



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, April 30, 2019

Location: Harbour House Hotel
121 Upper Ganges Road, Salt Spring Island, BC

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 1
Serena Klaver, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 8 members of the public - a.m.
Approximately 95 members of the public - p.m.

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 9:32 a.m. He 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 items were presented for consideration:

- 16.1.1 Additional Correspondence Received
- 17.7 SS-DVP-2018.11 & SS-SUB-2017.4 - F. dos Santos and D. Gunn - 210 Norton Road, SSI
- 17.8 SS-ALR-2018.2 - E. FitzZaland, Green City Builders Inc. - 192 Vesuvius Bay Road, SSI

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 March 26, 2019 SSI LTC Meeting

By **General Consent**, the minutes of the March 26, 2019 Salt Spring Island Local Trust Committee meeting were adopted.

3.2 Resolutions Without Meeting Report – None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the April 11, 2019 Advisory Planning Commission Meeting

The minutes were received.

3.3.2 Draft Minutes of the April 11, 2019 Agricultural Advisory Planning Commission Meeting

The minutes were received.

4. PREVIOUS MEETINGS BUSINESS ARISING FROM MINUTES

4.1 Follow-Up Action List

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

The report was received.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The Applications with Status Report was received.

7.4.1 Applications Summary - Quarterly Report

RPM Cermak presented a memorandum regarding the Applications Summary for January 1, 2019 to March 30, 2019.

7.5 Expense Report

The report dated February 2019 was received.

7.6 Islands Trust Conservancy Report

The report dated March 2019 was received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Affordable Rental Housing - Cottages Project - Proposed Bylaw No. 512

Planner Youmans presented a staff report dated April 24, 2019 regarding consideration of proposed Bylaw No. 512 - Affordable Rental Housing - Cottages.

SS-2019-83

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind second reading of Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018".

CARRIED

SS-2019-84

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018" be amended as attached to this staff report, dated April 30, 2019.

CARRIED

SS-2019-85

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018" be read a second time, as amended.

CARRIED

Resolution SS-2019-85 was rescinded at the SS LTC Regular Meeting of November 26, 2019 through Resolution SS-2019-245.

8.2 Industrial Land Uses Update Project Solid Waste Management

Planner Youmans presented a memorandum dated April 24, 2019 regarding Salt Spring Island Solid Waste Planning.

8.3 Ganges Village Plan - Harbourwalk Project

Planner Youmans presented a staff report dated April 24, 2019 regarding a meeting regarding the Harbourwalk Project with the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRO) scheduled for May 2, 2019.

SS-2019-86

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee authorize Trustee Laura Patrick to represent the Salt Spring Island Local Trust Committee at a May 2, 2019 meeting with staff of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development on the topic of the Ganges Harbourwalk.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 Notice Regarding Federal Cannabis Licensing - 316 Seymour Heights Road, SSI

The notice was received for information.

9.1.2 Thetis Island Local Trust Committee Referral of Proposed Bylaw No. 103

RPM Cermak presented a staff report dated April 12, 2019 regarding a Bylaw Referral from the Thetis Island Local Trust Committee.

SS-2019-87

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 Bylaw No. 103, indicating that interests are unaffected.

CARRIED

9.1.3 Child Care Options

RPM Cermak presented a staff report dated April 16, 2019 regarding childcare options for future Salt Spring Island Local Trust Committee meetings.

SS-2019-88

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to include families as stakeholders in Project Charters and to propose family orientated engagement techniques, or to explain why such inclusion is not appropriate.

CARRIED

The meeting recessed at 10:55 a.m. and reconvened at 11:01 a.m.

10. CORRESPONDENCE

- 10.1 R. Kerr to the Honourable Doug Donaldson, Minister of Forests, Lands and Natural Resource Operations and Rural Development, Dated April 7, 2019 - Concerning Ganges Harbourwalk**

The correspondence item was received for information.

- 10.2 J. Moore to LTC, Dated April 4, 2019 - Concerning Logging on Salt Spring Island**

The correspondence item was received for information.

- 10.3 J. Slakov to LTC, Dated April 5, 2019 - Concerning Logging on Salt Spring Island**

The correspondence item was received for information.

- 10.4 A. Wheeler to LTC, Dated April 11, 2019 - Concerning Logging on Salt Spring Island**

The correspondence item was received for information.

- 10.5 Trustee P. Grove to A. Wheeler, cc. LTC; Response, Dated April 12, 2019 - Concerning Logging on Salt Spring Island**

The correspondence item was received for information.

- 10.6 M. Horsdal to Government Officials, cc. LTC, Dated April 15, 2019 - Concerning Logging on Salt Spring Island**

The correspondence item was received for information.

- 10.7 Salt Spring Island Fire Rescue to LTC, Dated April 2, 2019 - Concerning Beach Fires on Foreshore Lands**

The correspondence item was received for information.

SS-2019-89

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee send a letter to the Salt Spring Island Fire Protection District to express support that the District has the authority to regulate open burning on foreshore Crown Lands.

CARRIED

- 10.8 M. Squires to LTC, Dated April 20, 2019 - Concerning Garner POD Fire Smart Work Event**

The correspondence item was received for information.

The meeting recessed for lunch at 11:08 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Grove reported he attended meetings with the following: the North Salt Spring Waterworks District; the Advisory Planning Commission, the Agricultural Advisory Planning Commission; a Wildfire Community Resilience event hosted by the CRD, and the Salt Spring Island Housing Council Society to discuss affordable housing and people experiencing homelessness. Trustee Grove also attended a forum on First Nations Reconciliation with Chief Robert Joseph, Ambassador for Reconciliation Canada. He corresponded with several community members regarding the proposed CREST tower. He advised that the Islands Trust has declared a climate change emergency and spoke to the need to reduce greenhouse gases.

Trustee Patrick reported she attended “Balancing Affordable Housing and Environmental Sustainability - A Community Conversation” event co-sponsored by the Community Alliance, the Salt Spring Island Housing Council and Salt Spring Solutions, noting that worker housing was identified as a priority. Trustee Patrick attended meetings with the following: the South Pender Island Local Trust Committee, North Pender Island Local Trust Committee, Thetis Island Local Trust Committee and noted the Thetis Island Local Trust Committee adopted a standing resolution regarding First Nation engagement and reconciliation. Trustee Patrick attended a Salt Spring Island Watershed Protection Alliance (SSIWPA) strategic planning workshop on April 2, 2019 and shared that the next SSIWPA meeting is scheduled on May 3, 2019. Trustee Patrick noted she will be attending an Agricultural Land Commission (ALC) regional seminar regarding changes to the ALC Act and Agricultural Land Reserve (ALR) regulations on May 1, 2019 in Nanaimo.

12. CHAIR'S REPORT

Chair Luckham reported he attended an Oceans Protection Plan Dialogue Forum on March 26, 2019 concerning marine related issues including vessel anchorages and diluted bitumen exports. He attended a meeting with the North Salt Spring Waterworks District as well as the Association of Vancouver Island and Coastal Communities (AVICC) 2019 Convention held April 12-14, 2019 in Powell River. Chair Luckham also attended the Spring 2019 Howe Sound Community Forum and noted there is a Howe Sound biosphere region initiative to apply to become an United Nations Educational, Scientific and Cultural Organization (UNESCO) Biosphere Region Designation. Chair Luckham concluded his report by welcoming families with children to the meeting.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Electoral Area Director Gary Holman reported the Integrated Water Management Study terms of reference are scheduled to be completed within the next few weeks. He reported that approval was secured to use gas tax funds for affordable housing projects with funding to address implementation of alternative water sources due to the North Salt Spring Waterworks District water moratorium. Additionally, he noted the Croftonbrook affordable housing project is the first project to receive gas tax funding. Director Holman advised that the CRD licenses private waste transfer stations on Salt Spring Island and expressed support for the private waste transfer station operators to be included in the Industrial Lands Review project. Director Holman expressed support for the CREST tower proposal on behalf of the CRD, the CRD Emergency Program and first responders on Salt Spring Island.

14. DELEGATIONS

14.1 Susan Hannon, on behalf of a Group of Concerned Citizens re: Logging on Salt Spring Island

Susan Hannon spoke to logging on Salt Spring Island, submitted delegation materials entitled "Presentation to Islands Trust April 30, 2019" and requested the Salt Spring Island Local Trust Committee provide comment.

Trustee Patrick reported a meeting will be scheduled with Member of the Legislative Assembly (MLA) of British Columbia for Saanich North and the Islands Adam Olsen regarding logging and noted the "Protecting the Coastal Douglas-fir Zone & Associated Ecosystems" toolkit is available for consideration as a next Salt Spring Island Local Trust Committee Top Priority or Project.

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:30 p.m.

A member of the public expressed concerns regarding the proposed CREST tower including the public consultation process and requested the Salt Spring Island Local Trust Committee issue a statement of non-concurrence. The member of the public asked for clarification regarding the level and frequency that would be transmitted and for further information regarding the tower at the Central Fire Hall.

A member of the public spoke on behalf of the Salt Spring Island Health Centre, expressed concerns regarding Proposed Bylaw No. 515 (SS-RZ-2018.4 - Gulf Islands Seniors Residence Association - 154 Kings Lane (Meadowlane)) and requested that staff explicitly consider the Salt Spring Island Health Centre in the feasibility study.

A member of the public expressed concerns regarding the proposed CREST tower including electromagnetic frequency (EMF) radiation and security of confidential information and submitted a letter entitled "Position of Gulf Islanders for Safe Technology on the Proposed Monopole Installation at the Salt Spring Legion Property." and noted a website entitled "EMF portal". The member of the public also expressed concerns regarding collocation for cell service.

Seven members of the public expressed concerns regarding the proposed CREST tower including health concerns regarding the electromagnetic frequency (EMF) radiation.

A member of the public expressed concerns regarding the proposed CREST tower, requested public consultation, requested the Salt Spring Island Local Trust Committee take a precautionary approach and form a commission to look into public concerns.

A member of the public expressed concerns regarding the proposed CREST tower and requested the Salt Spring Island Local Trust Committee verify that the BC Hydro lines in the proposed area would not increase the EMF radiation and submitted a piece of correspondence and a petition with 197 signatures.

A member of the public expressed concerns regarding the proposed CREST tower and submitted a letter entitled "The Bio Initiative Report".

A member of the public expressed concerns regarding the proposed CREST tower including health concerns and asked the Salt Spring Island Local Trust Committee to promote benign communication technologies.

A member of the public expressed concerns regarding the proposed CREST tower asked elected officials to engage the precautionary principle in decisions regarding the proposed tower.

A member of the public expressed concerns regarding the proposed CREST tower including health concerns, co-location cellular service providers and submitted a letter dated April 30, 2019.

A member of the public expressed concerns regarding the proposed CREST tower and expressed concerns regarding clear cut logging and requested a moratorium on technology that would increase EMF radiation without substantial research.

A member of the public expressed concerns regarding the proposed CREST tower including the close proximity to health centres.

A member of the public expressed appreciation to the Salt Spring Emergency Program, expressed concerns regarding the proposed CREST tower, requested the Salt Spring Island Local Trust Committee take a precautionary approach, and requested the Salt Spring Island Local Trust Committee consider fibre optic technology as a safe alternate technology.

A member of the public expressed concerns regarding the proposed CREST tower and requested the Salt Spring Island Local Trust Committee request a covenant that would restrict colocation of other providers to the tower, prior to public consultation.

A member of the public expressed concerns regarding the proposed CREST tower and requested the Salt Spring Island Local Trust Committee engage the precautionary principle in decision-making and to reconsider the siting of the tower.

A member of the public expressed concerns regarding the proposed CREST tower including protection of ecosystems, effects of EMF radiation and close proximity to the Lady Minto Hospital, a childcare centre and other health care facilities.

A member of the public expressed concerns regarding the proposed leave strip for SS-DVP-2018.11 and SS-SUB-2017.4 (210 Norton Road) and requested that the right to conduct farming activities on the adjacent property is protected by the proposed leave strip.

The following correspondence and materials were received in respect to the CREST tower:

- a CREST Emergency Communications Brochure;
- a Poster in opposition to the CREST tower; and
- approximately 53 letters in opposition to the CREST tower.

16. OTHER BUSINESS

16.1 Proposed Siting of a Radio Antenna and Tower at 120 Blain Road (Royal Canadian Legion)

16.1.1 Additional Correspondence Received

Planner Gordon presented a staff report dated April 17, 2019 regarding a request for statement of concurrence for the proposed siting of a radio antenna and tower at 120 Blain Road (Royal Canadian Legion).

Additionally, Planner Gordon submitted 77 pieces of correspondence received including 2 in support and 74 against the proposed radio antenna and tower as well as 1 piece requesting clarification on the proposal.

Applicant Gord Horth spoke to the application.

A member of the public asked if a Channel Ridge site would be adequate to provide coverage.

SS-2019-90

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the following information from the proponent of the CREST radio tower:

1. additional information regarding the choice of location and to explore other potential locations; and
2. to explore options for a covenant that would ensure no additional providers would be attached to the tower without full public consultation.

CARRIED

SS-2019-91

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to report back to Salt Spring Island Local Trust Committee at the next meeting regarding topics discussed concerning the CREST radio tower.

CARRIED

The meeting recessed at 2:20 p.m. and reconvened at 2:28 p.m.

17. APPLICATIONS AND REFERRALS

17.1 SS-RZ-2018.4 - Proposed Bylaw No. 515 - Gulf Islands Seniors Residence Association - 154 Kings Lane (Meadowlane), SSI

RPM Cermak presented a staff report dated April 15, 2019 regarding a proposal to rezone from Community Facility 1(d) zoned land to a Residential 12 (R12) zone variant that allows for the development of a 48 unit affordable seniors' supportive housing complex.

Applicant Richard Walker spoke to the application.

SS-2019-92

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff schedule a Community Information Meeting and Public Hearing for Bylaw No. 515, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018” on May 22, 2019.

CARRIED

SS-2019-93

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018” not be adopted until the following conditions have been fulfilled:

- a. Written confirmation from the CRD Sewer Commission that the service boundaries have been amended to include the subject property and that there is sufficient capacity for the proposed development;
- b. Written confirmation from Island Health that they are satisfied with both the quantity and quality of the proposed potable water sources, and that future residents will be provided with a safe, potable, and sustainable source of water;
- c. Approved Provincial Water License for the two ground water license applications.

CARRIED

17.2 SS-LCRB-2019.2 - C. Philp, Leaf Compassion Inc. - 105-109 McPhillips Avenue, SSI

Planner Gordon presented a staff report dated April 16, 2019 regarding a Liquor and Cannabis Regulation Branch application to sell cannabis.

Applicant Charles Philp spoke to the application.

SS-2019-94

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the Cannabis Retail Licence application for Leaf Compassion Inc. to the Advisory Planning Commission for review and comment.

CARRIED

SS-2019-95

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to hold a public meeting to gather community input on the Cannabis Retail Store Licence application for Leaf Compassion Inc.

CARRIED

17.3 SS-DVP-2019.1 - J. Litke, Polaris Surveying Ltd. - 200 Collins Road, SSI

Planner Gordon presented a staff report dated regarding a Development Variance Permit to allow a split lot to be created through subdivision.

Representative of the applicant Brent Taylor spoke to the application.

SS-2019-96

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to work with the applicant to encourage the joint use of private docks to reduce impacts on the natural and aesthetic environment and direct staff to follow up with the landowner to provide information regarding covenants and land donation as an option for the lands on the east side of the road.

CARRIED

17.4 SS-DVP-2018.12 - D. and L. Lee - 1216 North Beach Road, SSI

RPM Cermak presented a staff report dated March 12, 2019 regarding a Development Variance Permit application to authorize the siting of an existing building and deck.

Applicant Leah Lee spoke to the application.

SS-2019-97

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee proceed no further with application SS-DVP-2018.12 for the following reasons:

- a. The existing development conflicts with the intent of the Islands Trust Policy Statement with respect to protecting ecosystems, coastal areas, marine shorelines, aesthetic qualities, development impacts and cultural and natural heritage;
- b. The existing development is contrary to Official Community Plan policies relating to the Island Environment, Island Heritage, and Other Marine Use;
- c. The existing development is contrary to Islands Trust Strategic Plan objectives with respect to improving shoreline protection; and
- d. The existing development is contrary to current best planning practices for climate change and shoreline development.

CARRIED

17.5 SS-DP-2018.12 - D. and L. Lee - 1216 North Beach Road, SSI

RPM Cermak presented a staff report dated March 13, 2019 regarding a Development Permit application to authorize an existing building, deck and fill.

SS-2019-98

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee proceed no further with application SS-DP-2018.12 for the following reason: The existing development is not in accordance with the applicable Development Permit Area guidelines.

CARRIED

17.6 SS-DVP-2017.10 - A. Breed - 127 Orchard Road, SSI

RPM Cermak presented a staff report dated April 23, 2019 regarding a Development Variance Permit application to allow an increase of total accessory building floor area from 70 square metres to 120 square metres.

Applicant Amie Breed spoke to the application.

SS-2019-99

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2017.10 (127 Orchard Road).

CARRIED

The meeting recessed at 3:24 p.m. and reconvened at 3:25 p.m.

17.7 SS-DVP-2018.11 & SS-SUB-2017.4 - F. dos Santos and D. Gunn - 210 Norton Road, SSI

Planner Klaver presented a staff report dated April 26, 2019 regarding a request to vary connection to community water system, vary requirement for an on-site sewage disposal, and vary requirement for the installation of a storm water management plan (SS-DVP2018.11) and acceptance for multiple covenants (SS-SUB-2017.4) for the proposed subdivision at 210 Norton Road.

Applicant D. Gunn and representative of the applicant Janis Gauthier spoke to the application.

SS-2019-100

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2018.11 (210 Norton Road).

CARRIED

SS-2019-101

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a Leave Strip Covenant under section 219 of the Land Title Act from the registered owners of That Part of the West 6 Chains of Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Lying to the North of the Lower Ganges Road and designate any member of the Salt Spring Island Local Trust Committee to sign the covenant (SS-SUB-2017.4, 210 Norton Road).

CARRIED

SS-2019-102

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a No Further Subdivision Covenant under section 219 of the Land Title Act from the registered owners of That Part of the West 6 Chains of Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Lying to the North of the Lower Ganges Road and designate any member of the Salt Spring Island Local Trust Committee to sign the covenant (SS-SUB-2017.4, 210 Norton Road).

CARRIED

17.8 SS-ALR-2018.2 - E. FitzZaland, Green City Builders Inc. - 192 Vesuvius Bay Road, SSI

Planner Klaver presented a staff report dated April 26, 2019 regarding a Non-Farm Use Application in the Agricultural Land Reserve.

Applicant Elizabeth FitzZaland and property owner Rebecca Bloch spoke to the application and submitted a letter dated April 30, 2019 and a letter entitled "Submitted to the SSI LTC on April 30, 2019 in support of the 988 North End Road Non-Farm Use application".

SS-2019-103

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff refer SS-ALR-2018.2 to the Agricultural Advisory Planning Commission for review and comment.

CARRIED

18. CLOSED MEETING – None

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on May 28, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

20. ADJOURNMENT

By General Consent the meeting adjourned at 4:10 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder