



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, November 9, 2021

Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island

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

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Warren Dingman, Bylaw Enforcement and Compliance Manager (BECM)
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporters
Approximately 50 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 9:36 a.m. Chair Luckham introduced himself, the Trustees and staff and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory. Chair Luckham reported the meeting will be live streamed and a recording of the meeting would be posted on the website.

2. APPROVAL OF AGENDA

The following changes were presented for consideration:

- Items 8.2 and 9.1 will be considered prior to Item 17.

The following additional item was presented for consideration:

- Item 8.1.5 - Ganges Village Project – Consultant presentation.

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 October 5, 2021 SSI LTC Regular Meeting

The following amendment was presented for consideration:

- Item 7.4 replace “There was a suggestion to provide to update the application page on the Islands Trust website to include all correspondence received regarding the application.” with “There was a suggestion to update the application page on the Islands Trust website to include all correspondence received regarding the application.”

By general consent, the minutes of the October 5, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted as amended.

3.2 Resolutions Without Meeting Report – None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Adopted Minutes of the July 15, 2021 Ganges Village Planning Task Force Meeting

The minutes were received.

3.3.2 Adopted Minutes of the August 19, 2021 Ganges Village Planning Task Force Meeting

The minutes were received.

3.3.3 Draft Minutes of the October 6, 2021 Ganges Village Planning Task Force Meeting

The minutes were received.

3.3.4 Draft Minutes of the October 21, 2021 Ganges Village Planning Task Force Meeting

The minutes were received.

3.3.5 Adopted Minutes of the July 15, 2021 Housing Action Program Task Force Meeting

The minutes were received.

3.3.6 Adopted Minutes of the August 19, 2021 Housing Action Program Task Force Meeting

The minutes were received.

3.3.7 Draft Minutes of the October 20, 2021 Housing Action Program Task Force

The minutes were received.

3.3.8 Draft Minutes of the October 21, 2021 Advisory Planning Commission

The minutes were received.

3.3.9 Draft Minutes of the October 21, 2021 Agricultural Advisory Planning Commission

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 October 2021

The report was received.

There was a question regarding water storage for fire protection and water availability.

SS-2021-203

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to report back regarding options for a Wildfire Hazard Development Permit Area and water storage.

CARRIED

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 October 2021

The report was received.

7.3 Projects List dated October 2021

The report was received.

7.4 Applications with Status Report dated October 2021

The report was received.

7.5 Expense Report

7.5.1 Report dated August 2021

The report was received.

7.5.2 Report dated September 2021

The report was received.

7.6 Islands Trust Conservancy Board Report – None

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

8. OTHER BUSINESS – A.M.

8.1 New Business

8.1.1 Meadowbrook Rental Charges

Planner Gordon presented a staff report dated October 19, 2021 regarding Meadowbrook rental rates.

GISRA Executive Director Harry Barnes spoke to Meadowbrook rental rates.

SS-2021-204

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request the Gulf Islands Seniors Residential Association provide a completed Schedule A to Bylaw No. 364.

CARRIED

8.1.2 LTC Special Electronic Meeting re AAPC & Agriculture Alliance

RPM Cermak presented a staff report dated October 26, 2021 regarding a request for an electronic meeting.

SS-2021-205

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee agree to conduct the Special Business Meeting scheduled for November 18, 2021 entirely by means of audio and visual electronic communication facilities such as Zoom, as permitted in Bylaw No. 391.

CARRIED

8.1.3 Draft Bylaw No. 527 - Fees Bylaw

RPM Cermak presented a staff report dated October 27, 2021 regarding consideration of Bylaw No. 527 which would replace Bylaw No. 428 as per Trust Council Policy 5.6.1.

SS-2021-206

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021” be amended as follows: Table 2, Items 1, 2 & 3 and 5, 6 & 7 be increased to \$1,200.

CARRIED

SS-2021-207

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021” be amended as follows: Table 2, Remove Item 15 – Siting and Use Permits

CARRIED

SS-2021-208

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021” be amended as follows: Table 3, Item 1 – Application for Subdivision Review – base fee increase to \$1,200

CARRIED

SS-2021-209

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee Bylaw No. 527, cited as “Salt Spring Island Local Trust Committee Fees Bylaw, 2021” be amended as follows: Table 3, Item 2 Application for Subdivision Review – per additional lot created increase to \$120.

CARRIED

There was discussion regarding the Community Benefits definition in draft Bylaw No. 527.

SS-2021-210

It was MOVED and SECONDED

That the Salt Spring Island Local Trust Committee request the staff report regarding New Fees Bylaw as per Trust Council Policy 5.6.1. be referred to the Advisory Planning Commissions and Task Forces and request specific input be considered regarding community benefits.

CARRIED

8.1.4 CDF Project Funding Options

RPM Cermak presented a Briefing dated October 27, 2021 regarding Protection of the Coastal Douglas-fir Zone and Associated Ecosystem Project funding options.

There was discussion regarding the potential to use unspent Salt Spring Island Watershed Protection Alliance (SSIWPA) funds to fund Fire Ecology work related to watersheds.

8.1.5 Ganges Village Project – Consultant Presentation

Public engagement specialist Jennifer Fix of Ahne Studio presented an update regarding the Ganges (Shiya’hwt/Syowt) Village community engagement activities overview via telephone conferencing. Planner Gordon presented a PowerPoint presentation on behalf of the consultant.

In discussion the following comments were noted:

- There was a suggestion to add a footnote to note Syowt and Shiya’hwt are the historical place names for Ganges.
- There was a suggestion to have a First Nations elder to teach the correct pronunciation of Syowt and Shiya’hwt.
- There was a comment to emphasize the “One Community. Many voices. Let’s shape the future of our village together.” description.
- There was a suggestion to include market vendors as stakeholders.
- There was a suggestion to review the stakeholder matrix to ensure that all stakeholders have been included.
- There was a suggestion to include Trustees in the events.
- There was a suggestion for consultant and staff to be prepared to answer a broad range of questions including regarding the Trust Policy Statement update project.
- There was a suggestion to focus on the visioning process.
- There was a comment that First Nations elders can provide a rich history of the area.

Staff also provided a brief day on the Ganges Village Area Plan Task Force’s request to SS LTC to have a two-day workshop. Staff indicated potential funding and staff support of the request.

The meeting moved to an in camera meeting at 11:25 a.m. See items 10.1 and 10.2.

8.2 Housing Actions

Trustee Patrick reported the Gabriola Island LTC is working on a business case regarding a coordinated approach to housing solutions.

The following motion was postponed from October 5, 2021 Salt Spring Island Local Trust Committee Regular Business meeting:

SS-2021-178

It was MOVED and SECONDED,

Whereas the Salt Spring Island Local Trust Committee recognizes that the Housing Action Program Task Force is extremely important and valued for identifying and prioritizing actions to expand housing options that are primarily within the LTC's authority;

Whereas the Salt Spring Island Local Trust Committee recognizes that for real change to occur in the availability of housing options that meet the needs of islanders that cooperation is needed with all levels of government, non-profits and community groups, as well as the private sector and small businesses;

Whereas the Salt Spring Island Local Trust Committee recognizes that a Housing Authority-type entity that can own land and undertake development projects is ultimately needed on Salt Spring Island;

Whereas the Salt Spring Island Local Trust Committee recognizes that an interim step is to create a Housing Council-type entity that is staffed, able to receive and administer grants, and manage projects/programs and undertake planning work;

Therefore, the Salt Spring Island Local Trust Committee direct staff to prepare a 2022/23 business case that includes, but is not limited to:

1. Obtaining delegated authority to facilitate a coordinated approach for housing solutions;
2. Coordinating a Salt Spring Island housing council-like entity with member representation from government (e.g., CRD and BC Housing), rate payer organizations (e.g., NSSWD), not-for-profit organizations, and others with professional expertise that is staffed, able to receive and administer grants, and manage projects/programs and undertake planning work; and
3. Allowing for consulting support to facilitate all aspects of the setting up of this entity.

SS-2021-211

It was MOVED and SECONDED,

That the motion be amended as follows:

Replace “Therefore, the Salt Spring Island Local Trust Committee direct staff to prepare a 2022/23 business case that includes, but is not limited to:

1. Obtaining delegated authority to facilitate a coordinated approach for housing solutions;
2. Coordinating a Salt Spring Island housing council-like entity with member representation from government (e.g., CRD and BC Housing), rate payer organizations (e.g., NSSWD), not-for-profit organizations, and others with professional expertise that is staffed, able to receive and administer grants, and manage projects/programs and undertake planning work; and
3. Allowing for consulting support to facilitate all aspects of the setting up of this entity.” with

“Therefore, the Salt Spring Island Local Trust Committee request the Financial Planning Committee to consider that:

1. Obtaining delegated authority to facilitate a coordinated approach for housing solutions;
2. Coordinating a Salt Spring Island housing council-like entity with member representation from government (e.g., CRD and BC Housing), rate payer organizations (e.g., NSSWD), not-for-profit organizations, and others with professional expertise that is staffed, able to receive and administer grants, and manage projects/programs and undertake planning work; and
3. Allowing for consulting support to facilitate all aspects of the setting up of this entity.

be combined with the Gabriola Island Local Trust Committee business case.”

CARRIED

Chair Luckham called the question on the amended motion:

SS-2021-178

It was MOVED and SECONDED,

Whereas the Salt Spring Island Local Trust Committee recognizes that the Housing Action Program Task Force is extremely important and valued for identifying and prioritizing actions to expand housing options that are primarily within the LTC's authority;

Whereas the Salt Spring Island Local Trust Committee recognizes that for real change to occur in the availability of housing options that meet the needs of islanders that cooperation is needed with all levels of government, non-profits and community groups, as well as the private sector and small businesses;

Whereas the Salt Spring Island Local Trust Committee recognizes that a Housing Authority-type entity that can own land and undertake development projects is ultimately needed on Salt Spring Island;

Whereas the Salt Spring Island Local Trust Committee recognizes that an interim step is to create a Housing Council-type entity that is staffed, able to receive and administer grants, and manage projects/programs and undertake planning work;

Therefore, the Salt Spring Island Local Trust Committee request the Financial Planning Committee to consider that:

1. Obtaining delegated authority to facilitate a coordinated approach for housing solutions;
2. Coordinating a Salt Spring Island housing council-like entity with member representation from government (e.g., CRD and BC Housing), rate payer organizations (e.g., NSSWD), not-for-profit organizations, and others with professional expertise that is staffed, able to receive and administer grants, and manage projects/programs and undertake planning work; and
3. Allowing for consulting support to facilitate all aspects of the setting up of this entity.

be combined with the Gabriola Island Local Trust Committee business case.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Housing Action Program and Other Updates

Planner Garbo presented a staff report dated October 7, 2021 regarding Housing Action Program and other general updates.

SS-2021-212

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation to defer enforcement of residential use in commercial accommodations, such as cabins, hotels, guest houses, and motels that provide long-term (more than 30 days) residency in order to offer an interim solution to the housing needs on Salt Spring Island.

CARRIED

SS-2021-213

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation to amend standing resolution SS-2021-109 to state that enforcement activities will be deferred for all unlawful dwellings being used for residential purposes until there are safe, secure appropriate housing options that are affordable for all demographics and household types in perpetuity, except in the following circumstances:

- a) there are concerns regarding health and safety;
- b) there are concerns that sewage is not being disposed of in an approved septic or sewage disposal system;
- c) there are concerns that septic or sewage disposal systems are being used in excess of capacity or ability as a result of unlawful dwellings;
- d) there are concerns of possible contamination of wells or other drinking water sources;
- e) unlawful dwellings are in environmentally sensitive areas;
- f) there are non-permitted campgrounds; and,
- g) that the Salt Spring Island Local Trust Committee may give direction to resume enforcement activities on any property that poses risk to the health and safety of the neighbouring residents and the residents on the property in question.

CARRIED

SS-2021-214

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation and request staff to forward a request to the Islands Trust Regional Planning Team to consider support for expediting rezoning applications for affordable housing.

CARRIED

SS-2021-215

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation and request staff to report back on a potential bylaw amendments to permit secondary suites in all zones.

SS-2021-216

It was MOVED and SECONDED,

That the motion be amended as follows:

Replace "secondary suites" with "accessory dwelling units".

CARRIED

Chair Luckham called the question on the amended motion:

SS-2021-215

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force's recommendation and request staff to report back on potential bylaw amendments to permit accessory dwelling units in all zones.

CARRIED

It was noted Task Force Chair Updates would be added as a standing agenda item to the Salt Spring Island Local Trust Committee Regular meeting agendas.

The meeting moved to Item 17 – Other Business – P.M. at this time.

10. CLOSED MEETING

10.1 Motion to Close the Meeting

SS-2021-217

At 11:25 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): (g) litigation or potential litigation affecting the municipality; and that staff be invited to remain.

CARRIED

10.2 Motion to Open the Meeting

SS-2021-218

At 11:45 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

10.3 Rise and Report

The minutes of the October 5, 2021 Salt Spring Island Local Trust Committee In-Camera meeting were adopted.

The meeting recessed for a lunch break at 11:45 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Encouraged members of the public to participate in the Ganges Village Plan Community Engagement process.
- Islands Trust planning staff will be participating in public engagement at the Salt Spring Island library.

- Spoke to the work of the Coastal Douglas-Fir and Associated Ecosystems Science Working Group and encouraged members of the public to reach out to the Salt Spring Fire/ Rescue and the Salt Spring Island Conservancy regarding fire resiliency.
- Spoke to the Trust Policy Statement update (Islands 2050) and the upcoming community engagement.
- Met with Trustee Grove, CRD Director Gary Holman, MLA Adam Olsen and Honourable David Eby, Attorney General and Minister responsible for Housing. The Province has committed to seek funding and develop supportive housing.
- A Union of BC Municipalities (UBCM) Committee issued a report entitled “Priorities for Action on Short-Term Rentals” that outlines the impacts of short term rentals including reduction of long term rental units, housing affordability, residential use properties are being converted to commercial use, etc. The LTC has requested the CRD to consider issuing business licences to help manage short-term vacation rentals.
- Expressed appreciation to the members the Ganges Village Area Planning Task Force and the Housing Action Program Task Force for their work in exploring housing solutions.
- Met with residents regarding concerns related to development on Clamshell Islet in Long Harbour. Expressed concern regarding the development potential on islets and that there is a need to protect plant species on the islets that are not impacted by deer browsing.
- Attended a meeting with the Salish Sea Train Network Working Group regarding completion of the final portion of the trail that is located on Salt Spring Island.
- Attended the following Local Trust Committee meetings: South Pender Island, North Pender Island, Saturna Island; as well as a Financial Planning Committee meeting, a Regional Planning Committee meeting and an Executive Committee meeting.

Trustee Grove presented the following report:

- Spoke to common issues including land use planning, housing, water availability and COVID-19 restrictions.
- Attended meetings with the Housing Action Program Task Force, the Ganges Village Area Planning Task Force, and the Coastal Douglas-Fir and Associated Ecosystems Science Working Group
- Met with Trustee Patrick, CRD Director Gary Holman, MLA Adam Olsen and Honourable David Eby, Attorney General and Minister responsible for Housing.

12. CHAIR'S REPORT

Chair Luckham presented the following report:

- The next Trust Council meeting will be held November 30 to December 2, 2021.
- Attended meetings with Trust Council Governance and Management Review Select Committee. A consultant report is expected in March 2022.
- Attended a conference regarding wildfire and building community resilience.

13. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- The CRD 2022 provisional budget was approved on October 27, 2021 and the final budget will be approved in March 2022. The CRD 2022 provisional budget is an increase of 3.25% over the 2021 budget

- Will attend an ASK Salt Spring event on November 12, 2021 at the Salt Spring Island Public Library.
- The CRD is in the process of negotiating a 5-year lease for the Salt Spring Island Middle School (SIMS) building to be used as a community centre. The CRD Emergency Program will be located at the SIMS building and there could be opportunity for colocation of local government offices. An Open House event will be held at SIMS on December 3, 2021.
- Director Holman expressed support for the community composting initiative at the Salt Spring Island Farmland Trust Burgoyne Bay Community Farm property. The Salt Spring Abattoir Society will be the proponent for the community composting initiative.
- The Lady Minto Hospital Foundation has completed a successful fundraising campaign for a new emergency room. The Lady Minto Hospital Foundation has an accepted offer to purchase the Seabreeze Inne to house healthcare workers. Up to 18 units in the Seabreeze Inne are occupied by insecurely housed community members. Salt Spring Community Services and the Lady Minto Hospital Foundation, the CRD and BC Housing will meet in the next two weeks regarding a transition plan for people living at the Seabreeze Inne.
- Elected officials are working together on housing issues and there are a number of housing projects in process.

14. CORRESPONDENCE

14.1 D. Sparanese to G. Holman, Capital Regional District Salt Spring Island Electoral Area Director, cc. LTC - Dated September 24, 2021 - Concerning Zoning and animal noise

The correspondence was received.

14.2 Trustee P. Grove to R. Heitzmann, with Trustee Patrick reply - Dated October 6-7, 2021 - Concerning follow-up to comments at LTC

The correspondence was received.

14.3 Islands Trust to M. Forde, cc: LTC - Dated October 7, 2021 - Concerning Proposed Rogers Tower in Channel Ridge

The correspondence was received.

14.4 D. Pickle, District Manager/Corporate Officer for North Salt Spring Waterworks District to LTC - Dated October 8, 2021 - Concerning Conservation Measures for Salt Spring Island

The correspondence was received.

It was noted staff would advise North Salt Spring Island Waterworks District regarding the LTC resolution concerning options for a Wildfire Hazard Development Permit Area and water storage (Item 4.1).

14.5 J. Spiers to LTC, et al - Dated October 8, 2021 - Concerning live-aboard vessels and harbour contamination

The correspondence was received.

There was discussion regarding a regional approach to live aboard vessels.

14.6 B. Goertzen to LTC, cc: Agricultural Land Commission - Dated October 16, 2021 - Concerning SS-ALR-2020.4 (2101 Fulford-Ganges Road, SSI)

The correspondence was received.

14.7 D. Courtney to LTC et al. and Trustee Patrick reply - Dated October 17, 2021 - Concerning BC Ferries Route 6 (Crofton-Vesuvius)

The correspondence was received.

It was noted Salt Spring Island was not included in the Southern Vancouver Island Transportation Strategy. Director Holman reported BC Ferries plans to operate two hybrid ferries on Route 6 starting in 2030. The community can advocate for BC Ferries to accelerate the plan to transition to two hybrid ferries on Route 6.

14.8 Islands Trust to SS LTC, with Trustee Grove reply - Dated October 19, 2021 - Concerning proposed Rogers Cellular Tower

The correspondence was received.

14.9 J. Clark et al to LTC - Dated October 26, 2021 - Concerning Rogers/CREST cell tower

The correspondence was received.

15. DELEGATIONS

15.1 J. Mogus, on behalf of Salt Spring Solutions - Concerning the Housing Action Program Task Force and their August 19, 2021 recommendations

Aina Yasue spoke on behalf of Jason Mogus and Salt Spring Solutions, to housing issues. A. Yasue requested the LTC to act on the Housing Action Program Task Force recommendations from the August 19, 2021 Task Force meeting.

16. TOWN HALL & QUESTIONS

Chair Luckham opened the Town Hall at 12:45 p.m.

A Petition entitled "Opposing Rezoning of 125 Churchill Rd." dated November 1, 2021 was submitted to Trustees.

A member of the public thanked the LTC for considering a review of the concurrence decision concerning the Rogers communications tower in Channel Ridge. The member of the public requested the LTC to reconsider the statement of concurrence and stated that there is a large group of concerned residents of Canvasback present.

A member of the public expressed concerns regarding Gulf Islands Seniors Residential Association (GISRA) Meadowbrook rental rates and asked the LTC to require GISRA to provide the rental rates to the LTC.

A member of the public expressed support for the Housing Action Program Task Force recommendations and specifically the recommendation regarding a pause on the enforcement of unlawful dwellings. The member of the public also expressed support for the Agricultural Land Commission permissions for additional housing on farmland. The member of the public requested the LTC to support additional housing on properties within the Agricultural Land Reserve.

Housing Action Program Task Force member Bordeleau spoke to housing issues and encouraged the LTC to implement the Task Force recommendations and seek solutions that encourage a diverse community.

Housing Action Program Task Force Chair Heitzmann spoke to housing issues and encouraged the LTC to adopt all of the Housing Action Program Task Force recommendations as presented in the August 19, 2021 Task Force meeting minutes.

Chair Luckham thanked Housing Action Program Task Force Chair Heitzmann for his contribution.

Items 8.2 and 9.1 were considered prior to Item 17.

17. OTHER BUSINESS – P.M.

17.1 New Business

17.1.1 Options for Local Trust Committee input into consultation plans for Telecommunication Towers

Planner Mayes presented a staff report dated October 22, 2021 regarding Options for Local Trust Committee Input into Consultation Plans for Telecommunications Towers.

SS-2021-219

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request the Regional Planning Committee add "Antenna System Siting Protocol" to the Regional Planning Committee Work Program to include First Nations consultation requirements; cultural and sacred sites siting requirements; and consideration of the Salt Spring Island Advisory Planning Commission recommendations.

CARRIED

SS-2021-220

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee adopt the "Antenna System Siting Protocol.

CARRIED

SS-2021-221

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to draft a standing resolution to include First Nations consultation and cultural and sacred sites siting requirements for "Antenna System Siting Protocol".

CARRIED

17.1.2 Post-Issuance of Statement of Concurrence (SS-CELLA-2020.1)

Planner Mayes presented a memorandum dated October 19, 2021 to provide comments from Innovation, Science and Economic Development Canada (ISED) regarding options post-issuance of the statement of concurrence.

SS-2021-222

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request Rogers to facilitate discussion with residents and First Nations regarding siting of the Channel Ridge Cell Tower.

CARRIED

A member of the public spoke to the cell tower siting process. A member of the public asked for clarification regarding the letter to Rogers.

The meeting recessed for a break at 2:36 and reconvened at 2:40 p.m.

18. APPLICATIONS & REFERRALS

18.1 SS-RZ-2020.1 - D. MacAlpine - 1351 Mountain Road, SSI

Planner Mayes presented a staff report dated October 28, 2021 regarding a rezoning application to make lawful an oversized boathouse and to establish a 15-metre setback from the natural boundary of the sea.

Applicants D. and L. MacAlpine spoke to the application.

SS-2021-223

It was MOVED and SECONDED,

That Salt Spring Island Local Trust Committee Bylaw No. 525, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2021", be read a first time (SS-RZ-2020.1, 1351 Mountain Road).

CARRIED

SS-2021-224

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff refer Proposed Bylaw No. 525 to agencies, organizations and First Nations, as identified in this staff report dated October 28, 2021 (SS-RZ-2020.1, 1351 Mountain Road).

CARRIED

18.2 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 October 26, 2021 regarding a Development Permit for Development of New Retail, General Employment or Commercial Space Greater than 185m² in Gross Floor Area that is Visible from Public Areas or Other Properties in DPA2 & Development Variance Permit to Make Lawful the Siting of a Retaining Wall Structure.

Applicant Hans Hazenboom spoke to the application.

SS-2021-225

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2021.3 as shown in Appendix No. 1 of the staff report dated October 26, 2021 (317 Rainbow Road).

CARRIED

SS-2021-226

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2021.14 (317 Rainbow Road).

CARRIED

18.3 SS-ALR-2020.4 - D. Miller - 2101 Fulford-Ganges Road, SSI

Planner Mayes presented a staff report dated October 26, 2021 regarding an application for non-farm use and subdivision in the Agricultural Land Reserve.

Applicant Dennis Miller spoke to the application.

SS-2021-227

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2020.4 to the Agricultural Land Commission with support for the following reasons:

- a. The proposed common property access route encompasses existing road infrastructure;
- b. The proposed common property access route width has been reduced from 20 metres to 10 metres with 3 passing lanes; and
- c. The application is supported by the Salt Spring Island Agricultural Advisory Planning Commission.

CARRIED

18.4 SS-ALR-2021.3 - S. Antonik - 427 Fulford-Ganges Road, SSI

Planner Gordon presented a staff report dated October 26, 2021 regarding a Non-Farm Use application to permit all General Employment 2 uses on a property within the ALR.

Applicant Scott Antonik was present.

SS-2021-228

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2021.3 (427 Fulford-Ganges Road) to the Agricultural Land Commission with support for the following reasons:

- a. The subject property is zoned for General Employment use under Salt Spring Island Land Use Bylaw No. 355;
- b. The subject property is designated for General Employment use in Salt Spring Island Official Community Plan Bylaw No. 434;
- c. The application is supported by the Salt Spring Island Local Trust Committee Agricultural Advisory Planning Commission;
- d. The subject property has a history of industrial uses;
- e. The subject property has limited potential for agriculture.

CARRIED

Item 8.2 was considered at this time.

The meeting recessed for a break at 3:13 p.m. and reconvened at 3:20 p.m.

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on December 14, 2021 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting adjourned at 3:40 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder