



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, August 31, 2021

Location: Electronic Meeting
200-1627 Fort Street, Victoria

Members Present: Peter Luckham, Chair
Peter Grove, Local Trustee
Laura Patrick, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager
Louisa Garbo, Island Planner,
Jason Youmans, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
William Shulba, Senior Freshwater Specialist
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

Media and Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Approximately 10 members of the public

These minutes follow the order of the agenda although the sequence may have varied.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:30 a.m. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham introduced himself, the Trustees and staff and stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

2. APPROVAL OF AGENDA

The following additional items were presented for consideration:

- 8.3 Housing Action Program Update
- 13.9 J. Clark to LTC - Dated August 21, 2021 - Concerning Rogers Channel Ridge Cell Tower Proposal

By general consent, the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the July 15, 2021 SSI LTC Special Meeting

By general consent, the minutes of the July 15, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.1.2 Draft Minutes of the July 27, 2021 SSI LTC Regular Meeting

By general consent, the minutes of the July 27, 2021 Salt Spring Island Local Trust Committee meeting were adopted.

3.2 Resolutions Without Meeting Report - None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the August 6, 2021 Housing Action Program Task Force Special Meeting

The minutes were received.

3.3.2 Draft Minutes of the August 12, 2021 Advisory Planning Commission Meeting

The minutes were received.

3.3.3 Draft Minutes of the August 12, 2021 Agricultural Advisory Planning Commission Meeting

The minutes were received.

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

4. BUSINESS ARISING FROM MINUTES

4.1 Follow Up Action List dated August 2021

The report was received.

5. COMMUNITY INFORMATION MEETING - None

6. PUBLIC HEARING - None

7. REPORTS

7.1 Policy and Standing Resolutions List

The report was received.

7.2 Work Program Top Priorities Report dated August 2021

The report was received.

7.3 Projects List dated August 2021

The report was received.

7.4 Applications with Status Report dated August 2021

The report was received.

7.5 Expense Report dated June 2021

The report was received.

7.6 Islands Trust Conservancy Board Report dated July 2021

The report was received.

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

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Ganges Village Planning

Planner Garbo introduced Ahne Studio as the consultant for the Ganges Village Planning Project public engagement process. Public engagement specialist, Jennifer Fix presented a PowerPoint presentation entitled, “Ganges Village Area Plan Public Engagement Program”.

In discussion the following comments were noted:

- The importance of equitable public consultation;
- Working with Senior Intergovernmental Policy Advisor, Lisa Wilcox on early and ongoing consultation with First Nations;
- The importance of reviewing the 2007 Ganges Village and Harbour Official Community Plan Review Focus Group report;
- The importance of differentiating and weaving together the Ganges Village Planning Project public engagement process with other public engagement activities in process including the Islands Trust Policy Statement update (Islands 2050), the Housing Action Program, and the Coastal Douglas Fir and Associated Ecosystem Protection project.

8.2 Water Sustainability

Planner Youmans presented a staff report dated August 19, 2021 regarding a Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Property Tax Requisition Business Case.

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Salt Spring Island Watershed Protection Alliance (SSIWPA) special property tax requisition business case attached to the staff report of August 31, 2021 and forward it to Islands Trust Financial Planning Committee for inclusion in the draft 2022/23 Islands Trust budget.

SS-2021-158

It was MOVED and SECONDED,

That the motion be amended as follows:

- replace “endorse” with “submit”;
- add “including a note that this business case is likely to change pending the results of forthcoming watershed strategic planning work” prior to “forward it to Islands Trust Financial Planning Committee for inclusion in the draft 2022/23 Islands Trust budget.”

CARRIED

Chair Luckham called the question on the amended motion.

SS-2021-159

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee submit the Salt Spring Island Watershed Protection Alliance (SSIWPA) special property tax requisition business case attached to the staff report of August 31, 2021 including a note that this business case is likely to change pending the results of forthcoming watershed strategic planning work and forward it to Islands Trust Financial Planning Committee for inclusion in the draft 2022/23 Islands Trust budget.

CARRIED

8.3 Housing Action Program Update

Planner Garbo reported the Housing Action Program Task Force made several recommendations that will be presented for consideration at the October 1, 2021 Local Trust Committee meeting.

