



Salt Spring Island Local Trust Committee

Minutes of a Special Meeting

Date: Wednesday, July 12, 2023
Location: Meaden Hall – Royal Canadian Legion
120 Blain Rd, Salt Spring Island, BC

Members Present: Timothy Peterson, Chair
Laura Patrick, Local Trustee
Jamie Harris, Local Trustee

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Rob Pingle, Recorder

A member of the press
Approximately 31 members of the public

1. CALL TO ORDER

Chair Peterson called the meeting to order at 5:00 pm. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations, and welcomed Trustees and Staff.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Robin Williams a trustee for the Salt Spring Island Fire Protection District (SSIFPD) spoke to the progress on the fire hall with an expectation to begin building in September. They asked if a member of the Local Trust Committee (LTC) could become a representative to the SSIFPD so that there could be explorations to reduce the costs to the community.

A member of the public spoke to the Clean and Safe Harbour Initiative (CASHI) proposal and asked that they be contacted by staff. They discussed the mooring issue within Ganges Harbour. They requested a need for a mooring permit process to ensure that the moorings are appropriately placed and of adequate quality.

A member of the public spoke to the CASHI proposal and asked about the new fact check page on the Islands Trust website. They spoke to standing resolution SS-2021-109 and the deferring of existing unlawful dwellings until there are safe, secure appropriate housing options that are affordable for all demographics and household types in perpetuity. There was discussion about the reason the LTC choose that particular wording. There was a question regarding the process for achieving the objectives in the standing resolution. There was discussion about the progress for the review of the CASHI proposal.

A member of the public spoke to standing resolution SS-2021-109 and the process to enforce the sewage concerns especially within Ganges Harbour. There was discussion about the intergovernmental agency discussions that are required to address that issue for bylaw enforcement.

A member of the public spoke to the governance committee of the Islands Trust and asked if its' work would include reviewing the structure of the LTCs. It was noted that the current work of the committee does not include reviewing that structure as it was not discussed within the report they are working from.

A member of the public asked about the current regulations regarding shoreline zones within the Land Use Bylaw 355. They questioned if the bylaw actually address the ability to regulate the things that are on the water.

A member of the public asked about the potential timeline for the CASHI proposal and what level of priority it is.

A member of the public spoke about the concern with boats adrift in the harbour and how at times this can be due to malicious activities not poor moorings.

A member of the public asked about invasive species on the island and if the LTC could address neglected properties. It was noted that the Islands Trust is not equipped to address the issue and that it is a regional district issue. There is the possibility to address the issue through development permit areas but that would require bylaw development.

A member of the public asked if there are any examples of bylaw enforcement in any of the Salt Spring harbours. It was noted that the bylaw officers work towards compliance and issues are more often addressed this was without the need for ticketing as bylaw enforcement. It was noted that bylaw officers have been in the harbour during this year to review the conditions within the harbour.

A member of the public asked if a complaint would be required to get bylaw officers to inspect a boat within the harbour. There was discussion about the process to make complaints regarding bylaw infractions.

A member of the public asked about the timeline for the creation of affordable housing for our island workforce. It was noted that proposed Bylaw 530 was a first step and that a housing authority would hopefully follow. It was also noted that the Official Community Plan review would provide an opportunity to further ensure the housing issues of the island are properly defined.

A member of the public asked if the conduct of the Islands Trust could be investigated. They mentioned that the housing in the harbour is due to the lack of housing available on land. They feel there is too much enforcement of bylaw files.

A member of the public spoke to the requirement for a local government to enforce its bylaws and wondered if one officer was enough to address the issues. It was noted that the Trust Council has made a request of the BC Ombudsperson to review the Bylaw Enforcement process within the Islands Trust.

A member of the public spoke to the current staffing of the Islands Trust and that there are too many staff working in areas that are beyond the mandate of the Trust.

A member of the public asked about proposed bylaw 530 and what was holding it up. It was noted that the decision was to delay the public hearing to allow for further discussion with First Nations.

A member of the public asked about the obstacles stopping proposed bylaw 530 and stated that the housing issue is a crisis that requires immediate attention.

A member of the public spoke to the public hearings that were held during the working day. There was discussion about the process to schedule a public hearing being at the consideration of the trustees and that in person feedback is not the only way to provide feedback as letters and emails are also acceptable.

A member of the public spoke to the process of consulting First Nations. They asked if the Islands Trust could adopt UNRIP and truly consult First Nation communities.

A member of the public asked for clarity about the obligation to consult First Nations. It was noted that the LTC has a duty to engage with First Nations. It was noted that bylaws are approved by the provincial ministry and they have a duty to consult so if the LTC wants our bylaws to be approved we have to show meaningful engagement with First Nations.

A member asked if a public hearing date or hour could be set during this meeting. It was noted that as this was a special town hall and it would be more appropriate to make that motion during the regular meeting scheduled tomorrow.

A member of the public asked about industrial commercial properties and land within the agricultural land reserve. There was discussion about the process to remove land from the agricultural land reserve.

A member of the public asked about the ability of the LTC members to stand behind their decisions when working with other agencies. It was noted that provincial agencies are only required to consult us and are not required to follow our recommendations.

A member of the public spoke to the percentage of farmland within the agricultural land reserve but noted that it does not include the crown land which could become farm land if necessary.

There was discussion about the mandate of the Islands Trust and how it has altered over the decades.

A member of the public expressed appreciation for the evening meeting.

There was discussion about the number of zones in the land use bylaw. It was noted that a modernization of the bylaw would result in less zones based on current best practices.

5. ADJOURNMENT

By general consent the meeting was adjourned at 7:00 pm.

Timothy Peterson, Chair

Certified Correct:

Rob Pingle, Recorder