



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

**Date:** Tuesday, September 1, 2020

**Location:** Electronic Meeting  
200-1627 Fort Street, Victoria

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

**Staff Present:** Stefan Cermak, Regional Planning Manager (RPM)  
Jason Youmans, Island Planner  
Geordie Gordon, Planner 2  
Kristine Mayes, Planner 1  
Daniela Murphy, Legislative Clerk  
Sarah Shugar, Recorder

**Media and Others Present:** Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director  
Gulf Islands Driftwood Reporter  
Approximately 15 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. and welcomed everyone to an electronic meeting of the Salt Spring Island Local Trust Committee. Chair Luckham introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory.

### 2. APPROVAL OF AGENDA

The following additional item was presented for consideration:

- Item 2.1 - Resolution to Continue Holding Electronic Meetings

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

#### 2.1 Resolution to Continue Holding Electronic Meetings

**SS-2020-123**

**It was MOVED and SECONDED,**

that in accordance with Ministerial Order M192 – Local Government Meetings & Bylaw Process and Province of BC Bill 19 – 2020, the Salt Spring Island Local Trust Committee cannot conduct public in-person meetings at this time because the meeting venues traditionally used have limited access or do not meet the legislated requirements for the protection of the community, trustees and staff; and Therefore in order to meet the principles of openness, transparency, and accessibility, meetings of the Salt Spring Island Local Trust Committee will be held electronically over the period August 26 to October 31, 2020, will be live streamed, and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

**CARRIED**

**3. PREVIOUS MEETINGS**

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

**3.1.1 Draft Minutes of the July 28, 2020 SSI LTC Regular Meeting**

The following item was presented for consideration:

- Item 3 - Replace “Land Use planning plays a direct role in healthy communities and noted her healthy people, healthy society and healthy environment: community based ecosystem management mandate” with “Land Use planning plays a direct role in healthy communities: healthy people, healthy society and healthy environment: also known as community based ecosystem management”.

**By general consent,** the minutes of the July 28, 2020 Salt Spring Island Local Trust Committee meeting were adopted, as amended.

**3.2 Resolutions Without Meeting Report - None**

**3.3 Draft Minutes of the Advisory Planning Commissions - None**

**3.4 Salt Spring Island Local Trust Committee Public Hearing Record – None**

**4. TRUSTEE REPORTS**

Trustee Grove presented the following report:

- He spoke to the second wave of the COVID-19 pandemic and expressed support retail stores to make masks mandatory to help stop the spread of COVID-19.
- He spoke to safety concerns and bylaw violations in Centennial Park and expressed support for CRD Director Holman to reconsider initiating a CRD Community Safety Service.

Trustee Patrick presented the following report:

- She expressed appreciation to Housing Working Group members Ron Cook, Jessica Harkema, Rhonan Heitzmann, Meror Krayenhoff, David Secord, and Daniel Wood for giving their time and input into creating a process to move the discussion on housing forward.
- Attended a North Pender Island Local Trust Committee meeting. She encouraged members of the public to visit the Land Use Bylaw Review project page on the North Pender Island webpage. Community information meetings will be held over the next couple of months to seek the North Pender Island community input.
- Participated in a Local Planning Committee meeting. The Local Planning Committee is a Trust Council committee that works on planning projects that apply to the entire Trust Area and current projects include an Application Fees Review, Coastal Douglas Fir Protection, Freshwater Strategy and Eel Grass Mapping.
- Attended a Financial Planning Committee meeting.
- Attended a meeting with a sub group of the CRD Salt Spring Island Transportation Commission to discuss opportunities that may be related to Ganges village planning.
- Attended a number of meetings in preparation for a Salt Spring Island Watershed Protection Alliance (SSIWPA) special meeting in September.
- Attended an integrated response marine spill response plan for the Georgia Strait region meeting last week. A meeting regarding an integrated response marine spill response plan for the Juan de Fuca region is scheduled today.
- Expressed support for everyone to continue wearing masks in places where social distancing cannot be maintained to reduce the spread of COVID-19.

## **5. CHAIR'S REPORT**

Chair Luckham presented the following report:

- The next Trust Council will be an electronic meeting on September 15 and 16, 2020.
- Has attended meetings with the Local Planning Committee, the Financial Planning Committee and Trust Area Services in preparation for the next Trust Council.
- Encouraged members of the public to review Public Health Officer Bonnie Henry's presentation on August 30, 2020 regarding COVID-19.

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

Director Holman presented the following report:

- Director Holman has requested an increase of CRD Bylaw enforcement in Centennial Park to address safety concerns and has requested the RCMP to provide more support to CRD Bylaw enforcement in Centennial Park.
- He reported the CRD has the authority to make masks mandatory on CRD property.
- There have been concerns regarding the lack of social distancing at the Saturday Market and he will talk to staff regarding the rules concerning the Saturday Market.
- The Ganges Fire Hall Committee has recommended that the Ganges Hall should be kept in community hands and that the primary use of the building should be food security related. The CRD may be the only viable option to acquire the site and purchase of the site would require voter approval.

- The provisional CRD 2021 draft budget will be approved in October. Director Holman is planning to host a public meeting to present the draft budget late September or early October 2020.
- CRD has approved funding to support the Salt Spring Island Farmland Trust Root facility.
- BC Transit will be initiating a review of the SSI Transit system.
- Member of Legislative Assembly Adam Olsen has been appointed as a member of the Provincial Policing Task Force that will be looking into policing funding and resources.
- It is important to find ways to improve safety in Ganges Village. There will be a proposed CRD budget increase for CRD bylaw enforcement and CRD park maintenance.

## **7. CORRESPONDENCE**

Correspondence received concerning current applications and/or projects is posted to the LTC webpage.

### **7.1 D. McColl to LTC – Dated July 17, 2020 – Concerning Saturday Market**

The correspondence was received.

### **7.2 J. Callas to LTC – Dated July 17, 2020 – Concerning Saturday Market**

The correspondence was received.

### **7.3 F. Attorp to LTC – Dated August 1, 2020 - Concerning Development in the Gulf Islands**

The correspondence was received.

### **7.4 F. Attorp to LTC and Trustee Patrick Response – Dated August 8, 2020 - Concerning Housing on Salt Spring Island**

The correspondence was received.

### **7.5 J. Rosen and C. Snow to LTC - Dated August 1, 2020 - Concerning Phase 3 of Croftonbrook**

The correspondence was received.

### **7.6 J. McLean and R. Kerr – Dated August 3, 2020 – Concerning STVRs**

The correspondence was received.

### **7.7 M. Howe and J. Reid – Dated August 10, 2020 – Concerning Temporary Use Permit for 315 Robinson Road, SSI**

The correspondence was received.

**7.8 C. Coe to LTC – Dated August 11, 2020 – Concerning Vortex Development**

The correspondence was received.

**SS-2020-124**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to report back on consideration of adding required signs in the Development Procedures Bylaw.

**CARRIED**

**8. DELEGATIONS**

**8.1 J. McClean – Concerning CREST Tower and Structure of New Town Hall**

J. McClean expressed concerns regarding the proposed CREST Tower and requested that adequate public notification be given to all Salt Spring Island residents regarding the proposal. She spoke to the Development Variance Permit Applications public notification requirements and expressed concerns that some of the usual methods of public notification did not happen during the COVID pandemic.

**9. TOWN HALL & QUESTIONS**

Chair Luckham opened the Town Hall at 10:14 a.m.

A member of the public thanked Trustee Patrick for the Housing Working Group report and expressed support for organized community engagement during the process. She spoke to the importance of including all opinions and expressed support for a shared vision that identifies community priorities and make progress to provide more affordable housing on Salt Spring Island.

A member of the Housing Working Group thanked Trustee Patrick for the Housing Working Group report and spoke to the challenge to local businesses when there is a lack of affordable housing for workers.

A member of the public expressed support for a variety of affordable housing models and spoke to the need for a supportive housing model on Salt Spring Island.

A member of the Housing Working Group expressed support for the Housing Working Group report and expressed support for The Living Building Challenge that is a self-sufficient model for housing that addresses issues such as water and environmental impacts.

**10. APPLICATIONS AND REFERRALS**

**10.1 Proposed Bylaws No. 474 and 475 – SS-RZ-2013.6 and SS-DP-2014.3 Island Marine Construction Services Ltd. - 2850 Fulford Ganges Road**

Planner Youmans presented a staff report dated August 14, 2020 regarding an application to amend the Salt Spring Island Official Community Plan and Land Use Bylaw to permit the expansion of an existing marina in Fulford Harbour.

**SS-2020-125**

**It was MOVED and SECONDED,**

that in order to honour the Islands Trust's commitments made in the Reconciliation Declaration, the Salt Spring Island Local Trust Committee direct staff to seek staff-to-staff meetings with Tsawout First Nation, Halalt First Nation, Lyackson First Nation, and Cowichan Tribes to determine what information and/or commitments would be required to satisfy the concerns raised in their referral responses to Bylaws No. 474 and 475.

**CARRIED**

**10.2 SS-DP-2020.6 – SS-DVP-2020.9 – J. and M. Lucich – 143 Jennifer Way, SSI**

Planner Gordon presented a staff report dated August 20, 2020 regarding subdivision within Development Permit Area 7 and request for drainage plan exemption at the time of subdivision.

Applicants Julia and Mark Lucich were present.

**SS-2020-126**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2020.9 conditional upon receipt of confirmation of registration of a restrictive covenant (drainage plan) as attached (143 Jennifer Way)

**CARRIED**

**SS-2020-127**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act requiring submission and acceptance of a drainage plan prior to construction from the registered owners Of Lot 2 Section 77 South Salt Spring Island Cowichan District Plan VIP79077 and designate any member of the Local Trust Committee to sign the covenant (SS-DVP-2020.9,143 Jennifer Way).

**CARRIED**

**SS-2020-128**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2020.6 (143 Jennifer Way).

**CARRIED**

**10.3 SS-TUP-2020.2 – S. Zacharias – 180 Thomas Road, SSI**

Planner Mayes presented a staff report dated August 19, 2020 regarding a Temporary Use Permit Renewal for Light Manufacturing Use of a Home-Based Business.

Applicant Suzanne Zacharias spoke to the application.

**SS-2020-129**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee amend Temporary Use Permit SS-TUP-2020.2 (180 Thomas Road) by adding the following Permit condition:

8. Upon expiry of the Permit the applicant must remove any structures or portion of structures exceeding 185 square metres of combined floor area on the subject property unless a new Permit, bylaw amendment, change of use to a farm building for a farm operation, or variance is granted.

**CARRIED**

**SS-2020-130**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee approve issuance of the amended Temporary Use Permit SS-TUP-2020.2 (180 Thomas Road).

**CARRIED**

The meeting moved to an in camera meeting at 11:28 a.m. and reconvened at 11:54 a.m. See Items 17.1 and 17.2. The meeting recessed for lunch at 11:54 a.m. and reconvened at 12:30 p.m.

**11. BUSINESS ARISING FROM MINUTES**

**11.1 Follow-Up Action List Report dated July 2020**

The report was received.

There was a question regarding whether a letter of introduction was sent to First Nations. RPM Cermak will look into and follow up with Trustees by email.

**12. COMMUNITY INFORMATION MEETING - None**

**13. PUBLIC HEARING - None**

**14. REPORTS**

**14.1 Policy and Standing Resolutions List**

The report was received.

**14.2 Work Program Top Priorities Report**

The report was received.

**14.3 Projects List Report dated August 2020**

The report was received.

**SS-2020-131**

**It was MOVED and SECONDED,**

That the Salt Spring Island Local Trust Committee direct staff to report on organizing the Projects List under broad categories and to remove outdated items.

**CARRIED**

**14.4 Applications with Status Report dated August 2020**

The report was received.

**14.5 Expense Report dated June 2020**

The report was received.

**14.6 Islands Trust Conservancy Board Report dated July 2020**

**14.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report - None**

**14.8 Housing Working Group Report**

Trustee Patrick presented a Housing Working Group report dated September 1, 2020 concerning a Housing Challenges and Solutions Project.

**By general consent,** the Salt Spring Local Trust Committee agreed to discuss staff resources for a Housing Challenges and Solutions project at the next meeting.

**15. LOCAL TRUST COMMITTEE PROJECTS - None**

**16. OTHER BUSINESS**

**16.1 New Business**

**16.1.1 Thetis Island Local Trust Committee Referral of Proposed Bylaws 108 and 109**

RPM Cermak presented a staff report dated August 20, 2020 regarding Thetis Island Local Trust Committee Referral of Proposed Bylaws 108 and 109.

**SS-2020-132**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Thetis Island Local Trust Committee for Bylaws No. 108 & 109, indicating that interests are unaffected.

**CARRIED**



**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**SS-2020-133**

At 11:28 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 Sections:

- 90 (2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party and that staff be invited to remain.

**CARRIED**

**17.2 Motion to Open the Meeting**

**SS-2020-134**

At 11:54 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**

**17.3 Rise and Report - None**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on October 6, 2020. Please check the website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) for details regarding this meeting and other upcoming meetings.

**19. ADJOURNMENT**

**By general consent** the meeting adjourned at 1:24 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder