



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Thursday, June 2, 2016
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Peter Luckham, Chair
Peter Grove, Local Trustee
George Grams, Local Trustee

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Jason Youmans, Planner 2
Seth Wright, Acting Planner 2
Shelley Miller, Planner 1
Chloe Fox, Contract Planner
Thomas Loo, Bylaw Enforcement Officer (BEO)
Megan Walker, Student Planner
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 4 members of the public - a.m.
Approximately 7 members of the public - p.m.

1. CALL TO ORDER

Chair Luckham called the meeting to order at 9:30 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following supplemental items to the agenda were presented for consideration:

- 3.3.1 Draft Minutes of the May 20, 2016 Advisory Planning Commission Meeting;
- 10.2.1 Attachment A3 – Amended Draft Response to Cowichan Tribes;
- 10.3 Agenda Discussion;
- 16.4.1 Correspondence – D & L. Lee – Dated May 31, 2016 and June 1, 2016.

By general consent the agenda and addendum were approved.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the May 5, 2016 SSI LTC Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of May 5, 2016 were adopted.

3.2 Resolutions Without Meeting Report

The report was received.

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the May 20, 2016 Advisory Planning Commission Meeting

The minutes were received for information.

4. 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

SS-2016-106

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to reschedule the June 23, 2016 Salt Spring Island Local Trust Committee meeting to June 29, 2016 and for the meeting to be held at a location to be determined by staff.

CARRIED

The report was received.

7.5 Expense Report - None

The report was received.

7.6 Trust Fund Board Report

Chair Luckham presented the Trust Fund Board report dated May 2016.

7.7 SS/Applications (General) Dormant Applications

Planner Miller presented a staff report dated May 24, 2016 regarding dormant applications.

SS-2016-107

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to close application files SS-SUB-2012.1 (Ernest Naud) and SS-DP-2011.6 (Eric Booth).

CARRIED

SS-2016-108

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to close application file SS-SUB-2012.10 (John Sparks).

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 4015 - Industrial Land Uses - Proposed Bylaws No. 488 & 489

8.1.1 Project Charter Update

Planner Chloe Fox presented a staff report dated May 24, 2016 regarding an update on the Industrial Land Use project.

SS-2016-109

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the amendments to the Industrial Land Use Project Charter as presented in the staff report dated May 24, 2016.

CARRIED

SS-2016-110

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to present a report regarding the Salt Spring Island Advisory Planning Commission comments regarding the Industrial Land Use project.

CARRIED

8.1.2 Options for Agricultural Protection and Enhanced Aesthetics

Planner Chloe Fox presented a staff report dated May 11, 2016 regarding options for agricultural protection and enhanced aesthetic outcomes for industrial properties.

SS-2016-111

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to proceed with a targeted review of the development permit, setback, and vegetation buffer requirements at the general employment / agriculture interface, and to incorporate the results of this review into Draft Bylaws No. 488 and 489 for consideration.

CARRIED

SS-2016-112

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to proceed with a review of the development permit area exemptions and guidelines for vegetative screening, with the goal of providing better screening at the industrial / residential interface, and identifying specific parameters for vegetation screens, and to incorporate those parameters into Draft Bylaw No. 488 for consideration.

CARRIED

8.2 **4056 - Proposed Bylaw No. 484 - Grantville Neighbourhood**

Planner Youmans presented a staff report dated May 25, 2016 regarding Proposed Bylaw No. 484 for consideration of adoption.

SS-2016-113

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt Bylaw No. 484, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2015."

CARRIED

SS-2016-114

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt "Standing Resolution 2" as specified in Appendix 2 of the staff report dated May 25, 2016.

CARRIED

SS-2016-115

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to undertake the implementation plan specified in the staff report dated May 25, 2016.

CARRIED

The Salt Spring Island Local Trust Committee closed the meeting at 10:40 a.m. See Items 17.1 and 17.2. The meeting reconvened at 11:12 a.m.

9. CORRESPONDENCE - None

10. OTHER BUSINESS

10.1 Mayne Island Local Trust Committee Bylaws No. 165 to 169 Referral

A staff report dated May 24, 2016 regarding Bylaw Referrals from the Mayne Island Local Trust Committee was presented.

SS-2016-116

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Mayne Island Local Trust Committee for Bylaws No. 165 to 169 indicating that interests are unaffected.

CARRIED

10.2 3070-20 - Cowichan Tribes - Sansum Narrows

10.2.1 A3 - Amended Draft Response to Cowichan Tribes - 2016-05-27 – the response was received

Planner Youmans presented a staff report dated May 25, 2016 regarding the Cowichan Tribes - Sansum Narrows Designated Use Area.

SS-2016-117

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to add “Options to Strengthen the Marine Environment within the section of the Official Community Plan” to the Salt Spring Island Local Trust Committee Projects List.

CARRIED

10.3 Agenda Discussion

There was discussion regarding late additions to the agenda.

The meeting recessed at 11:39 a.m. and reconvened at 12:02 p.m.

11. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: the Financial Planning Committee (FPC); the Special Committee regarding a review of the location of the Islands Trust headquarters; the Trust Programs Committee regarding the vision for the Islands Trust; the Salt Spring Island Watershed Protection Authority (SSIWPA); the Salt Spring Island Watershed Protection Technical Working Group (TWG); the Salt Spring Island Incorporation Study Committee; the Annual General Meeting of the Salt Spring Island Abattoir; the Capital Regional District regarding Manson Road jurisdiction; the Annual General Meeting of SWOVA and the Ferry Advisory Committee regarding the proposed new schedule. He attended a session on Oil Spill Preparedness and noted concern regarding bunker fuel transport regulations. He attended a Salt Spring Squash Club event regarding the proposed squash facility, the Islands Trust "2016 Bike to Work" celebration and a Harbour Air event. He volunteered for the 2016 Round Salt Spring Race hosted by the Salt Spring Island Sailing Club and noted the Salt Spring Island Incorporation Study Committee has engaged a consultant for the Roads Condition Assessment that will include a public feedback process.

Trustee Grams reported that he attended meetings with the following: the Executive Committee; the North Pender Island Local Trust Committee; the Mayne Island Local Trust Committee; the Saturna Island Local Trust Committee; the Financial Planning Committee (FPC); the Trust Programs Committee and the Salt Spring Island Incorporation Study Committee. He attended a Western Canada Marine Response Corporation event. Trustee Grams reported the Salt Spring Island Watershed Protection Authority (SSIWPA) has agreed to develop an Integrated Watershed Plan for Salt Spring Island. He noted if a referendum on incorporation is approved by the Minister, the three elected officials would propose to conduct a series of structured formal debates within the community that would allow exploration of the implications of incorporation. The next Trust Council is scheduled to be held June 14 to 16, 2016 on North Pender Island and will include a session on visioning for the Islands Trust.

12. CHAIR'S REPORT

Chair Luckham reported that he attended an event regarding Transport Canada's Area Response Planning initiative to support the safe passage of marine vessels. He noted work of the Trust Programs Committee, the Local Planning Committee and the Financial Planning Committee. Chair Luckham attended a presentation at Royal Roads University regarding preservation of Clam Gardens in the Trust Area.

13. CRD DIRECTOR'S REPORT - None

14. DELEGATIONS - None

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:20 p.m.

A member of the public expressed opposition to application SS-DVP-2015.2 (1216 North Beach Road) and expressed support for protection of sensitive marine areas including eelgrass and clam gardens.

Jim Heath, spoke on behalf of the Harbour Authority of Salt Spring Island (HASSI) and expressed support for application SS-RZ-2013.6 (2850 Fulford-Ganges Road).

A member of the public requested the Salt Spring Island Local Trust Committee publish all public submissions regarding the non-farm use application for playing fields on Brinkworthy Road.

16. APPLICATIONS AND REFERRALS

16.1 SS-DP-2014.3 - D. McKerrell - 2850 Fulford-Ganges Road

Planner Youmans presented a staff report dated May 26, 2016 regarding a dock and parking lot expansion at the Fulford Landing Marina.

Applicant David McKerrell was present and spoke to the application.

SS-2016-118

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of development permit SS-DP-2014.3 for Lot 1, Section 15, Ranges 1 and 2, South Salt Spring Island, Cowichan District, Plan 12248 (2850 Fulford-Ganges Road) conditional upon adoption of Bylaws No. 474 and 475 and subject to receipt of a lighting proposal from the applicant that complies with development permit guidelines.

CARRIED

The meeting recessed at 12:55 p.m. and reconvened at 12:57 p.m.

16.2 SS-RZ-2013.6 - SS-BL-475 - D. McKerrell - 2850 Fulford-Ganges Road

Planner Youmans presented a staff report dated May 26, 2016 regarding an application to amend the Official Community Plan and Land Use Bylaw to permit the expansion of a commercial marina.

SS-2016-119

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 475, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 6, 2013," be read a third time and forwarded to the Secretary of the Islands Trust for approval by the Executive Committee (2850 Fulford-Ganges Road).

CARRIED

Resolution SS-2016-119 was rescinded at the SSI LTC Regular Meeting of May 4, 2017 through Resolution SS-2017-55

SS-2016-120

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owners of Lot 1, Section 15, Ranges 1 and 2, South Salt Spring Island, Cowichan District, Plan 12248 requiring: 1) Membership in Clean Marine B.C.; 2) Installation and operation of a pump-out facility; and 3) any required septic upgrades and designate any member of the Local Trust Committee to sign the covenant (2850 Fulford-Ganges Road).

CARRIED

SS-2016-121

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff that adoption of Bylaw No. 474 and Bylaw No. 475 be subject to notification that the covenant requiring: 1) Membership in Clean Marine B.C.; 2) Installation and operation of a pump-out facility; and 3) any required septic upgrades, has been registered on title.

CARRIED

16.3 SS-ALR-2016.2 - K. Elston-Tuttle - 231 Meadow Drive

Planner Youmans presented a staff report dated May 24, 2016 regarding an Agricultural Land Reserve non-farm use application for a dwelling for immediate family.

SS-2016-122

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee forward application SS-ALR-2016.2 for Lot 7, Section 42, South Salt Spring Island, Cowichan District, Plan 49877, to the Agricultural Land Commission with strong support and to be accompanied by a letter from Trustee Grams (231 Meadow Drive).

CARRIED

16.4 SS-DVP-2015.2 - D. Lee - 1216 North Beach Road

16.4.1 Correspondence - D. & L. Lee - Dated May 31, 2016 was received.

Planner Wright presented an additional piece of correspondence from L. Lee dated June 1, 2016 and a staff report dated May 26, 2016 regarding a proposed variance of setbacks for siting of existing Accessory Structures.

SS-2016-123

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee decline issuance of Development Variance Permit SS-DVP-2015.2 for Lot 10, Section 11,

Range 1 North, North Salt Spring Island, Cowichan District, Plan 5743
(1216 North Beach Road).

CARRIED

16.5 SS-DP-2015.3 - D. Lee - 1216 North Beach Road

This item was removed from the agenda due to non-approval of Item 16.4.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2016-124

At 10:40 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)(a) personal information about individuals that are being considered for a position appointed by the Local Trust Committee and (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of the investigation under or enforcement of an enactment and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2016-125

At 11:12 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

The Salt Spring Island Local Trust Committee appoint Kristin Peebles and Nancy Krieg to the Salt Spring Island Advisory Planning Commission.

The Salt Island Local Trust Committee appoint Michael Ableman, Zack Hemstreet, Dan Jason and reappoint George Laundry to the Salt Spring Island Agricultural Advisory Planning Commission each to two year terms effective June 1, 2016.

The Salt Spring Island Local Trust Committee re-appoint Robert Steinbach, Gayle Baker and Stanley Shapiro each to two year terms on the Advisory Planning Commission, effective June 1, 2016.

The Salt Spring Island Local Trust Committee acknowledge members of the Advisory Planning Commission and Agricultural Advisory Planning Commission whose terms have ended and thank them for their service.

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 29, 2016 at the Gulf Island Secondary School Multi-Purpose Room, 232 Rainbow Road, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:31 p.m.

Peter Luckham, Chair

Certified Correct:

Sarah Shugar, Recorder