



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

- Date:** Thursday, February 15, 2024
- Location:** Meaden Hall
120 Blain 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 (Zoom)
Jason Youmans, Auxiliary Planner (Zoom)
Charly Caproff, Planner 1 (Zoom)
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder
- Others Present:** Approximately 19 members of the public (18 in person, 1 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 9:34 a.m. He welcomed everyone to a meeting of the Salt Spring Island Local Trust Committee (LTC) 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 item was presented for inclusion in the agenda:

15.3 Island Pathways PacifiCan Tourism Growth Program Submission

By general consent, the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Chair Peterson opened the town hall at 9:37 a.m.

A member of the public asked whether the LTC is aware of bylaw enforcement against bed & breakfast short-term vacation rentals operated out of seasonal cottages. The member of the public requested the LTC to respond to her emails regarding bylaw enforcement of her bed and breakfast short-term vacation rental.

A member of the public spoke to protection of freshwater resources, requested the LTC to not allow additional uses at 130 Blackburn Road and referred to their letter in the agenda package, item 9.26 for further information.

A member of the public asked the LTC to hear delegations prior to the town hall section of the agenda. The member of the public expressed support for protection of the Cusheon Lake watershed, spoke to causes of toxic algal blooms and expressed concerns regarding uses at 130 Blackburn Road impacting the watershed. The member of the public requested the LTC to ask staff to provide a report on opting in to the province principal residence requirement for short-term rental.

Beddis Water Service Commissioner Mike McCormick expressed concerns regarding activities within the Cusheon Lake watershed including uses at 130 Blackburn Road, road building, tree cutting within Cusheon Creek riparian areas and requested the LTC to protect the Cusheon Lake watershed.

Cusheon Lake Stewardship Committee member Jack Rosen spoke to the efforts to protect the Cusheon Lake watershed ecosystem including an educational program for property owners to reduce phosphorous going into the lake. Mr. Rosen advised Cusheon Lake is the potable water source for over 600 residents and is used by thousands of people for recreation and requested the LTC to uphold the zoning to protect the watershed.

A member of the public expressed concerns regarding the uses at 130 Blackburn Road impacting the Cusheon Lake watershed and requested the LTC to uphold the current zoning.

4. DELEGATIONS

4.1 Salt Spring Island Water Preservation Society - Chris Drake regarding business operations at 130 Blackburn Road

Chris Drake presented the Salt Spring Island Water Preservation Society letter dated January 31, 2024. Mr. Drake spoke to the importance of protection of the Cusheon Lake watershed, expressed concerns regarding 130 Blackburn Road and requested the LTC to maintain the current zoning on 130 Blackburn Road and not allow a kennel, pound, campground or anything more than a single family dwelling to be located there.

4.2 Cusheon Lake Stewardship Committee - Doreen Hewitt regarding preservation of the Cusheon Watershed and other fresh watersheds on Salt Spring Island

Doreen Hewitt presented a delegation regarding preservation of the Cusheon Watershed and other watersheds. Doreen Hewitt acknowledged the LTC for denying application SS-TUP-2023.1 at 130 Blackburn Road at the LTC meeting of November 16, 2023 and requested the LTC to uphold the bylaws to protect the Cusheon Lake watershed.

5. TRUSTEE REPORTS

Trustee Harris expressed concern that the LTC approved the Proof of Water – Subdivision Project Charter at the December 14, 2023 LTC meeting and that the project as it is currently intended would essentially make it impossible to subdivide due to rainwater catchment and desalinization not being permitted for proof of water.

Trustee Patrick presented the following report:

- At the 2023 Union of BC Municipalities Housing Summit, the Province announced plans to improve housing in every community in BC;
- Expressed support for working on providing choices for our diverse island community to be resilient;
- Attended a Corporate Planning Working Group meeting regarding implementing a corporate planning structure framework for the Islands Trust;
- Trustee Patrick is a member of the Chief Administrative Officer Hiring Committee;
- Attended a Financial Planning Committee meeting;
- Attended a Ferry Advisory Committee meeting regarding Vesuvius Terminal and schedules;
- Attended the Transport Canada 2024 Salish Sea Strategy Symposium;
- Attended a Southern Gulf Island Marine Roundtable hosted by MP Elizabeth May;
- Attended a Southern Gulf Island Forum meeting;
- Assisted the Rural Economic Partnership to prepare a grant application for a housing navigator organization;
- Attended the 2024 Climate Caucus for elected officials across Canada.

6. CHAIR'S REPORT

Chair Peterson presented the following report:

- Attended Financial Planning Committee and Governance Committee meetings in preparation for the March 12 to 14, 2024 Trust Council;
- Attended the Transport Canada 2024 Salish Sea Strategy Symposium and noted Islands Trust has requested an inter-government meeting approach to regulation of mooring buoys and noted Transport Canada designation of mooring buoys as minor works. Chair Peterson also attended a session led by Penelakut Tribe elder Kathleen Johnny regarding clam gardens;
- Chair Peterson advised he will not attend the March 7, 2024 LTC meeting and Peter Luckham will attend as alternate Chair.