SS-2021-160

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to work with the Housing Action Program Task Force and report back on options to coordinate a multi-jurisdictional meeting with representation from the Province, Capital Regional District and the Salt Spring Island Local Trust Committee, including the Housing Action Program Task Force and Trustees in order to work together and effect change in the supply of diverse housing options on Salt Spring Island.

CARRIED

SS-2021-161

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee recommend that the Southern Gulf Island Forum consider making housing availability and liveaboards in the Southern Gulf Islands a priority.

CARRIED

9. CLOSED MEETING

9.1 Motion to Close the Meeting

SS-2021-162

At 10:44 a.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

9.2 Motion to Open the Meeting

SS-2021-163

At 11:06 a.m., **It was MOVED and SECONDED,** that the Salt Spring Island Local Trust Committee re-open this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

9.3 Rise and Report

The Salt Spring Island Local Trust Committee appointed Kim Ryall Woolcock to a vacant seat on the Ganges Village Planning Task Force.

The meeting recessed for a lunch break at 11:07 a.m. and reconvened at 12:00 p.m.

10. TRUSTEE REPORTS

Trustee Patrick reported:

- Reported that policies and regulations are necessary although they cannot solve problems alone and the accumulated actions taken by islanders can make significant change. The individual choices of islanders in their own back yards has a great impact on ecosystem health.
- Spoke to wildfire risks and noted most native plants are fire resistant.
- Reported the Islands Trust Policy Statement is comprised of general policies that apply across the Islands Trust Area that describe how the Islands Trust meets its mandate to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia.

- The current policy is out of date and the process to update the policy did apply new thinking in regard to engaging First Nations although used the same past thinking regarding public engagement. She advised we must think differently if we are going to address the problems that we face today and prepare for the future. Public engagement practices have evolved and we must dialogue with a diverse, representative range of Islanders and First Nation to listen, learn and find some common understandings.
- The Islands 2050 public engagement plan will be presented at the next Trust Council. Trustee Patrick reported she will support a Islands 2050 public engagement plan that is based on participatory democracy and noted it will be important to align Salt Spring Island planning projects including the Ganges Village Planning project, Housing Action Program project and Watershed Protection projects with the Trust Policy Statement update process.
- Trustee Patrick attended the following meetings: a Thetis Island Local Trust Committee meeting; a Salt Spring Island Advisory Planning Committee meeting; a Salt Spring Island Agricultural Advisory Planning Committee meeting; an Executive Committee meeting and a Regional Planning Committee meeting.

Trustee Grove presented the following report:

- Attended an “Ask Salt Spring” event regarding local issues;
- Encouraged everyone to wear masks in public places and get the COVID-19 vaccine;
- Spoke to community issues such as climate change impacts, village planning, the proposed Rogers/CREST communications tower in Channel Ridge and the lack of affordable housing;
- Trustee Grove will attend a Financial Planning Committee meeting on September 1, 2021.

11. CHAIR'S REPORT

Chair Luckham presented the following report:

- Spoke to the increase of COVID-19 cases;
- Attended a Regional Planning Committee meeting;
- Attended an Executive Committee meeting;
- Trust Council postponed first reading of the updated Islands Trust Policy statement and an Islands 2050 public engagement plan will be presented at the next Trust Council.
- The next Trust Council will be held September 21 to 23, 2021.

12. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Expressed support for the proposed Rogers/CREST communications tower in Channel Ridge and noted it is critical for improved emergency communications coverage in the north/west areas of Salt Spring Island;
- The CRD budget process is underway and the CRD Board will approve a provisional budget in October 2021. Director Holman will host a public meeting regarding the budget prior to the October 2021 CRD Board meeting;
- Encouraged everyone to get the COVID-19 vaccine;
- The CRD is undertaking a detailed design plan for the Ganges Harbourwalk including consultations with First Nations, the Ganges Marina and the public;
- The Salt Spring Island Parks and Recreation Commission has recommended the CRD enter into a lease with School District 64 for use of the Salt Spring Island Middle School building. This is

an opportunity to provide low cost space to community groups and potentially could be a suitable location for local government offices;

- The Salt Spring Island Parks and Recreation Commission has directed staff to look into acquisition of an 80-acre property on Mt. Maxwell and there has been significant fundraising for the potential acquisition to date;
- The Salt Spring Island Parks and Recreation Commission has approximately twenty-four capital projects in process including ball fields at Fernwood Elementary School and the Centennial Park Gazebo repair;
- Spoke to a proposed composting facility project at the Burgoyne Valley Community Garden property. The CRD has received Federal funding for the project and has applied for a Clean BC grant;
- Reported the Salt Spring Island Laundry Mat is eligible for Provincial COVID-19 relief funding available to regional districts;
- The CRD Hospital and Housing Committee will meet on September 2, 2021 regarding Lady Minto Emergency Room funding;
- Spoke to Water Service Optimization Study discussions between North Salt Spring Waterworks District, the CRD and the Province. Director Holman expressed support for finding a way forward to support the need for local controls and access to Federal and Provincial grant funding.

13. CORRESPONDENCE

13.1 J. McClean to LTC, Dated July 21, 2021 - Concerning current rental charges for Meadowbrook

The correspondence was received.

SS-2021-164

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request Gulf Islands Seniors Residential Association (GISRA) to provide a report regarding current rental rates at the Meadowbrook Seniors Residence.

CARRIED

13.2 D. Howard to LTC - Dated July 27, 2021 - Concerning Bylaw Enforcement

The correspondence was received.

13.3 Council of Canadians to LTC, Dated August 4, 2021 - Concerning Fish Farms Out of Coastal Waters Campaign

The correspondence was received.

13.4 E. Senkpiel et al to LTC - Dated August 8, 2021 - Concerning SS-CELLA-2020.1 - Proposed Rogers/CREST Communications Tower - Canvasback Place, SSI

The correspondence was received.

SS-2021-165

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to report back on options for the LTC to provide early input into the consultation plans of telecommunication tower proponents.

CARRIED

13.5 D. Odonnell to LTC - Dated August 10, 2021 - Concerning Policy Statement and Indigenous rights

The correspondence was received.

SS-2021-166

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee forward the letter received from D. Odonnell dated August 10, 2021 to Islands 2050.

CARRIED

13.6 C. Nichols-Ledger and F. Ledger to LTC - Dated August 17, 2021 - Concerning Rogers tower on Canvasback Place, SSI

The correspondence was received.

13.7 J. Hutchinson to LTC - Dated August 18, 2021 - Concerning Vortex application

The correspondence was received.

By general consent, the correspondence will be brought forward when the LTC considers application SS-DP-2014.14 (Vortex).

13.8 D. Lucarelli to LTC - Dated August 18, 2021 - Concerning Vortex application

The correspondence was received.

13.9 J. Clark to LTC - Dated August 21, 2021 - Concerning Rogers Channel Ridge Cell Tower Proposal

The correspondence was received.

SS-2021-167

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to review the email received from J. Clark dated August 21, 2021 Concerning Rogers Channel Ridge Cell Tower Proposal and draft a response with recommendations on actions to be taken by the LTC, if any.

CARRIED

14. DELEGATIONS

14.1 R. Waldick - Concerning Fire Ecology

R. Waldick presented a PowerPoint presentation entitled, "Understanding Fire Ecology in the CDF Zone: planning for the future in the Southern Gulf Islands", dated August 31, 2021.

SS-2021-168

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to include consideration of the following within the 2022/23 budget business case for the Coastal Douglas Fir and Associated Ecosystem Protection project in general accordance with the project outline described by the Salt Spring Island Ecological Research Network in its delegation to the LTC at the regular meeting of August 31, 2021:

1. Review and assess priority ecosystems on Salt Spring Island to document fire hazards and outline management practices; and
2. Coordinate an expert workshop to identify ecosystem-appropriate techniques and mapping out management strategies.

CARRIED

15. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 1:22 p.m.

A member of the public expressed the following:

- support for the delegation presentation concerning fire ecology in the Coastal Douglas-Fir zone.
- noted several items on the meeting agenda do not include address information and requested the LTC to direct staff include property identification in future meeting agendas for public information.
- expressed concern that the Salt Spring Island Official Community Plan does not include a build out capacity number and requested the LTC to direct staff to determine the build out capacity. The member of the public reported the build out capacity is important information related to the Ganges Village Planning project and the Housing Action Program project.

A member of the public expressed concerns regarding application SS-CELLA-2020.1 (Rogers/CREST Communications Tower in Channel Ridge) and suggested the Galiano Island Local Trust Committee Antenna System Siting and Consultation Protocol as an antenna citing policy within the Islands Trust area. The member of the public requested the LTC to revoke the decision at the July 27, 2021 LTC meeting regarding concurrence with the proposed siting of the telecommunications facility and inform the applicant that further information is needed.

A member of the public spoke to the affordable rental agreement/covenants at the Meadowbrook Seniors Residence and expressed interest in the details of the agreements.

A member of the public expressed concerns regarding application SS-CELLA-2020.1 (Rogers/CREST Communications Tower in Channel Ridge) and requested the LTC to ask the applicant to put a hold on any activity and find a suitable location for the communications tower that would meet the needs of emergency communications and the community.

16. APPLICATIONS AND REFERRALS

16.1 SS-DP-2021.3 & SS-DVP-2021.14 - H. Hazenboom, H. Hazenboom Construction Ltd. - 317 Rainbow Road, SSI

Planner Mayes presented a staff report dated August 17, 2021 regarding a development permit application for development of new retail, general employment or commercial space greater than 185 square metres in gross floor area in DPA2 (Non-Village Commercial and Industrial) and a development variance permit application to make lawful the siting of a retaining wall structure.

SS-2021-169

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to refer applications SS-DP-2021.3 and SS-DVP-2021.14 to the Advisory Planning Commission for comment (317 Rainbow Road).

CARRIED

16.2 SS-DVP-2020.16 - K. Pedersen - 150 Menhinick Drive, SSI

Planner Mayes presented a staff report dated August 18, 2021 regarding a development variance permit application to make lawful four separate rooms in an accessory building; make lawful total floor area of all accessory buildings exceeding 70 square metres and, make lawful the siting of a building within an interior side lot line setback.

Applicant K. Pederson spoke to the application.

SS-2021-170

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2020.16 (150 Menhinick Drive).

CARRIED

16.3 SS-DVP-2021.3 - M.C. Wright and Associates Ltd. (M. Smith) - North Secretary Island

Planner Mayes presented a staff report dated August 12, 2021 regarding a development variance permit application to vary the setback to the natural boundary of the sea for a proposed walkway structure and permit 5 mooring floats, one float exceeding 12 metres in length for a group strata moorage dock.

Representative of the applicant, J. Quigley, spoke to the application.

SS-2021-171

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2021.3 (North Secretary Island).

CARRIED

The meeting recessed for a break at 2:04 p.m. and reconvened at 2:10 p.m.

16.4 SS-DVP-2021.4 - G. Welsh - 150 Drake Road, SSI

Planner Mayes reported the applicant has requested the application not be considered at this time.

17. OTHER BUSINESS

17.1 New Business

17.1.1 Changes to Residential Permissions in the Agricultural Land Reserve

Planner Gordon presented a staff report dated August 12, 2021 regarding options for the Salt Spring Island Local Trust Committee to amend bylaws in advance of forthcoming Agricultural Land Commission changes to residential permissions within the Agricultural Land Reserve.

SS-2021-172

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to draft a bylaw to concur with the Agricultural Land Reserve (ALR) Use Regulation, which will increase options for housing flexibility within the ALR and refer the draft bylaw and the staff report dated August 31, 2021, regarding changes to residential permissions in the Agricultural Land Reserve to the Agricultural Advisory Planning Commission and the Housing Action Program Task Force.

CARRIED

SS-2021-173

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee direct staff to prepare a report on options to amend Section 3.17 of Salt Spring Land Use Bylaw No. 355 to utilize subdivision potential for farmworker or long-term housing.

CARRIED

17.1.2 Galiano Island Local Trust Committee Referral of Proposed Bylaw No. 280

Planner Gordon presented a staff report dated August 10, 2021 regarding Galiano Island Local Trust Area Bylaw No. 280.

SS-2021-174

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Galiano Island Local Trust Committee for Bylaw No. 280 indicating that the Salt Spring Island Local Trust Committee's interests are unaffected.

CARRIED

17.1.3 Trust Council Referral of Bylaw No. 183 (Policy Statement)

A Bylaw Referral Form regarding Islands 2050 dated July 22, 2021 was presented.

SS-2021-175

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee cannot consider nor recommend approval of draft Bylaw 183 (Draft Policy Statement) until the LTC is satisfied that Salt Spring Island constituents have had the opportunity to provide meaningful input that is integral to the drafting of Bylaw No. 183.

CARRIED

SS-2021-176

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to report back on a communications strategy to better align, integrate and guide the public engagement for the LTC planning projects with Trust Council's public engagement plans for updating the Trust Policy Statement.

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on October 5, 2021 at the Hart Bradley Memorial Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:56 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder