18, 2023 LTC meeting. Trustee Patrick reported she attended a Climate Action Forest Management session hosted by the Ministry of Forests regarding Future Forests Ecosystem Centre at the 2023 Union of BC Municipalities Convention and noted interesting research that could be applied to our forests.

Director Holman reported he provided a summary of the various CRD initiatives related to the Transition Salt Spring Climate Action Report Card and will forward it to the LTC. Director Holman advised there are co-benefits to Green House Gas (GHG) emission reduction initiatives such as increases in household disposable income that may be spent in the local economy. The CRD published a GHG emissions inventory and the CRD Board passed a motion asking staff for innovative ways to reduce GHG emissions such as rebate programs. Director Holman highlighted the 2023 Climate Action Report Card includes Climate Change Adaptation.

5. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Attended the 2023 UBCM convention in Vancouver;
- Attended the small talk forum at the UBCM convention regarding transportation and noted 51% of people surveyed prefer a complete separation for bike trails;
- Attended Trust Council held on Pender Island;

- Trustee Patrick spoke to the divisive nature of nearly every conversation we have about land use on this island. San Juan County’s comprehensive plan was recently updated and the introduction includes “Participants noticed where the vision excluded some members of the community and took steps to adjust the language to better represent the true make-up of the Islands.” Do we believe that the vision for Salt Spring represents the true make-up of the island? The answer is no. Trustee Patrick spoke to an interesting research paper that helps to answer this question: “When nowhere becomes somewhere: Gentrification in rural communities and how proactive community planning and a progressive property valuation system can stem the tide.” It describes several factors that define rural gentrification, such as shifting from traditional agriculture and resource extraction to catering to servicing the amenity driven market, and the “desire of the new population to buy into a version of the rural idyllic lifestyle that the new residents perceive to exist.” Not only do the new residents buy into a version of the rural idyllic lifestyle, they, while well meaning, place such a high value upon the preservation of the rural idyllic lifestyle and the culture that surrounds them that they inadvertently devalue other residents who may have equally strong ties to the land but have chosen to pursue other economic, social, and cultural opportunities. This drive to “preserve the perceived authentic lifestyle dilutes the ability of the original residents to determine their community’s future and identity.” The paper includes that the new residents putting value on the beauty of the land and its natural state versus the old economy that was derived from the use of the land – or what we call “land rich and cash poor”. It concludes with saying “Ultimately, governments, in fulfilling their responsibilities to protect their citizens and to promote the general welfare, ought to promote smart growth that doesn’t cause displacement of low-income residents and the destruction of rural communities.” Why is all this important and what can we do;
- Trustee Patrick expressed concern that we are not good at public engagement, nor are we good at engaging with First Nations. We struggle to get participants who represent the diversity of islanders that may be impacted by a land use decision. For example, we will be considering our next steps with accessory dwelling units later today. Have we heard from islanders experiencing challenges with finding housing? Have we heard from employers who are having challenges finding housing for their employees? Who have we heard from? Who is influencing the decisions we need to make? Are we seeing some exert their power and privilege? Engagement processes that fail to address barriers and systemic inequities may be causing more harm than good—reinforcing power imbalances, leading to poor decisions that do not serve the community’s needs and decreasing their trust in this agency;
- Trustee Patrick advised she would introduce a motion to develop an equity-based public engagement strategy for LTC work going forward and presented the following quote “Someone needs to have power to say, ‘we’re going to include you” by Rain Daniels, Simon Fraser University indigenous educator and trainer.

6. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended the 2023 UBCM convention in Vancouver and presented the following highlights from UBCM:
 - Chair Peterson spoke to BC Premier Honourable David Eby regarding including Islands Trust in provincial funding programs;
 - Attended a meeting with the Minister of Municipal Affairs Honourable Anne Kang to request more frequent meetings;

- Attended a meeting with the Minister of Transportation Honourable Rob Fleming, regarding more frequent meetings, provisions in the memorandum of understanding (MOU) of a task force for transportation issues including roads and ferries and active transportation routes;
- Attended Trust Council on Pender Island and presented the following highlights from Trust Council:
 - There was consensus on the Islands Trust Policy Statement and highlights are published on the Islands Trust website;
 - Continued work on the vision statement;
 - Trust Council endorsed the work of the Financial Planning working group to work towards a longer term planning process that includes strategic planning and budget planning;
 - Trust Council endorsed BC Office of the Ombudsperson recommendations regarding bylaw enforcement and the recommendations were referred to the Regional Planning Committee to ensure that bylaw enforcement processes are fair and equitable.

7. CRD DIRECTOR'S REPORT

CRD Director Holman presented the following report:

- Salt Spring Island Parks and Recreation Manager Dan Ovington is present to speak to Item 9.1 - a letter of support request regarding an infrastructure grant for the Ganges Harbourwalk Revitalization project;
- The CRD Board approved a motion to request the Ministry of Municipal Affairs to include Electoral Areas in the Homes for People Action Plan Secondary Suite Incentive Program;
- The CRD Local Community Commission (LCC) is hosting a town hall meeting on October 12, 2023 at 5:00 p.m. at the Salt Spring Multi Space (SIMS) building;
- The CRD will consider the provisional 2024 draft budget on October 25, 2023 and the final 2024 draft budget would be approved in March 2024. The provisional 2024 CRD tax requisition increase is approximately 9.5% and the main drivers of the tax increase is staff wages and salaries and deficits from the COVID pandemic including parks and recreation and transit budgets;
- ASK Salt Spring will host an event regarding the CRD 2024 draft budget;
- The CRD received \$1.3 million BC Growing Communities Funding to upgrade the Ganges Sewer System to potentially increase capacity for up to 500 additional housing units in the Ganges area;
- The CRD received \$560,000 BC Growing Communities Funding to upgrade Centennial Park including the plaza and lighting;
- The LCC approved a staff recommendation to proceed with a public consultation process to fund Rainbow Road Indoor swimming pool repairs;
- The LCC approved a staff recommendation to proceed with a public consultation process regarding a dewatering strategy for the Burgoyne Bay Liquid Waste Facility;
- The CRD Board will consider a Rural Housing Strategy Program in December 2023 that would include a staff position to coordinate housing project funding and suite incentives;
- The Southern Gulf Islands Tourism Partnership receives Municipal Regional District tax revenue and has agreed to allocate \$100,000 per year to fund a CRD regional coordinator position. The Southern Gulf Islands Tourism Partnership allocates \$50,000 per year to a matching service to connect people who need housing with available housing.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the July 12, 2023 SSI LTC Special Meeting

By general consent, the minutes of July 12, 2023 Salt Spring Island Local Trust Committee Special meeting were adopted.

8.1.2 Draft Minutes of the September 13, 2023 SSI LTC Special Meeting

The following item was presented for consideration:

- Replace “Trustee Patrick advised the intent is that the LTC is approving a bylaw that we can stand behind and will be approved by Trust Council.” with “Trustee Patrick advised the intent is that the LTC is approving a bylaw that we can stand behind and will be approved by Executive Committee.”

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

8.1.3 Draft Minutes of the September 14, 2023 SSI LTC Regular Meeting

By general consent, the minutes of September 14, 2023 Salt Spring Island Local Trust Committee Regular meeting were adopted.

The meeting recessed at 10:37 a.m. and reconvened at 10:40 a.m.

8.2 Resolutions Without Meeting Report Dated October 2023

There was discussion regarding the Speculation and Vacancy Tax (SVT) and whether there could be a dispute mechanism for property owners to request to be except from the SVT. There was a suggestion to ask the Province to explain the process of expansion of the SVT.

SS-2023-108

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to send a letter from the LTC Chair to Honourable Katrine Conroy Minister of Finance and copy Honourable Ravi Kahlon Minister of Housing which references the September 7, 2023 letter from Colin Plant, CRD Board Chair to Minister Conroy, and requests the province to examine the projected effect of the Speculation and Vacancy Tax on the housing conditions on Salt Spring Island, before considering including the Salt Spring Island Electoral Area in the Speculation and Vacancy Tax taxable area.

CARRIED
Trustee Harris OPPOSED

The report was received.

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 CRD Parks and Recreation Manager to LTC - Dated September 22, 2023 - Regarding Ganges Harbourwalk

Salt Spring Island Parks and Recreation Manager Dan Ovington presented an update regarding the Ganges Harbourwalk Revitalization project. The CRD is currently in consultation with the upland owners and First Nations. The Rural Economic Diversification and Infrastructure Program funding would fund detailed designs that are required to secure a Statutory Right of Way in front of the Ganges Marina and Ganges Harbourwalk construction.

SS-2023-109

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to prepare a letter of support for the Ganges Harbourwalk as requested in the correspondence letter received from the CRD Parks and Recreation Manager dated September 22, 2023.

CARRIED

The correspondence item was received.

9.2 Trustee Patrick to SSI Farmland Trust - Dated September 28, 2023 - Regarding Community Grant Application Support

The correspondence item was received.

9.3 Chair Peterson to Minister Kahlon - Dated October 3, 2023 - Regarding Homes for People Action Plan Secondary Suite Incentive Program

The correspondence item was received.

9.4 M. Chandler to LTC - Dated October 3, 2023 - Regarding Rainwater Catchment Advocacy

The correspondence item was received.

9.5 Gulf Islands Seniors Residents Association – Dated October 11, 2023 - Regarding Kings Lane Housing Development

SS-2023-110

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee request staff to prepare a letter of support for the Gulf Islands Seniors Residents Association (GISRA) BC Housing Community Housing Program application for 164 Kings Lane.

CARRIED

SS-2023-111

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to work with the Gulf Islands Seniors Residents Association (GISRA) to review existing zoning and permits on title for compliance with the BC Housing Community Housing Program application for 164 Kings Lane and request staff to report back to the LTC.

CARRIED

The correspondence item was received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated October 2023

RPM Hutton announced the LTC was successful in its application for the UBCM Complete Communities Fund and has received a \$150,000 grant for engagement and technical work to prepare for the OCP/LUB update project. Support was expressed for the funding to be used to find ways to create more housing in our community. It was noted staff would engage the communications team regarding the UBCM Complete Communities Fund announcement.

The report was received.

11. COMMUNITY INFORMATION MEETING- None

12. PUBLIC HEARING – None

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

13. APPLICATIONS AND REFERRALS

13.1 SS-ALR-2023.1 - B. Taylor - 271 Beddis Road, SSI

Planner Caproff presented a staff report dated October 12, 2023 regarding a boundary adjustment subdivision in the Agricultural Land Reserve.

Applicant Taylor spoke to the application.

SS-2023-112

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee supports application SS-ALR-2023.1 and requests staff to forward the application to the Agricultural Land Commission for further consideration (271 Beddis Road).

CARRIED

13.2 SS-CL-2023.5 - D. McKerrell - Saanich Inlet

Planner Caproff presented a staff report dated October 12, 2023 regarding a referral request for a Residential Use Crown Lease application to amend an existing crown lease to construct a concrete boat launch ramp.

SS-2023-113

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee receive the referral request for a Residential Use Crown Lease application (Referral No. 160881170 - 004), and direct staff to respond to the referral, indicating that the interests of the Islands Trust are unaffected by this application.

CARRIED

13.3 SS-DVP-2021.23 - S. Shalhaf - 150 Margolin Drive, SSI

Planner Caproff presented a staff report regarding a development variance permit application to vary the 15-meter minimum setback for a structure from the natural boundary of a water body.

Applicant S. Shalhaf spoke to the application.

SS-2023-114

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2021.23 (150 Margolin Drive).

CARRIED

13.4 SS-DVP-2023.4 - J. Shatford - 246 Bridgman Road, SSI

Planner Buchan presented a staff report dated October 12, 2023 regarding a development variance application to legalize the setback of an existing accessory building located within 3-meters of the side lot line and legalize the combined floor area for all accessory buildings on the subject property.

SS-2023-115

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2023.4 (246 Bridgman Road).

CARRIED

13.5 SS-DVP-2023.10 - J. Litke - Lot A Hillgrove Road, SSI

Planner Buchan presented a staff report dated October 12, 2023 regarding a development permit application to remove the drainage system design and construction requirement associated with proposed subdivision file SS-SUB-2023.1.

Applicant J. Litke spoke to the application.

SS-2023-116

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2023.10 (Lot A Hillgrove Road).

CARRIED

13.6 SS-DVP-2023.12 - M. Langley - 1281 Fulford-Ganges Road, SSI

Planner Buchan presented a staff report dated October 12, 2023 regarding a development variance application for a lot frontage waiver and variance request.

The applicant M. Langley spoke to the application.

SS-2023-117

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve Development Variance Permit SS-DVP-2023.12 (1281 Fulford-Ganges Road).

CARRIED

SS-2023-118

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee, with reference to Section 512(2) of the Local Government Act, approve the frontage relief from the required 10 percent to 1.15 percent for proposed Lot B as shown on the plan of subdivision in Attachment 3 of the report from Planner Buchan dated October 12, 2023 (1281 Fulford-Ganges Road).

CARRIED

13.7 SS-DP-2023.4 & SS-DVP-2023.11 - S. Purdy - 319 Upper Ganges Road, SSI

Planner Buchan presented a staff report dated October 12, 2023 regarding a development variance application to amend an existing Development Permit within Development Permit Area 2 (DPA2) – Non-Village Commercial and General Employment to allow an addition to an existing building permitted through a 2004 development permit. A Trustee expressed support for the Merchant Mews area to be included in the Ganges Village Area as part of the Ganges Village Plan.

Property Owner S. Mulherrin spoke to the application.

SS-2023-119

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2023.4 (319 Upper Ganges Road).

CARRIED

SS-2023-120

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2023.11 (319 Upper Ganges Road).

CARRIED

13.8 SS-RZ-2022.1 - M. Gelb - Sec 50 Musgrave Road

Planner Fotino presented a staff report regarding a rezoning application to vary the zoning from Forestry (F1) to Forestry (F1) Variant to allow for four dwellings and one seasonal cottage.

Applicant M. Gelb spoke to the application.

In discussion the following items were noted:

- A Trustee asked for clarification regarding future subdivision potential. Planner Fotino reported the applicant is supportive of a covenant on title that restricts future subdivision potential and the property will be limited to four dwellings and one seasonal cottage;
- A Trustee expressed support for clustering development of the property as specified in the OCP guidelines. Planner Fotino advised the OCP policy guideline H.2.1.3.b. states "Building sites should be clustered in about 20-30% of the parcel, with the remainder of the land left as open space";
- A Trustee asked if the property owner accesses the property by helicopter. The applicant advised he has accessed the property by helicopter on occasion although the property is usually accessed by Musgrave Road;
- A Trustee expressed support for reducing the development potential from 7 densities to 4 densities;
- A Trustee expressed support for property rights;
- Staff advised a public hearing would be scheduled following the referral response period.

SS-2023-121

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 536 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2023", be read a first time (SS-RZ-2022.1, Section 50 Musgrave Road).

CARRIED

SS-2023-122

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 536 cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2023", be read a second time (SS-RZ-2022.1, Section 50 Musgrave Road).

CARRIED

SS-2023-123

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee waive the requirement for a public hearing for Salt Spring Island Local Trust Committee Bylaw No. 536 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2023” and request staff to proceed with public notification as per Section 464 of the Local Government Act as the Bylaw is consistent with the Salt Spring Island Official Community Plan No. 434, 2008 with the requirement that a covenant subject to Section 219 of the Land Title Act will be registered on Title that satisfies policy H.2.1.3 of the Salt Spring Island Local Trust Committee Official Community Plan Bylaw No. 434, 2008 prior to adoption of Salt Spring Island Local Trust Committee Bylaw No. 536 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2023” (SS-RZ-2022.1, Section 50 Musgrave Road).

DEFEATED

SS-2023-124

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee not waive the requirement for a public hearing on Bylaw No. 536 cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2023” and request staff to undertake statutory notification of the proposed rezoning in accordance with Section 466 of the Local Government Act and the Salt Spring Island Development Procedures Bylaw No. 304.

CARRIED

Trustee Harris OPPOSED

SS-2023-125

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to refer proposed Bylaw No. 536 to applicable First Nations, Agencies, and Organizations as identified in this staff report dated October 12, 2023 and the Salt Spring Island Coast Salish Society (SS-RZ-2022.1, Section 50 Musgrave Road).

CARRIED

Trustee Harris OPPOSED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Proposed Bylaw 530 - Accessory Dwelling Units

RPM Hutton presented a staff report dated October 12, 2023 regarding Proposed Bylaw No. 530 “Accessory Dwelling Units”.

In discussion the following items were noted:

- A Trustee expressed concern that the staff report does not include intent to find a path forward to legalize Accessory Dwelling Units (ADU’s) and expand the definition of ADU’s;
- A Trustee expressed concern that a minimal number of lots would be allowed to have ADU’s after the lots within the North Salt Spring Waterworks District and lots that are within moderate to high salt water intrusion risk areas are excluded from Schedule 1;

- A Trustee expressed concern that here is a risk that Executive Committee will not approve Bylaw 530 as proposed;
- A Trustee expressed support to proceed with Bylaw 530 without amendments and then proceed to the important work to increase housing.

The meeting moved to an in-camera session at 1:48 p.m. See item 17 – Closed Meetings. The meeting returned to a regular session at 2:35 p.m.

SS-2023-126

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee rescind second reading of proposed “Salt Spring Island Local Trust Committee, Bylaw No. 355. Land Use Bylaw, 1999, Amendment No. 1, 2022”.

CARRIED
Trustee Harris OPPOSED

SS-2023-127

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request a new Schedule for Accessory Dwelling Units by duplicating Schedule I by removing all lots that are located within the North Salt Spring Waterworks District boundary and any other water service district as of October 12, 2023; and moderate to high salt water intrusion risk areas as indicated on the GIS Modelling of Sea Water Intrusion Risk along British Columbia’s Coast by Sivak and Wei dated 2021.

CARRIED
Trustee Harris Opposed

SS-2023-128

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to work in cooperation with relevant agencies to complete the Proof of Water Decision Tree and any relevant mapping for accessory dwelling units as part of the OCP/LUB review project.

CARRIED
Trustee Harris Opposed

14.2 OCP/LUB Project Notice of Motion

Trustee Patrick spoke to the importance of equity based public engagement and to be aware of power and privilege.

SS-2023-129

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee take immediate action to move beyond the now out dated practice of simple 'inclusion' in public processes and begin a practice of 'equity in participation' for all its public engagement processes and this will be accomplished by:

1. Directing staff to prepare a Terms of Reference and Request for Proposals for LTC approval to source qualified professionals to develop an equity-based public engagement strategy for the organization that adheres to the IAP2 Core Values for the Practice of Public Participation, and subsequently developing and implementing aligned public engagement work plans for the Official Community Plan/Land Use Bylaw Review and Ganges Village Planning projects, and
2. Allocating appropriate public engagement funding for projects currently underway.

CARRIED

Trustee Harris Opposed

15. NEW BUSINESS

15.1 Salt Spring Island Local Trust Committee liaison to the Salt Spring Island Fire Protection District

Trustee Patrick noted at the July 12, 2023 a Salt Spring Island Fire Protection District Trustee requested the LTC to appoint a liaison to the Salt Spring Island Fire Protection District.

SS-2023-130

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee appoint Trustee Harris to be the Salt Spring Island Local Trust Committee liaison to the Salt Spring Island Fire Protection District.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was received.

16.2 Future Projects Report dated October 2023

The report was received.

16.3 Active Projects Report dated October 2023

A Trustee advised the intention of the Proof of Water Bylaw project was to support clustered, small housing complexes although it was not designed that way. RPM Hutton reported staff would provide an update on the Proof of Water Bylaw project at a future meeting. A Trustee asked for an update regarding an item dated Sept. 6, 2022 regarding "Draft Lake Weston Study received, referred to various agencies and organizations; and to

coordinate a discussion with POLIS and other groups for Water Sustainability Act considerations” and noted this is an important step that could potentially lead to a pilot co-managed watershed project. RPM Hutton will look into the item and provide an update at a future meeting.

The report was received.

16.4 Applications with Status Report dated October 2023

It was noted staff would forward Agricultural Land Reserve (ALR) non-farm use application referral responses to the LTC when received.

The report was received.

16.5 Expense Report dated August 2023

The report was received.

16.6 Islands Trust Conservancy Board Report – None

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2023-131

At 1:48 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) (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and that staff be invited to remain.

CARRIED

17.2 Rise and Report - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on November 16, 2023 at 9:30 a.m. at the SD64 Learning Hub, 122 Rainbow Road. The next Town Hall meeting of the Salt Spring Island Local Trust Committee is scheduled on November 15, 2023 at 5:00 p.m. at the Salt Spring Island Golf Club, 805 Lower Ganges Road. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:16 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder