



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date: Monday, January 22, 2024

Location: Electronic Meeting (Zoom)

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

Staff Present: Chris Hutton, Regional Planning Manager (RPM)
Rob Pingle, Legislative Clerk
Sarah Shugar, Recorder

These minutes follow the order of the agenda although the sequence may have varied. The electronic meeting was live streamed and recorded.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 1:34 p.m. He welcomed everyone to a Special meeting of the Salt Spring Island Local Trust Committee and introduced himself, the Trustees and staff. Chair Peterson humbly stated gratitude to live and work in Coast Salish First Nations territory.

2. APPROVAL OF AGENDA

By general consent, the agenda was adopted.

3. PUBLIC COMMENTS

RPM Hutton reported additional correspondence items regarding Draft Bylaw 537 – Accessory Dwelling Units were received and would be added to the Islands Trust website. RPM Hutton reported a letter from legal counsel regarding Draft Bylaw 537 has been received and circulated to Trustees.

4. BUSINESS ITEMS

4.1 Draft Bylaw 537 - Accessory Dwelling Units

RPM Hutton presented a staff report dated January 22, 2024 regarding a proposed Land Use Amendment Bylaw to allow Accessory Dwelling Units.

SS-2024-001

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee proceed no further with draft Salt Spring Island Local Trust Committee Bylaw No. 537, cited as "Salt Spring Islands Land Use Bylaw No. 355, 1999, Amendment No. 2, 2023".

DEFEATED

SS-2024-002

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 537, cited as "Salt Spring Island Local Trust Committee Land Use Bylaw No. 355, 1999, Amendment Bylaw No. 2, 2023 be read a first time.

CARRIED

Trustee Harris OPPOSED

SS-2024-003

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 537, cited as "Salt Spring Island Local Trust Committee Land Use Bylaw No. 355, 1999, Amendment Bylaw No. 2, 2023 be read a second time.

CARRIED

Trustee Harris OPPOSED

SS-2024-004

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee Bylaw No. 537, cited as "Salt Spring Island Local Trust Committee Land Use Bylaw No. 355, 1999, Amendment Bylaw No. 2, 2023 be read a third time.

CARRIED

Trustee Harris OPPOSED

SS-2024-005

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee refer Bylaw No. 537, cited as "Salt Spring Island Local Trust Committee Land Use Bylaw No. 355, 1999, Amendment No. 2, 2023" to the Islands Trust Executive Committee for approval.

CARRIED

Trustee Harris OPPOSED

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the “Islands Trust Policy Statement Directives Only Checklist” in attachment 2 by making the following changes:

- Section 4.1 change from “maybe” to “N/A”;
- Section 5.2.4 change from “maybe” to “yes”;
- Section 5.2.5 change from “maybe” to “yes”;
- Section 5.8.6 change from “yes” to “no”; and
- Add the following reason within the “Policy Statement Compliance” section: “The current official community plan and regulatory bylaws do not address Salt Spring Island’s projected housing needs to sustain a healthy community. There is an opportunity to address this deficiency within the funded official community plan and land use bylaw review project.”

Trustee Harris expressed concerns regarding determining whether Draft Bylaw 537 is in compliance with the Islands Trust Policy Statement Directives Only Checklist, requested that the item be deferred to provide more time to consider the proposed amendments and requested that his comments be recorded.

SS-2024-006

It was MOVED and SECONDED,

To amend the motion as follows:

- Remove “Section 5.8.6 change from “yes” to “no””; and
- Remove “Add the following reason within the “Policy Statement Compliance” section: “The current official community plan and regulatory bylaws do not address Salt Spring Island’s projected housing needs to sustain a healthy community. There is an opportunity to address this deficiency within the funded official community plan and land use bylaw review project.”

CARRIED

Trustee Harris OPPOSED

Chair Peterson called the question on the amended motion:

SS-2024-007

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee amend the “Islands Trust Policy Statement Directives Only Checklist” in Attachment 2 by making the following changes:

- Section 4.1 change from “maybe” to “N/A”;
- Section 5.2.4 change from “maybe” to “yes”;
- Section 5.2.5 change from “maybe” to “yes”.

CARRIED

Trustee Harris OPPOSED

SS-2024-008

It was MOVED and SECONDED,

That the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Checklist attached to the January 22, 2024 report as Attachment 2 as amended, and determined that draft Bylaw No. 537, as amended cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 2, 2023," is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

Trustee Harris OPPOSED

5. ADJOURNMENT

By general consent the meeting adjourned at 2:33 p.m.

Timothy Peterson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder