



## Salt Spring Island Local Trust Committee Minutes of Regular Meeting

**Date:** Tuesday, December 14, 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)  
Geordie Gordon, Planner 2  
Rob Pingle, Recorder

**Media and Others Present:** Gulf Islands Driftwood Reporters  
Approximately 12 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. 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 recorded and posted on the website.

### 2. APPROVAL OF AGENDA

The following additional item was presented for consideration:  
Item 8.2 Protection of Coastal Douglas-fir and Associated Ecosystems Project

**By general consent**, the agenda was adopted.

### 3. PREVIOUS MEETINGS

#### 3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

##### 3.1.1 Draft Minutes of the November 9, 2021 SSI LTC Regular Meeting

**By general consent**, the minutes of the November 9, 2021 Salt Spring Island Local Trust Committee Regular meeting were adopted.

##### 3.1.2 Draft Minutes of the October 22, 2021 SS LTC Special Meeting

**By general consent**, the minutes of the **October 22, 2021** Salt Spring Island Local Trust Committee Special meeting were adopted.

**3.1.3 Draft Minutes of the November 18, 2021 SS LTC Special Meeting**

**By general consent**, the minutes of the November 18, 2021 Salt Spring Island Local Trust Committee Special meeting were adopted.

**3.2 Resolutions Without Meeting Report - None**

**3.3 Draft Minutes of the Advisory Planning Commissions**

**3.3.1 Advisory Planning Commission - None**

**3.3.2 Agricultural Advisory Planning Commission - None**

**3.3.3 Ganges Village Planning Task Force**

**3.3.3.1 Minutes of the November 3, 2021 Ganges Village Area Planning Task Force Meeting**

The minutes were received.

**3.3.3.2 Draft Minutes of the November 18, 2021 Ganges Village Planning Task Force Meeting**

The minutes were received.

**3.3.4 Housing Action Program Task Force**

**3.3.4.1 Minutes of the October 7, 2021 Housing Action Task Force Meeting**

The minutes were received.

**3.3.4.2 Minutes of the November 4, 2021 Housing Action Program Task Force Meeting**

The minutes were received.

**3.3.4.3 Draft Minutes of the November 17, 2021 Housing Action Program Task Force 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 November 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 December 2021**

The report was received.

**7.3 Projects List dated December 2021**

The report was received.

**7.4 Applications with Status Report dated December 2021**

The report was received.

There was a question regarding the advancement of SS-RZ-2021.2 – 265 Lower Ganges Road. Planner Gordon spoke to the need to find an adequate water supply to allow for the density requested. Trustee Patrick spoke to the need for funding of a solutions lab to source water for affordable housing projects in Ganges.

There was a question regarding the advancement of SS-RZ-2017.2 – 221 Drake Road. Planner Gordon stated that reports from the applicant are required to move the project forward.

**7.5 Expense Report dated October 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**

Trustee Patrick spoke to the recent meeting and the productive efforts of Kirk Stinchcome of Eonics Services, the consultant heading up the situation analysis of SSIWPA.

## 7.8 Ganges Village Planning Task Force - Chair's Update

Acting Chair McClean spoke to the positive work of the Task Force and the learning that is happening for the group especially around reconciliation. There is hope that they produce an integrative document that guides the development of Ganges and unifies the groups operating in the area.

## 7.9 Housing Action Program Task Force - Chair's Update

Chair Heitzmann spoke to the adoption of the motions at the last LTC meeting that will improve housing on the island. Task Force members are working on a review of the OCP. A matrix of the best ideas from the Task Force is being developed for presentation. Connecting with those that are hard to reach is a key factor of the public engagement plan that the Task Force is working on. Trustee Patrick spoke to a workshop retreat that the Ganges Village Area Plan is holding and the possibility of housing being a part of it so that Housing Action Program can engage in the discussion. Chair Heitzmann spoke to the eagerness to engage with the public and the help from the staff being positive but that resources are lacking such as current data.

## 8. LOCAL TRUST COMMITTEE PROJECTS

### 8.1 Ganges Village Area Plan

RPM Cermak spoke to the staff report dated November 23, 2021 regarding funding for the Task Force to hold a two-day workshop.

#### **SS-2021-231**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee endorses the re-allocation of funding within the Ganges Village Area Plan Project budget and additional staff time to have the consultant, Ahne Studio, facilitate a two-day workshop for the Ganges Village Area Plan Task Force.

**CARRIED**

#### **SS-2021-232**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to include a session on housing in the two-day workshop and invite the Housing Action Task Force to participate.

**CARRIED**

### 8.2 Protection of Coastal Douglas-fir and Associated Ecosystems Project

Trustee Patrick spoke to the upcoming staff report regarding wild fire hazard development permit area and water storage. She also spoke to the Coastal Douglas-fir and Associated Ecosystems Conservation Partnerships Conservation Strategy 2021 vision statement released December 2021 (<https://www.cdfcp.ca/>). There was discussion about the active management of the forests and how to share this information with the public. Trustees noted that they would bring it to the attention of

the Executive Committee while staff noted that the Islands Trust Conservancy were partners in developing the strategy.

**9. OTHER BUSINESS**

**9.1 2022 Salt Spring Island Local Trust Committee Regular Meeting Schedule**

RPM Cermak presented a staff memorandum dated November 30, 2021 regarding Salt Spring Island Local Trust Committee 2022 Regular Meeting Schedule.

**SS-2021-233**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve the proposed 2022 Regular Meeting schedule as presented in Appendix 1 to establish a meeting schedule as required by Salt Spring Island Meeting Procedures Bylaw No. 391.

**CARRIED**

**9.2 Draft Bylaw No. 529 - Meeting Procedure Bylaw**

RPM Cermak presented a staff report dated November 30, 2021 regarding Proposed Procedures Bylaw Amendments.

Chair Luckham spoke to the need to include that discrimination will not be tolerated within the meeting order and decorum section. He also spoke to the need to present a motion in writing prior to the meeting being included in the procedures.

**SS-2021-234**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 529, cited as “Salt Spring Island Local Trust Committee Meeting Procedure Bylaw No. 529, 2021”, be given first, second, and third reading.

**CARRIED**

**SS-2021-235**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 529, cited as “Salt Spring Island Local Trust Committee Meeting Procedure Bylaw No. 529, 2021”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**SS-2021-236**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to review Section 29 Order and Decorum of Bylaw No. 529 for amendments to include discriminatory remarks and inclusion and respectful conduct language.

**CARRIED**

### 9.3 Standing Resolution for First Nations Consultation for Proposed Antenna Systems

RPM Cermak presented a staff report dated November 26, 2021 regarding Standing Resolution for First Nations Consultation for Proposed Antenna Systems.

#### SS-2021-237

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area:

- a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders;
- b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites;
- c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act;
- d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and
- e. The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase.

**CARRIED**

#### SS-2021-238

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee forward the staff report dated December 14, 2021 to the Regional Planning Committee.

**CARRIED**

## 10. CLOSED MEETING

### 10.1 Motion to Close the Meeting

#### SS-2021-239

At 10:55 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):

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (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- 240

At 11:21 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**

The meeting recessed for a lunch break at 11:21 a.m. and reconvened at 12:00 p.m.

Gary Holman joined the meeting at 12:00 p.m.

## 10.3 Rise and Report

Chair Luckham reported that the Salt Spring Island Local Trust Committee appointed Freyja Skye to the Housing Action Program Task Force.

## 11. TRUSTEE REPORTS

Trustee Grove presented the following report:

- Attended the hybrid Trust Council meeting via Zoom and appreciated the work of Chair Luckham.
- Next steps on the budget with a potential 5% increase was noted.
- Presented to the Rotary regarding the work of the Islands Trust and the activities happening on Salt Spring.

Trustee Patrick presented the following report:

- Reminded people to complete the Ganges Village survey and the search for more members of the task force.
- The Coastal Douglas Fir and Associated Ecosystems Conservation Partnership Conservation Strategy 2021 was highlighted and she read the vision statement from the December 2021 report.
- Participated in BC Healthy Communities Initiative's (Plan H) beta test for a course for local government on supporting equity in planning and policy.
- November 19 "Ask Salt Spring" session was well received.
- Attended the hybrid Trust Council meeting in person and noted that a resolution declaring a Housing Equity and Workforce Shortage passed.
- SSIWPA members provided input into the first phase of the strategic planning for watershed protection.
- The Southern Gulf Island Forum discussed the impacts of flooding throughout the region from recent storms.

## 12. CHAIR'S REPORT

Chair Luckham presented the following report:

- Acknowledged the work of Trustee Grove on the budget committee as the chair and that the work is going out to the community for consultation.

- Commented on the other LTC meetings he attended and the regional forum.

### 13. CRD DIRECTOR'S REPORT

Director Holman presented the following report:

- Spoke to the issue of the Seabreeze Inne and the challenges for housing hospital staff and those supported by Community Services.
- The purchase by the Hospital Foundation is good for the community as the funding for Community Services to purchase was not supported by BC Housing.
- Working with both local organizations and any agencies to find alternative housing for the current tenants of the Inne.
- VanCity foreclosure on the Land Bank properties is providing an opportunity for new Non-Governmental Organizations to create housing.
- Open house at the Middle School on December 3rd was a success with about 200 attendees.
- He spoke to the work with the non-profits to act collaboratively and the opportunity for local governments to co-locate their offices in the building.
- Strategic review by SSIWPA is underway and shows promise for addressing drinking water and the North Salt Spring Water Works District (NSWWD) moratorium.
- Noted that for NSWWD to receive funding, it requires they join the Capital Regional District. The Province continues to address this issue by explaining that the need to address the issues by not needing a decision by the NSSWD until a grant is successful.
- Highlighted the improvements to the pathway from the Salt Spring Commons to Drake Road to direct foot traffic away from Fulford-Ganges Road.

### 14. CORRESPONDENCE

#### 14.1 J. McClean to LTC - Dated October 29, 2021 - Concerning rents at 121 Atkins Road, SSI (Meadowbrook)

The correspondence was received.

##### **SS-2021-241**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee forward the correspondence to the Housing Action Program Task Force.

**CARRIED**

#### 14.2 D. Vega to LTC - Dated November 10, 2021 - Concerning SS LTC Resolution SS-2017-168

The correspondence was received.

#### 14.3 F. Skye to LTC - Dated November 15, 2021 - Concerning Housing Changes in the Agricultural Land Reserve

The correspondence was received.



**14.4 M. Best to LTC - Dated November 17, 2021 - Concerning resignation from the Ganges Village Planning Task Force**

The correspondence was received.

**14.5 M. and G. Forsyth to LTC, with Trustee Patrick response and RPM Cermak comment - Dated November 23, 2021 - Concerning Housing on the farm**

The correspondence was received.

**14.6 O. McQuat to LTC, and Islands Trust reply - Dated October 19, 2021 -November 29, 2021 - Concerning Rogers Tower Update**

The correspondence was received.

**14.7 Chair Luckham to Cypress Land Services, cc. LTC - Dated November 29, 2021 - Concerning Rogers Cell Tower Proposal in Channel Ridge**

The correspondence was received.

**14.8 K. Martell on behalf of Islands Trust Conservancy to LTC - Dated December 2, 2021 - Concerning conservation covenants**

The correspondence was received.

**15. DELEGATIONS**

**15.1 J. McClean - Concerning a request to the LTC to set a deadline for GISRA to provide rental information on Meadowbrook**

Spoke to the lack of equitable housing on the island and her request for the EF0128 covenant deadline request. Wondered if the rents make housing inaccessible to seniors who are being displaced by the changes at the Seabreeze Inne. Believes the rent changes have been in excess of the provincial rules and that the SS LTC has an obligation to enforce the covenant.

**15.2 L. Maffi - Concerning the Vortex development proposal**

Spoke to her work experience as an anthropologist and that sustaining the natural environment is necessary to ensure community stays connected. Spoke to the connectedness of the First Nations with the community and that the preserve and protect mandate of the Islands Trust was a correction to the colonial aspects of the past European development. Developing on the proposed site is at odds with the work of the Islands Trust's preserve and protect mandate and the need to ensure the community stay connected to the natural environment.

### **15.3 D. Rapport - Concerning the Vortex development proposal**

Atmospheric rivers are more likely in the future and create greater potential for impacts on development projects like the Vortex. The concern of sewage discharge during an extreme weather event into Fulford Harbour and the adjacent stream should result in erring on the side of caution to preserve and protect the environment as trustees are elected to maintain.

### **15.4 F. Attorp - Concerning the Vortex**

Discussed the decisions made at the meeting in 2019 including the lack of First Nation consultation as well as legal pressure by the developer on the planning staff and statements by a trustee supporting the site being developed. Questioned the change of language in the staff reports from the first meeting to the December meeting. Spoke to the work of staff to educate the trustees and the need to pay more attention to them.

## **16. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:54 p.m.

A member of the public spoke to a Driftwood news article regarding housing bylaw enforcement changes by the SS LTC and their receiving of a letter from Bylaw enforcement regarding the use of their property.

Gary Holman left the meeting at 12:56 p.m.

## **17. APPLICATIONS AND REFERRALS**

### **17.1 SS-DP-2021.11 - J. Desrochers, Priority Permits Ltd. - 109 Purvis Lane, SSI**

RPM Cermak presented a staff report dated December 2, 2021 regarding a Development Permit for DPA1 (Installation of plastic backlit signs, of signs that do not comply with the local sign bylaw, or of signs that are to be placed more than 5 metres above the ground).

#### **SS-2021-242**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2021.11 (109 Purvis Lane).

**CARRIED**

### **17.2 SS-DVP-2021.19 - D. McKerrell, Island Marine Construction - 110 Ontario Place, SSI**

Planner Gordon presented a staff report dated November 26, 2021 regarding a Development Variance Permit to permit a deck structure within the setback to the natural boundary of the sea.

Applicant Dave McKerrell spoke to the application.

**SS-2021-243**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2021.19.

**CARRIED**

**17.3 SS-ALR-2021.5 - K. Young - 181 Beddis Road, SSI**

Planner Gordon presented a staff report dated December 1, 2021 regarding Non-farm use to permit temporary parking of vehicles on agricultural land.

Applicants Kimberly Young and Erik Lundstrom spoke to the application.

**SS-2021-244**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee refer application SS-ALR-2021.5 to the Agricultural Advisory Planning Commission for comment on the application generally as well as specifically on the following aspects:

- a. Existing and future agricultural use and/or potential of the subject property;
- b. The zoning of the property and intended use;
- c. The surrounding land uses of the subject property;
- d. Whether the Salt Spring Local Trust Committee should support the non-farm use application.

**CARRIED**

**17.4 SS-RZ-2017.3 - J. Colligan - 2188 North End Road, SSI**

Planner Gordon presented a staff report dated November 26, 2021 regarding a proposal to Rezone to Rural Zone Variation to Allow Existing Cottage to be Designated as Affordable Housing.

Applicant Jamie Colligan spoke to the application.

**SS-2021-245**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee Bylaw No. 521, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 4, 2019" be read a first time.

**CARRIED**

**SS-2021-246**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request that staff refer Bylaw No. 521 to agencies, organizations, and Local Trust Committees, as identified in the staff report dated December 14, 2021.

**CARRIED**

**SS-2021-247**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee has reviewed the Directives Only Policy Checklist and determined that proposed Draft Bylaw No. 521 is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SS-2021-248**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff refer the potable water assessment report dated September 2021 to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development for comment, specifically on sustainable yield and the likelihood of hydraulic connection.

**CARRIED**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Jan 18, 2022 at the Community Gospel Chapel, 147 Vesuvius Bay Road, Salt Spring Island.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 1:41 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Rob Pingle, Recorder