7. CRD DIRECTOR'S REPORT - None

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the November 15, 2023 SSI LTC Special Meeting

By general consent, the minutes of November 15, 2023 Salt Spring Island Local Trust Committee Special meeting were adopted.

8.1.2 Draft Minutes of the December 14, 2023 SSI LTC Regular Meeting

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

8.1.3 Draft Minutes of the January 22, 2024 SSI LTC Special Meeting

By general consent, the minutes of January 22, 2024 Salt Spring Island Local Trust Committee Special meeting were adopted.

8.2 Resolutions Without Meeting Report – None

8.3 Draft Minutes of the Advisory Planning Commissions - None

9. CORRESPONDENCE

9.1 S. Meyers to LTC - Dated 8 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Road

9.2 U. Meyers to LTC - Dated 8 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Road

9.3 S. Mahoney to LTC - Dated 10 Dec 2023 - Regarding the Complete Communities Grant

9.4 R. Ferguson to LTC - Dated 11 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Road

9.5 R. Percy to LTC - Dated 11 Dec 2023 - Regarding SS-TUP-2023.1 - 130 Blackburn Road

9.6 G. Stevens to LTC - Dated 12 Dec 2023 - Regarding review of Clean And Safe Harbour Initiative

9.7 Ministry of Finance to Chair LTC - Dated 21 Dec 2023 - Regarding Speculation and Vacancy Tax

A Trustee noted Salt Spring Island has 82% full time residents and is not primarily a vacation community. The Trustee noted the Capital Regional District and Islands Trust did not take a coordinated approach to advocate for inclusion in the Speculation and Vacancy Tax.

9.8 N. Smith to LTC - Dated 24 Dec 2023 - Regarding Ganges Creek pollution

9.9 G. Stevens to LTC - Dated 1 Jan 2024 - Regarding review of Clean And Safe Harbour Initiative

9.10 D. Magnusson to LTC - Dated 2 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.11 Minister of Housing to Chair LTC - Dated 8 Jan 2024 - Regarding Housing Statues (Residential Development) Amendment Act, 2023 (Bill 44)

There was discussion and the following items were noted:

- Trustees expressed support to include Salt Spring Island in the density provisions in Bill 44;
- A Trustee noted we need updates to regulations regarding composting toilets, rainwater catchment, reclaiming water, water supply for multiple connections on groundwater wells and tiny homes to improve the housing situation;
- A Trustee noted the issues facing Salt Spring Island are far too great to figure out, and suggested the LTC could ask the Province to appoint an administrator to find solutions for housing;
- A Trustee noted it is appropriate for the Province to take a cautious approach for the Islands Trust Area although Salt Spring Island has the highest population within the Islands Trust Area;

SS-2024-009

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request Chair Peterson to respond to Minister of Housing letter dated January 8, 2024 regarding Housing Statues Amendment Act, 2023 (Bill 44).

CARRIED

9.12 A. Meyers to LTC - Dated 16 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.13 J. Rosen to LTC - Dated 16 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.14 C. Marshall to LTC - Dated 25 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.15 D. Hewitt to LTC - Dated 25 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.16 M. Moore to LTC - Dated 25 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.17 J. Wright to LTC - Dated 26 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.18 M. Leichter to LTC - Dated 26 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.19 R. Dinneny to LTC - Dated 26 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

9.20 N. Wigen to LTC - Dated 29 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road

- 9.21 W. Ortlepp to LTC - Dated 30 Jan 2024 - Regarding potential rezoning of 130 Blackburn Road
- 9.22 P. Mineau to LTC - Dated 1 Feb 2024 - Regarding potential rezoning of 130 Blackburn Road
- 9.23 R. Waldick to LTC - Dated 1 Feb 2024 - Regarding potential rezoning of 130 Blackburn Road
- 9.24 Minister of Housing to Chair LTC - Dated 1 Feb 2024 - Regarding Secondary Suite Incentive Program

Chair Peterson requested staff to speak to how Salt Spring Island fits into the Provincial Secondary Suite Incentive Program. RPM Hutton reported there are approximately 1500 units on properties currently zoned for secondary suites and full time rental cottages.

- 9.25 L. Milne to LTC - Dated 5 Feb 2024 - Regarding potential rezoning of 130 Blackburn Road
- 9.26 W. Hewitt to LTC - Dated 7 Feb 2024 - Regarding potential rezoning of 130 Blackburn Road
- 9.27 M. Chandler to LTC - Dated 7 Feb 2024 - Regarding Secondary Suite Incentive Program

The correspondence items were received.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List dated February 2024

A Trustee expressed support for inter-governmental meeting to discuss opportunities to improve cooperation in community planning and legislative advocacy initiatives including topics such as Saanich Peninsula Harbours Environmental Action service boundaries and business licenses.

SS-2024-010

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule a meeting with the Capital Regional District Board Chair, Electoral Area Directors for Salt Spring and the Southern Gulf Islands, and the Salt Spring Island Local Trust Committee in accordance with the 1999 Capital Regional District Board/Local Trust Committee Protocol Agreement to discuss opportunities to improve cooperation in community planning and legislative advocacy initiatives.

CARRIED

The report was received.

10.2 Salt Spring Island Local Trust Committee Special Meeting Schedule

Legislative Clerk Pingle presented a memorandum regarding the Salt Spring Island Local Trust Committee Special Meeting Schedule. It was noted evening meetings could be coordinated with public engagement opportunities for projects and/or could host an evening meeting with the CRD and LCC.

SS-2024-011

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to schedule an electronic Special Meeting at 5:00 p.m. on Tuesday February 27, 2024.

CARRIED

The meeting recessed for a lunch break at 11:25 a.m. and reconvened at 12:02 p.m.

11. COMMUNITY INFORMATION MEETING - None

12. PUBLIC HEARING – None

13. APPLICATIONS AND REFERRALS

13.1 SS-DVP-2023.5 - B. Taylor - 250 Collins Road, SSI

Planner Fotino presented a staff report dated January 30, 2024 regarding a development variance permit application to allow for an existing dock to be 73 square metres.

Applicant Brent Taylor spoke to the application.

SS-2024-012

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2023.5 (250 Collins Road).

CARRIED

13.2 SS-DVP-2023.19 - D. Fox - 118 Peregrine Way, SSI Staff Report

Planner Caproff presented a staff report dated January 30, 2024 regarding development variance application to vary the 7.5 metre rear lot setback minimum to permit a building within 5.0 metres of the rear lot line.

Applicant Duane Fox spoke to the application.

SS-2024-013

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2023.19 (118 Peregrine Way).

CARRIED

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Official Community Plan - Land Use Bylaw - Project Terms of Reference

Planner Youmans presented an update regarding the Official Community Plan (OCP) /Land Use Bylaw (LUB) project and the Water Sustainability project.

In discussion the following items were noted:

- The OCP/LUB project will be a refresh of the current OCP and not a new OCP;
- A Trustee asked whether the Province will be asked what is expected to align the project for best chance of approval regarding First Nations consultation and engagement and does the LTC have the funding to achieve good engagement. There was a question regarding whether Community to Community funding could provide additional funding. RPM Hutton advised the project budget needs to inform the scope of the engagement process to set expectations appropriately.

15. NEW BUSINESS

15.1 Thetis Island Local Trust Committee Draft Bylaw Nos. 113 & 114 Referral

A Bylaw Referral Form regarding Thetis Island Local Trust Committee Draft Bylaw No's 113 and 114 was presented.

SS-2024-014

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee respond to the Thetis Island Local Trust Committee to indicate interests are unaffected by draft Bylaw Nos. 113 and 114.

CARRIED

15.2 Housing Statute Changes to British Columbia Legislation

A Memorandum dated January 18, 2024 regarding Housing Statute Changes to British Columbia Legislation was presented.

In discussion the following items were presented:

- There is an opportunity for Salt Spring Island Local Trust Committee to opt in to the provincial's principal residence requirement for short-term rental accommodations and March 31, 2024 is the deadline for this year;
- Tofino and Bowen Island are considering opting-in to the provincial principle residence requirement and have community consultation processes underway;
- The Salt Spring Island Accommodations group has offered to participate in a review of the new STVR regulations and Islands Trust home based business regulations;
- A Trustee noted potential for a CRD business license program;
- The Hornby Island Local Trust Committee sent a letter of support for a feasibility study to be included in the Comox Valley Regional District (CVRD) business license program;
- A detailed analysis of the Housing Statute Changes to British Columbia Legislation is on the Regional Planning Committee February 16, 2024 meeting agenda;

- Trustees expressed support for consultation and data with the Complete Communities funding to provide information to make a decision regarding opting in to the provincial principle residence requirement in 2025;

15.3 Island Pathways PacifiCan Tourism Growth Program Submission

Trustee Patrick presented an email received from Island Pathways dated February 14, 2024 regarding a PacifiCan Tourism Growth Program grant for the Salish Sea Trail.

SS-2024-015

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request Chair Peterson to send a letter of support for Island Pathways grant application to PacifiCan Tourism Growth Program for the Salish Sea Trail project.

CARRIED
Trustee Harris OPPOSED

16. REPORTS

16.1 Policy and Standing Resolutions List

The report was received.

16.2 Future Projects Report dated February 2024

The report was received.

16.3 Active Projects Report dated February 2024

The report was received.

16.4 Applications with Status Report dated February 2024

The report was received.

16.5 Expense Report dated November and December 2023

The reports were received.

16.6 Islands Trust Conservancy Board Report – None

17. CLOSED MEETING - None

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on March 7, 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 12:42 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder