



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

**Date:** Tuesday, January 18, 2022

**Location:** Electronic Meeting and  
Community Gospel Chapel  
147 Vesuvius Bay Road, Salt Spring Island

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

**Staff Present:** Stefan Cermak, Regional Planning Manager (RPM)  
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 15 members of the public (14 via web conferencing and 1 in person)

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 humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

### 2. APPROVAL OF AGENDA

The following additional item was presented for consideration:

17.1.5 Advisory Planning Commission Meetings

**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 December 14, 2021 SSI LTC Regular Meeting**

The following items were presented for consideration:

- Item 7.7 - Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report – add “of Econics Services, the consultant heading up the situation Analysis of SSIWPA.” following “Trustee Patrick spoke to the recent meeting and the productive efforts of Kirk Stinchcomb.”
- Item 11 Trustee Reports – replace “Plan H beta test course to support.” with “Participated in BC Healthy Communities Initiative’s (Plan H) beta test for a course for local government on supporting equity in planning and policy”
- Item 11 Trustee Reports – replace “noted the passed housing resolution” with “noted that a resolution declaring a Housing Equity and Workforce Shortage passed”
- Item 11 Trustee Reports – replace “SSIWPA meeting to protect water.” with “SSIWPA members provided input into the first phase of the strategic planning for watershed protection.”
- Item 11 Trustee Reports – replace “Impacts of flooding was discussed at a regional meeting.” with “The Southern Gulf Island Forum discussed the impacts of flooding throughout the region from recent storms.”

**By general consent**, the minutes of the December 14, 2021 Salt Spring Island Local Trust Committee Regular meeting were adopted as amended.

### **3.2 Resolutions Without Meeting Report - None**

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

#### **3.3.1 Draft Minutes of the November 25, 2021 Advisory Planning Commission Meeting**

The minutes were received.

#### **3.3.2 Agricultural Advisory Planning Commission – None**

#### **3.3.3 Ganges Village Planning Task Force**

##### **3.3.3.1 Minutes of the December 1, 2021 Ganges Village Planning Task Force Meeting**

The minutes were received.

##### **3.3.3.2 Draft Minutes of the December 16, 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 December 2, 2021 Housing Action Program Meeting**

The minutes were received.

**3.3.4.2 Draft Minutes of the December 15, 2021 Housing Action 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 January 2022**

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 January 2022**

The report was received.

There was discussion regarding unspent funds in the Ganges Village Task Force and Housing Program Task Force projects. Planner Garbo reported all of the funds are expected to be allocated including for a student planner and First Nations engagement. There was a suggestion to allocate some of the funds to communications prior to the surveys to provide context in the community but no resolutions were made.

**7.3 Projects List dated January 2022**

The report was received.

**7.4 Applications with Status Report dated January 2022**

The report was received.

There was a question regarding the advancement of SS-RZ-2017.2 – 221 Drake Road. Planner Gordon reported the Ministry of Transportation and Infrastructure has removed

the requirement to upgrade Drake Road for the application to proceed. Planner Gordon reported the applicant had indicated they are willing to do some upgrades to Drake Road although it is not a requirement at this time.

There was a question regarding application SS-RZ-2021.2 – 265 Lower Ganges Road specifically the comment in the report that staff do not consider current ground water source to be viable due to salt water intrusion. Planner Gordon reported he will reach out to the applicant regarding alternate water sources such as rainwater catchment.

#### **7.5 Expense Report dated November 2021**

The report was received.

#### **7.6 Islands Trust Conservancy Board Report dated November 2021**

The report was received.

#### **7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report**

Trustee Patrick presented the following report:

- The Weston Lake Water Availability Study is in process (SS LTC funded project with CRD);
- Phase one of the Salt Spring Island Watersheds Stewardship and Protection Strategic Plan – A Situational Analysis is in process (SS LTC funded and managed);
- SSIWPA is facilitating meetings of the Water Systems Working Group);
- Coordination for the groundwater and lake level station monitoring;
- Ongoing work for algal bloom public notification;
- Continue to work on rainwater and groundwater system public education.

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

Ganges Village Planning Task Force Acting Chair McLean presented the following report:

- The Task Force is planning to proceed with one meeting per month in 2022;
- There was no meeting held in January and the next meeting is scheduled in February 2022;
- Consultant Ahne Studios is proceeding with work including public feedback forms, the Ideas Fair, public outreach and First Nations consultation.

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

Housing Action Program Task Force Chair Heitzmann presented the following report:

- The last meeting was cancelled due to snow and the next meeting has been cancelled due to staff not being able to attend in person meetings at this time;
- The Task Force is reviewing the Official Community Plan in relation to the project;
- The Task Force is working on updating the task force Strategic Priority Matrix that will lead to a series of recommendations;
- Concern was expressed that progress is slow during a housing crisis.

Planner Garbo reported there are thirteen territorial interests and early consultation with First Nations is underway. The project website is being updated and open house events are in the planning stage. A draft bylaw (Proposed Bylaw No. 528) regarding secondary suites will be presented to the Local Trust Committee in February or March 2022.

## **8. LOCAL TRUST COMMITTEE PROJECTS**

### **8.1 Water Sustainability/Protection of the Coastal Douglas-fir Zone and Associated Ecosystems**

Planner Youmans presented a staff report dated January 10, 2022 regarding Water Storage Bylaw Amendments and Wildfire Development Permit Area.

#### **SS-2022-001**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to amend the Protection of Coastal Douglas-fir Zones and Associated Ecosystems Project Charter v1.1 to prioritize wildfire risk mitigation.

**CARRIED**

#### **SS-2022-002**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to provide an updated Protection of Coastal Douglas-fir Zones and Associated Ecosystems project workplan based on the deliverables proposed under the 2022/23 business case submitted to Trust Council and other potential approaches to advancing the objective of wildfire risk mitigation.

**CARRIED**

### **8.2 Water Sustainability**

Planner Youmans presented a memorandum dated January 6, 2022 regarding Salt Spring Island Watersheds Stewardship and Protection Strategic Plan project update.

Econics Services consultant Kirk Stinchcomb presented an update regarding Phase 1 - A situation analysis and options identification report. Phase 2 of the project will include developing a Salt Spring Island Watershed Stewardship and Protection Strategic Plan. All work will build on and support implementation of the federation-wide Islands Trust Freshwater Sustainability Strategy.

There was a question regarding SSWIPA's decision making. K. Stinchcomb reported SSIWPA is a coordinating body and has no decision-making authority although there is a perception that SSIWPA can make decisions. There was a question regarding SSWIPA's First Nation participation. Trustee Patrick reported the Terms of Reference includes First Nation membership although those seats have not been filled.

## **9. CLOSED MEETING**

### 9.1 Motion to Close the Meeting

#### SS-2022-003

At 11:01 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):

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (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-2022-004

At 11:28 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 minutes of the December 14, 2021 Salt Spring Island Local Trust Committee In-Camera meeting were adopted.

The meeting recessed for a lunch break at 11:28 a.m. and reconvened at 12:03 p.m.

## 10. TRUSTEE REPORTS

Trustee Patrick presented the following report:

- Provided two articles the Driftwood Newspaper and the Salt Spring Exchange regarding Local Trust Committee and Trust Council projects;
- There will be opportunities for public feedback regarding the 2022/23 budget and the Trust Council Policy Statement. The Trust Council Policy Statement public engagement will begin soon. Trustee Patrick suggested subscribing to the Islands Trust website notifications and encouraged members of the public to contact her by phone or email;
- Meetings have been disrupted due to the Omnicron variant of COVID-19 and she expressed support for meetings to be held in person as soon as possible.

Trustee Grove presented the following report:

- Will attend a meeting with the Financial Planning Committee on January 19, 2022 regarding the 2022/23 budget;
- Attended a Southern Gulf Islands meeting hosted by MLA Adam Olsen;
- Spoke to the Crofton – Vesuvius BC Ferries Route No. 6 issue;
- Spoke to the housing crisis.

## **11. CHAIR'S REPORT**

Chair Luckham reported he has attended several meetings with the Executive Committee and the Regional Planning Committee to prepare for the next Trust Council to be held March 8 to 10, 2022.

## **12. CRD DIRECTOR'S REPORT**

Director Holman presented the following report:

- The Ferry Advisory Committee (FAC) has been advocating for increased capacity for Route 6 - Vesuvius – Crofton. The MV Quinsam vessel will replace the MV Quinita in Spring 2022. The FAC has been advocating for hybrid ferries, allowing commercial traffic on dangerous goods sailings and an additional sailing during peak periods. The FAC advocates for all three ferry terminals (Fulford, Vesuvius and Long Harbour). Director Holman spoke to capacity issues at the Fulford Terminal;
- The Lady Minto Hospital Foundation agreed to allocate funds to purchase the Seabreeze Inne and BC Housing is expected to make an announcement soon regarding a Drake Road Housing project;
- The North Salt Spring Waterworks District has decided to not apply for the current Federal infrastructure funding. The Capital Regional District (CRD) and the Province continue to encourage North Salt Spring Waterworks District to apply for the funding;
- Will request the Salt Spring Island Watershed Protection Alliance to facilitate a meeting with North Salt Spring Waterworks District to discuss options to address the water moratorium;
- The ASK Salt Spring group has requested to facilitate regularly scheduled inter-agency meetings;
- Forwarded a summary of CRD past and planned projects in the Ganges Village to the Local Trust Committee and expressed support for collaboration on the Ganges Village Planning project including participation in the Ganges Village Planning Task Force and/or the Technical Working Group;
- Director Holman reported he is proceeding with public consultation regarding a Local Community Commission;
- Director Holman is considering a gas tax funding commitment to the new fire hall project. Fire Halls are now eligible for gas tax funding that enables the CRD to make a capital contribution and would reduce local taxpayer costs for the project.

## **13. CORRESPONDENCE**

### **13.1 M. Leichter to LTC - Dated January 5, 2022 - Concerning Rezoning Applications for additional residences on SSI**

The correspondence was received.

## **14. DELEGATIONS**

### **14.1 M. Leichter - Concerning the Affordable Housing Program**

Maxine Leichter presented a delegation regarding potential bylaw amendments to permit accessory dwelling units in all zones. M. Leichter expressed several concerns including the need to identify the causes of the housing crisis, enforcement of short-term vacation rentals and zoning restrictions. M. Leichter encouraged the Local Trust Committee to adopt a policy based on analysis of data and prior experience.

### **14.2 J. McClean - Concerning: 1. The Housing Agreement for Meadowbrook and 2. The Vortex**

Jenny McClean expressed concerns regarding Housing Covenant ES01282 for Meadowbrook including increased rental rates that have not been enforced. Jenny McClean expressed concerns regarding the Vortex application including potential contamination of Fulford Creek. Jenny McClean also expressed concerns regarding application SS-DVP-2021.12 (181 Main Street) including impacts to neighbours and potential for contamination of drinking water wells due to septic.

## **15. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:47 p.m.

A member of the public spoke to BC Ferries Route 6 (Vesuvius-Crofton) including support for a two-ferry service that would reduce traffic grid-lock, reduce sailing waits and provide proper ferry service to all three terminals. The member of the public asked if BC Ferries has the right to prevent two-way traffic on Vesuvius Bay Road. The member of the public also expressed support for adding the Bowen Queen to the Fulford-Victoria route during June to August 2022.

Trustee Patrick reported the Southern Gulf Islands were not included in the recent Southern Vancouver Island Transportation study.

A member of the public expressed support to broaden the importance of culture on Salt Spring Island including gathering places for multi-generations in the Ganges Village and support for emerging artists and young families. The member of the public presented a definition of culture and asked the Local Trust Committee to include a more broad definition of culture and its value when considering land use applications.

Elizabeth FitzZaland spoke on behalf of Salt Spring Solutions regarding the Housing Action Program including support for the Housing Action Program recommendations. Elizabeth FitzZaland expressed support for a bylaw to permit accessory dwelling units, spoke to the 20-year process to have an effective secondary suites bylaw and expressed support for long overdue short-term actions.

A member of the public expressed support regarding application SS-ALR-2021.6 (240 Atkins Road) including the community need for automotive repair services. The member of the public reported the Salt Spring Island BC Transit buses are serviced at the automotive repair shop at 240 Atkins Road.

**16. APPLICATIONS AND REFERRALS**

**16.1 SS-RZ-2020.2 - Proposed Bylaw Nos. 523 & 524 - P. Hunt and M. Carr - 125 Churchill Road, SSI**

Planner Mayes presented a staff report dated January 5, 2022 regarding a rezoning application to make lawful a restaurant (bakery) and two commercial accommodation units and replacement of the potable water supply for commercial uses from a community water system to bulk water supply.

Applicants Peter Hunt, Megan Carr and Nick Hunt spoke to the application.

**SS-2022-005**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee agree that application SS-RZ-2020.2 be put into abeyance for a period of six months (125 Churchill Road).

**CARRIED**

The meeting recessed at 1:37 p.m. for a break and reconvened at 1:40 p.m.

**16.2 SS-DVP-2021.12 - D. Murphy - 181 Main Street, SSI**

Planner Mayes presented a staff report dated December 10, 2021 regarding a Development Variance Permit application to vary the setback for an existing accessory building to a rear lot line.

Applicant David Murphy presented a PowerPoint presentation and spoke to the application.

**SS-2022-006**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2020.12 (181 Main Street).

**CARRIED**

**16.3 SS-DVP-2021.20 - R. Raine - 1150 Sunset Drive, SSI**

Planner Gordon presented a staff report dated January 5, 2022 regarding a Development Variance Permit application for a reduction in the setback to the natural boundary of the sea from 15 m to 8.95 m.

Applicant Richard Raine spoke to the application.

**SS-2022-007**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2021.20 (1150 Sunset Drive).

**CARRIED**

#### **16.4 SS-ALR-2021.6 - N. Fraser and M. Fraser - 240 Atkins Road, SSI**

Planner Gordon presented a staff report dated January 5, 2022 regarding an application for Non-farm Use in the Agricultural Land Reserve for an automotive repair shop.

Applicant Noella Fraser spoke to the application.

#### **SS-2022-008**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee refer application SS-ALR-2021.6 (240 Atkins Road) 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. OTHER BUSINESS**

#### **17.1 New Business**

##### **17.1.1 SS-ALR-2021.5 - K. Young and E. Lindstrom - 181 Beddis Road (Beddis Road Garage) Community Need Request**

An email dated December 3, 2021 concerning SS-ALR-2021.5 and continued use of a parking area during the application process for non-farm use in the Agricultural Land Reserve.

#### **SS-2022-009**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request bylaw enforcement staff to not enforce as per Standing Resolution No. SS-2020-045 at 181 Beddis Road.

**CARRIED**

##### **17.1.2 Shoreline Protection Model Bylaw Report**

RPM Cermak presented a briefing dated December 15, 2021 regarding a Shoreline Protection Model Bylaw Report.

##### **17.1.3 Applications Summary for 2021**

RPM Cermak presented a memorandum dated January 5, 2022 regarding the number of applications opened in 2021 with comparison to previous years and quarters.

**17.1.4 Request for Electronic Meetings for 2022 Special Business Meetings with the Agricultural Advisory Planning Commission and Salt Spring Island Agricultural Alliance**

A staff report dated January 10, 2022 regarding a request for Electronic Meetings for 2022 Special Business Meetings with the Agricultural Advisory Planning Commission and Salt Spring Island Agricultural Alliance.

There was a suggestion to consider whether other sectors could benefit from meeting with the Local Trust Committee.

**SS-2022-010**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee agree to conduct Special Business Meetings with the Agricultural Advisory Planning Commission and Salt Spring Island Agricultural Alliance scheduled for February 10, 2022; July 7, 2022; and November 10, 2022 entirely by means of audio and visual electronic communication facilities such as Zoom, in accordance with Bylaw No. 529.

**CARRIED**

**17.1.5 Advisory Planning Commission Meetings**

**SS-2022-011**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff to amend Bylaw No. 467 to permit scheduling Advisory Planning Commission meetings by means of audio and visual electronic facilities.

**CARRIED**

**17.2 Gulf Islands Senior Residence Association - Housing Agreement Schedule "A"**

Gulf Islands Senior Residence Association - Housing Agreement Schedule "A" and Bylaw No. 364 – a Bylaw to Authorize a Housing Agreement dated August 24, 2000 were presented. There was discussion regarding management of housing agreements.

**SS-2022-012**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee request staff and Trustee Patrick to meet with the Gulf Islands Senior Residence Association to define regular reporting to the Local Trust Committee on the Gulf Islands Senior Residence Association Housing Agreements.

**CARRIED**

**17.3 2022 Salt Spring Island Local Trust Committee Regular Meeting Schedule**

**SS-2022-013**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee next regular business meeting of February 15, 2022 be held electronically.

**CARRIED**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on February 15, 2022. Please see the website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) for details regarding upcoming meetings.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 3:25 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder