



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, December 14, 2023

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

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

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Warren Dingman, Bylaw Compliance and Enforcement Manager (Zoom)
William Shulba, Senior Freshwater Specialist
Louisa Garbo, Island Planner (Zoom)
Jason Youmans, Auxiliary Planner
Charly Caproff, Planner 1 (Zoom)
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder

Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Earl Rook, Capital Regional District (CRD) Salt Spring Island Local Community Commission (LCC) Chair
Approximately 15 members of the public

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 9:32 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:

10.3 SS-TUP-2023.1 - 130 Blackburn Road, SSI

14.1 Proposed Bylaw 530 - Accessory Dwelling Units Staff Report

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 9:34 a.m.

A member of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat), suggested the Local Trust Committee (LTC) seek a legal opinion and requested the LTC to reconsider the temporary use permit application.

A member of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat), spoke to the kindness of the owner in helping people and dogs in need and requested the LTC to make it easier for the public to access information.

A member of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat) including the services the business contributes to the community.

A member of the public advised he prepared a preliminary waste management plan for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat) and that he is available to answer any technical questions regarding the application.

Ian Peace spoke on behalf of the Salt Spring Island Water Preservation Society and expressed support to harmonize proof of water at time of subdivision regulations and requested the LTC to support the staff recommendations in the staff report.

A member of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat) and reported impacts to the watershed are significantly less than the farming use that is already permitted on the property.

Two members of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat) including that the business is a community need and requested the LTC to work towards a creative solution.

A member of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat), spoke to the community need for the dog kennel business and requested the Trustees to follow their hearts and be objective in decision-making.

A member of the public expressed support for application SS-TUP-2023.1 - 130 Blackburn Road (Salty Dog Retreat) including the essential service of the kennel business.

A member of the public expressed support for the recommendations in the proof of water at time of subdivision staff report. The member of the public noted the Salty Dog Retreat (SS-TUP-2023.1 - 130 Blackburn Road) provides an important service to the community and there should be adequate discussion regarding the protection of the environment and the community and requested the LTC to assist the Salty Dog Retreat to find a new location that is suitable for a kennel operation.

4. DELEGATIONS

4.1 Jaime Halan-Harris - Regarding the closure of SS-TUP-2023.1 - 130 Blackburn Road, SSI

Jaime Halan-Harris spoke to SS-TUP-2023.1 - 130 Blackburn Road and requested the Local Trust Committee to allow her to reapply for a Temporary Use Permit (TUP) as an essential service.

Director Holman asked if the Salty Dog Retreat has an agreement with the CRD for the dog kennel operation. J. Halan Harris advised the CRD will not approve an agreement for the dog kennel business without a TUP to permit the kennel use on the property.

4.2 Mielle Chandler - Regarding the closure of SS-TUP-2023.1 - 130 Blackburn Road, SSI

Mielle Chandler presented a delegation regarding the closure of SS-TUP-2023.1 - 130 Blackburn Road, SSI and requested the LTC to reconsider the TUP application.

Trustee Harris asked for clarification regarding letters of opposition to the application. M. Chandler advised many of the letters of opposition were written by the same family.

5. TRUSTEE REPORTS

Trustee Harris expressed concerns regarding boats breaking free from moorage during recent windstorms in Ganges Harbour including a vessel that was loaded with garbage that ran ashore. Trustee Harris also expressed concerns regarding activities in Centennial Park including people using the park as a washroom since the CRD public washroom has been closed and the negative impacts to Gasoline Alley businesses.

Trustee Patrick presented the following report:

- Spoke to the Islands Trust and CRD protocol agreements regarding inter-agency collaboration that include Recognition of and respect of each others jurisdictions and capabilities with a commitment to promoting a spirit of partnership through joint legislative policy, program and communications initiatives; and Coordination of planning, servicing and road management activities that is responsive to the needs of the Local Trust Areas and the remainder of the CRD;
- The CRD and Islands Trust sent letters to the Province regarding the Speculation and Vacancy Tax and we were criticized for not working together;
- Expressed support for Islands Trust and CRD to use the protocol agreements to work together;
- Expressed support that local government inter-agency staff are meeting on a quarterly basis to discuss areas of mutual interest;
- Attended the Salt Spring Island Agricultural Alliance Food Summit regarding food security;
- Attended a Salt Spring Solutions Rural Housing event regarding housing options that better serve a diverse and healthy community;
- Attended Trust Council in Victoria and highlighted that Trust Council approved a new Islands Trust Housing Options Tool Kit, endorsed a Trust Council Housing Strategic Action Plan that will be modified and updated as Provincial Legislation regarding housing policy is enacted; and passed a resolution to identify opportunities and challenges of the BC Short-Term Rental Accommodations Act throughout the Islands Trust Area.

6. CHAIR'S REPORT

Chair Peterson expressed support for Islands Trust to be consulted before new legislation such as Bill 35 - the BC Short-Term Rental Accommodations Act is introduced and spoke to the impacts the BC Short-Term Rental Accommodations Act will have on Hornby Island. Chair Peterson also expressed support for Islands Trust to be included in the BC Housing Secondary Suite Incentive Program that includes \$40,000 grants for accessory dwelling units. Chair Peterson presented the following highlights from Trust Council held December 5 to 7, 2023: Discussions regarding the draft 2024-2025 budget; Approval of the Trust Council 2024 meeting schedule; Representatives of San Juan County attended Trust Council regarding the Islands Trust/ San Juan County Council Trans Border Island Agreement for cooperation and advocacy; and a recommendation for policy that will include annual performance reviews of the Islands Trust Chief Administrative Officer.

7. CRD DIRECTOR'S REPORT

CRD Director Holman presented the following report:

- The CRD will initiate an alternate approval process for an 85 million dollar Regional Housing First Borrowing Bylaw for affordable housing. The CRD has met with the Province requesting BC Housing to match the 85 million on a 2:1 basis and the annual cost would be approximately \$2.00 per household per month;
- The Southern Gulf Island Tourism Partnership receives a 2% "hotel tax" that generates \$600,000 to \$700,000 per year and a portion supports a Housing Now Program that matches available housing with people seeking housing;
- The CRD Local Community Commission met with the Salt Spring Island Accommodations Group and identified employee housing as the number one housing priority;
- The Municipal Regional District Tax (MRDT) renewal deadline is March 2024 and the LCC will consider a motion regarding priorities for MRDT funding;
- The CRD will develop a Rural Housing Strategy;
- The Province has introduced mandatory Province-wide registry for STVR's as part of Bill 35 – Short-Term Rental Accommodations Act. At the last meeting Director Holman advised the CRD was going to advocate for Salt Spring Island to be included in the owner occupation provision of Bill 35. Director Holman reported the motion was withdrawn as it is LTC jurisdiction to advocate for inclusion in Bill 35;
- Director Holman spoke to the Salt Spring Island Watershed Protection Alliance (SSIWPA) Terms of Reference, expressed support for an inter-agency coordination body for water management, reported SSIWPA has not met to approve the Econics Watershed Protection Plan 2023-2032. Director Holman expressed concern that the LTC decided to transfer coordination of SSIWPA to the CRD;
- The Hartland landfill will have significant changes to extend the life of the landfill that will include a ban of specific construction materials and changes to the fee structure;
- The CRD Board approved a motion to request a staff report on the merits of joining a class action suit against 5 major oil companies to address the economic impacts of climate change.

Chair Peterson noted items of mutual interest such as the Municipal Regional District Tax (MRDT) and owner occupation provision of Bill 35 - Short-Term Rental Accommodations Act, and improved communication regarding SSIWPA. Chair Peterson requested Director Holman to

forward the CRD staff report on the merits of joining a class action suit against 5 major oil companies when available. Director Holman reported the CRD requested the Province to include Salt Spring Island in the Speculation and Vacancy Tax, Islands Trust asked the Province for more information regarding the Speculation and Vacancy Tax and the Province considered the requests to be contradictory. The Province has included approximately 19 additional municipalities in the Speculation and Vacancy Tax. Director Holman expressed support for a structured approach for collaboration on issues of mutual interest.

CRD Local Community Commission (LCC) Chair Rook presented the following report:

- Essential for the CRD and Islands Trust to cooperate and requested the LTC to meet with LCC on a regular basis to discuss areas of mutual interest;
- The CRD draft 2024 budget increase is approximately 13%. The LCC will consider the draft 2024 budget January 18, 2024 and encouraged members of the public to attend. The CRD will host a town hall on the draft 2024 budget, date to be determined;
- The LCC discussed housing issues and received a presentation from the Chuan Society regarding solutions for the Drake Road encampment;
- The LCC approved the 2024 meeting schedule. Regular meetings will be held on the third Thursday of each month at 9:00 am, and the LCC is planning to schedule evening meetings on the second Thursday each month;
- LCC Commissioners hold office hours on Wednesdays 8:30 a.m. to 4:30 p.m. at the CRD office at 108 – 121 McPhillips Avenue and encouraged members of the public to contact the LCC in person or by email.

The meeting recessed at 11:12 a.m. for a break and reconvened at 11:20 a.m.

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the November 16, 2023 Regular Meeting

By general consent, the minutes of November 16, 2023 Salt Spring Island Local Trust Committee Regular meeting were adopted.

8.2 Resolutions Without Meeting Report – None

8.3 Draft Minutes of the Advisory Planning Commissions

8.3.1 Draft Minutes of the November 30, 2023 Agriculture APC meeting

The minutes were received.

9. CORRESPONDENCE

9.1 J. Lebowitz to LTC - Dated 16 Nov 2023 - Regarding Crown Land Staking Notice File: 1415439

- 9.2 S. Douglas to LTC - Dated 16 Nov 2023 - Regarding Crown Land Staking Notice File: 1415439
- 9.3 M. Chandler to LTC - Dated 23 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.4 J. Cameron to LTC - Dated 23 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.5 B. Gillespie to LTC - Dated 28 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.6 S. Worrall to LTC - Dated 28 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.7 B. Belanger to LTC - Dated 28 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.8 C. Skelcher to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.9 J. Christian to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.10 J. Harrison to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.11 O. McGill to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.12 S. Tremblay to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.13 T. Harrison to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.14 T. Schulz to LTC - Dated 29 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.15 A. Korchynski to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.16 A. Sikich to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.17 A. Stewart to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.18 B. Milne to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.19 B. Travelbea to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.20 C. Rowthorn to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.21 D. Madsen to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.22 J. Alexander to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.23 J. Davies to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.24 J. Smith to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.25 J. Watterson to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd

- 9.26 L. Gallegher to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.27 M. Goldberg to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.28 N. Slavik to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.29 P. Koby to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.30 S. Butler to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.31 S. Houston to LTC - Dated 30 Nov 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.32 C. Dodd to LTC - Dated 01 Dec 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.33 D. King to LTC - Dated 01 Dec 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.34 D. Zwick to LTC - Dated 01 Dec 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.35 G. Bywater to LTC - Dated 01 Dec 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.36 S. Close to LTC - Dated 01 Dec 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.37 J. Porciuncula to LTC - Dated 02 Dec 2023 - Regarding SS-TUP-2023.1 – 130 Blackburn Rd
- 9.38 K. Fleerackers to LTC - Dated 02 Dec 2023 - Regarding Recouping climate change costs from the oil industry
- 9.39 J. LeBlanc to LTC - Dated 03 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.40 J. Morris to LTC - Dated 03 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.41 R. Irving to LTC - Dated 04 Dec 2023 -Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.42 L. Sliwowska to LTC - Dated 04 Dec 2023 -Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.43 M. Chandler to LTC - Dated 04 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd
- 9.44 A. Woods to LTC - Dated 05 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Rd

The correspondence items were received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated December 2023

A Trustee asked staff to provide an update regarding the Clean and Safe Harbours Initiative (CASHI). Staff reported the CASHI proposal is not a Local Trust Committee project and staff resources have not been allocated to CASHI.

The report was received.

10.2 Bylaw Compliance and Enforcement on Salt Spring Island

BECM Dingman presented a staff report dated December 14, 2023 regarding a summary of current open compliance and enforcement files for Salt Spring Island.

In discussion the following items were noted:

- A Trustee asked what funds would be needed to enforce unlawful dwellings in Ganges Harbour. Staff reported estimated costs to enforce unlawful dwellings in Ganges Harbour could be up to \$100,000. Islands Trust does not have a boat and water taxi service is used to investigate unlawful uses in Ganges Harbour;
- A Trustee advised more information is needed regarding a review of the geographic region and funding options.

SS-2023-148

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee received this report for information only.

CARRIED

10.3 SS-TUP-2023.1 - 130 Blackburn Road, SSI

Trustee Patrick thanked the applicant for the delegation presentation.

In discussion the following items were noted:

- A Trustee expressed support for a business licence program that would be coordinated with zoning bylaws;
- There was a question regarding preliminary requirements for a Temporary Use Permit (TUP) in this location. RPM Hutton reported the Official Community Plan (OCP) is specific to areas where TUP's can be applied and the property is not within those areas. Next steps could include an application to amend the OCP to allow a TUP on the property or a rezoning application to allow the proposed uses. A number of tools can be included in a TUP and staff would not support a TUP that is in an area that does not allow TUP's.
- There was a question regarding whether a TUP would include kennel as a use on the property. RPM Hutton advised kennel setbacks can be determined and can be included in a TUP;
- There was discussion regarding application fees and potential fee reductions of application fees. Staff advised there are grants available for not-for profit applicants although the grants are considered at the end of an application process;
- BCEM Dingman advised there is a standing resolution regarding bylaw enforcement when there is a community need and it was noted a resolution to not enforce would only be considered with an active application;

- A Trustee recommended that staff should meet with the applicant to determine the best way forward;
- A Trustee requested staff to advise the CRD that the LTC is working with the applicant to find solutions. BCEM Dingman advised he would contact the CRD regarding Salty Dog Retreat.

11. COMMUNITY INFORMATION MEETING - None

12. PUBLIC HEARING – None

13. APPLICATIONS AND REFERRALS

13.1 SS-ALR-2023.2 - J. Litke - 710 Cranberry Road, SSI

Planner Caproff presented a staff report dated December 14, 2023 regarding an Agricultural Land Reserve (ALR) Application for Non-Farm Use and Subdivision.

Applicant J. Litke spoke to the application.

A Trustee asked why a covenant to restrict further subdivision is not being recommended. Planner Caproff reported there are mechanisms to prevent properties being removed from the ALR and the Agricultural 2 zone uses are specific.

SS-2023-149

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee support application SS-ALR-2023.2 (710 Cranberry Road) and request staff to forward the application to the Agricultural Land Commission (ALC) for further consideration with the following consideration: That the Salt Spring Island Agricultural Advisory Planning Commission notes concerns future exclusion and further subdivision of Proposed Lot A.

CARRIED

The meeting was recessed for a lunch break at 12:19 p.m. and reconvened at 1:00 p.m.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Proposed Bylaw 530 - Accessory Dwelling Units - Staff Report

RPM Hutton presented a staff report dated December 14, 2023 regarding land use policy change and programmatic actions related to the regulation and allowance of accessory dwelling units (ADUs) in the Salt Spring Islands Land Use Bylaw No. 355, 1999 (SS LUB) area.

In discussion the following items were noted:

- A Trustee expressed support to not schedule a public hearing as the changes are few and minor;
- A Trustee expressed support for a spot zoning pilot program that has reduced costs to provide a mechanism for property owners to apply to be added to the accessory dwelling unit map that is more simple than a land use application;

- A Trustee expressed support to leave Bylaw 530 as “pending” while the LTC works on the OCP update project;
- Trustee Harris asked for the following comment to be recorded: concern regarding staff recommendations regarding item 14.3 and a lack of trust in the process for existing ADU’s to be included in the proposed spot zoning pilot program and that the result will not significantly impact affordable housing.

The meeting moved to an in camera meeting at 1:20 p.m. (Item 17 – Closed Meeting) and the meeting reconvened at 1:29 p.m.

SS-2023-150

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee not require a Public Hearing for Salt Spring Island Local Trust Committee Bylaw No. 537, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2023” as presented in Attachment 5 of the Regional Planning Manager’s December 14, 2023 report as the Bylaw is consistent with the “Salt Spring Island Official Community Plan No. 434, 2008, and request staff to proceed with public notification as per Section 464 of the Local Government Act.

CARRIED

Trustee Harris OPPOSED

SS-2023-151

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee proceed no further with Salt Spring Island Local Trust Committee Bylaw No. 530, cited as “Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 1, 2022”.

CARRIED

Trustee Harris OPPOSED

SS-2023-152

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule a special meeting prior to January 23, 2024 to present Bylaw No. 537 for first reading.

CARRIED

Trustee Harris OPPOSED

14.2 Watershed Protection Plan Coordination - Staff Report

Planner Youmans presented a staff report dated December 14, 2023 regarding coordinating the implementation of the Salt Spring Island Watershed Protection Plan 2023-2032.

In discussion the following items were noted:

- A Trustee expressed support for a coordinated plan for watersheds on Salt Spring Island;
- A Trustee expressed concerns regarding the funds spent on the Salt Spring Island Watershed Protection Alliance (SSIWPA), the lack of results, and the negative impacts to housing;

- A Trustee expressed concerns that watershed protection plan coordination is in opposition to the Islands Trust policy statement and that this work is a step in the direction of Salt Spring Island becoming a park;
- A Trustee acknowledged former Trustee Grams for his work in establishing SSIWPA to provide an inter-agency coordinated approach for watershed management.

SS-2023-153

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the Water Sustainability Project Charter v1 presented in Appendix 1 of the December 14, 2023 staff report as follows:

- Replace the third purpose statement with “to develop consensus on longer term governance reforms to improve watershed protection and support reform.”; and
- Remove the remainder of the second paragraph that begins with the sentence “However, SS LTC has signaled” and replace with “SSI LTC has identified an opportunity to renew the governance and coordination of watershed protection activities by commissioning a Situation Analysis and Options Identification Report (Econics April 2022) and a multi-agency Watershed Protection Plan 2023-2032 (Econics March 2023). Until such time that another body steps into the coordinating role, the SSI LTC will retain the role. However, the priority action for a new staff lead agency working group will be watershed protection governance and coordination.”

CARRIED

Trustee Harris OPPOSED

SS-2023-154

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse Watershed Protection Plan 2023-2032 Coordination Project Charter v1 attached as Appendix 1 to the staff report of December 14, 2023 as amended.

CARRIED

Trustee Harris OPPOSED

SS-2023-155

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward the Watershed Protection Plan 2023-2032 Business Case attached as Appendix 2 to the staff report of December 14, 2023 to Financial Planning Committee for inclusion in the 2024/25 Trust Council budget.

CARRIED

Trustee Harris OPPOSED

SS-2023-156

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee designate Trustee Patrick to represent SSI LTC at meetings to coordinate implementation of Salt Spring Island Watershed Protection Plan 2023-2032.

CARRIED

Trustee Harris OPPOSED

14.3 Water Sustainability – Proof of Water at Time of Subdivision - Staff Report

Planner Youmans presented a staff report dated December 14, 2023 regarding amending the Salt Spring Island Land Use Bylaw (LUB) subdivision application proof of water requirements. Senior Freshwater Specialist Shulba spoke to the proposed Proof of Water – Subdivision Project Charter.

In discussion the following items were noted:

- A Trustee expressed concern that the LTC is mixing into Provincial jurisdiction and this will not help the affordable housing issue;
- A Trustee expressed support for a proof of water bylaw to support applicants through the subdivision process;
- A Trustee advised in the past there was concern regarding unintended consequences for drilling deeper wells and whether that could cause more harm;
- Chair Peterson asked what the Provincial requirement would be for salinization or rainwater catchment for subdivision. Staff advised they will report back;
- Staff support rainwater catchment have been working with the Regional District of Nanaimo on rainwater catchment initiatives;
- Rainwater catchment for subdivision can be considered by a variance application;
- A Trustee asked if delaying the decision regarding the Proof of Water – Subdivision Project Charter would impact funding. RPM Hutton advised January 9, 2024 is the deadline for submitting business case funding requests;
- A Trustee suggested to defer the Proof of Water – Subdivision Project Charter to the February 15, 2024 LTC meeting;
- There was a suggestion for surplus funding to be allocated to workforce ownership housing.

SS-2023-157

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse Proof of Water – Subdivision Project Charter version 2 attached as Appendix 1 to the staff report dated December 14, 2023 and proceed in accordance with the LTC's resolutions of the meeting of May 17, 2022.

CARRIED

The meeting recessed at 2:43 p.m. and moved to an in camera meeting at 2:54 p.m. (Item 17. - Closed Meeting). The regular meeting reconvened at 3:07 p.m.

SS-2023-158

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward the Proof of Water - Subdivision Business Case attached as Appendix 3 to the staff report dated December 15, 2023 to Financial Planning Committee for consideration of inclusion in the fiscal 2024/25 Trust Council budget.

CARRIED

Trustee Harris OPPOSED

14.4 Groundwater and Surface Water Monitoring Pilot Project - Staff Report

Planner Youmans presented a staff report dated December 14, 2023 regarding Salt Spring Island LTC's Groundwater and Surface Water Monitoring Pilot Program.

In discussion the following comments were noted:

- Senior Freshwater Specialist Shulba reported the data loggers continue to collect data;
- A Trustee asked if the data would be shared with the Province. Senior Freshwater Specialist Shulba reported the agreements protect the privacy of well owners and the data can be provided to the Province upon request;
- A Trustee expressed concern that the Groundwater and Surface Water Monitoring Pilot Project is a waste of resources.

SS-2023-159

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse Groundwater Sustainability Strategy Project Charter v10 attached as Appendix 1 to the staff report dated December 14, 2023.

CARRIED

Trustee Harris OPPOSED

SS-2023-160

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward the Groundwater Sustainability Strategy Business Case attached as Appendix 3 to the staff report dated December 14, 2023 to Financial Planning Committee for consideration of inclusion in the 2024/25 Trust Council budget.

CARRIED

Trustee Harris OPPOSED

14.5 Official Community Plan - Land Use Bylaw - Project Terms of Reference - Staff Report

Planner Garbo presented a staff report dated December 14, 2023 regarding the Terms of Reference for the Salt Spring Island Official Community Plan (OCP) and the Salt Spring Island Land Use Bylaw (LUB) update project.

In discussion the following comments were noted:

- A Trustee expressed gratitude to staff for the Terms of Reference as a guiding document;
- A Trustee expressed support for a phased approach;
- A Trustee expressed support to expedite the process and that we need an OCP that facilitates zoning changes to support workforce housing;
- A Trustee made the following suggestions to amend the draft OCP/LUB Project Terms of Reference:
 - Include a statement regarding the LUB update implementation;
 - Add food security;
 - Add all housing must be developed in appropriate places;

- Ensure adequate monitoring;
- Remove the questions from phase one and phase two;
- Add context for being a complete “island” community;
- Include consultation with First Nations with interests in the area, not specific to only those First Nations living “on island”;
- Remove Potential Engagement Toolkit and Methods table;
- Include a variety of Technical Working Groups in the Summary of the Engagement Strategies table and develop terms of reference for those, and that staff need to have clarity on who to engage with;
- Remove preliminary contact table;
- Remove formal referral table;
- Remove target timelines table and focus on phases;
- Separate public hearing costs in the budget table;
- Identify who generates change in the project change management section; and
- Add inter agency protocol agreements.

SS-2023-161

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to update the OCP/LUB Terms of Reference based on the discussion on December 14, 2023 and report back.

CARRIED

15. NEW BUSINESS

15.1 North Pender Island Local Trust Committee Draft Bylaw No. 234 Referral - For Response

North Pender Island Local Trust Committee Draft Bylaw No. 234 referral was presented.

SS-2023-162

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. 234.

CARRIED

15.2 Salt Spring Local Trust Committee 2024 Regular Business Meeting Schedule - Staff Memorandum

A staff memorandum dated December 14, 2023 regarding the Salt Spring Local Trust Committee 2024 regular business meeting schedule was presented. A Trustee noted future consideration of evening town hall meetings and a meeting with the Salt Spring Island Agricultural Alliance.

SS-2023-163

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve the proposed 2024 Regular Meeting schedule as presented in Appendix 1 to establish a meeting schedule as required by Salt Spring Island Meeting Procedures Bylaw No. 529.

CARRIED

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was received.

16.2 Future Projects Report dated December 2023

The report was received.

16.3 Active Projects Report dated December 2023

The report was received.

16.4 Applications with Status Report dated December 2023

The report was received.

16.5 Expense Report

16.5.1 Report dated September 2023

The report was received.

16.5.2 Report dated October 2023

The report was received.

16.6 Islands Trust Conservancy Board Report – None

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2023-164

At 1:20 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): (c) labour relations or other employee relations; and that the minute taker be invited to remain.

CARRIED

SS-2023-165

At 2:54 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): (c) labour relations or other employee relations; and that staff be excluded.

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 February 15, 2024 at 9:30 a.m. at the Salt Spring Legion, Meaden Hall, 120 Blain 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 4:38 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder