



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, February 18, 2020

Location: Lions Hall, Hart Bradley Memorial Hall
103 Bonnet Avenue, 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
Claire Negrin, Island Planner
Geordie Gordon, Planner 1
William Shulba, Senior Freshwater Specialist
Edyta Tyszkiewicz, Planning Team Assistant
Sarah Shugar, Recorder

Media and Others Present: Gulf Islands Driftwood Reporter
Approximately 10 members of the public - a.m.
Approximately 15 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 9:30 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

By general consent the agenda was adopted.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the January 21, 2020 SSI LTC Regular Meeting

The following item was presented for consideration:

- Item 12 - Chair's Report: Replace "Chair Luckham reported there is a proposed affordable housing project on Denman Island that has proposed to be sourced by rainwater only and Trust Council is in the process of

reviewing policies regarding water availability requirements.” with “Chair Luckham reported there is a proposed affordable housing project on Denman Island that has proposed to be sourced by rainwater only.”

By general consent, the minutes of the January 21, 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

3.4.1 Proposed Bylaw No. 519 (127 Lower Ganges Road - Thrifty Liquor Store), dated January 21, 2020

The public hearing record was received.

3.4.2 Proposed Bylaw No. 512 (Affordable Rental Housing - Cottages Project), dated January 28, 2020

The public hearing record was 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 report was received.

7.5 Expense Report

The report was received.

7.6 Islands Trust Conservancy Board Report – None

7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report

The report was received.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Coastal Douglas-Fir Ecosystem Protection

Planner Negrin presented a staff report dated February 7, 2020 regarding the Coastal Douglas-Fir & Associated Ecosystem Protection project.

SS-2020-015

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Protection of Coastal Douglas-fir and Associated Ecosystems Project Charter Version 1 as follows:

- Add a new first objective: "Educate the public about the importance of CDF protection".
- Add In Scope: "Public participation level to be "Collaborate" on the IAP2 Spectrum"
- Move "Development of educational materials" from "Out of Scope" to "In Scope".
- Revise workplan overview and schedule to reflect collaborative public participation and communication and education program.

And request staff to bring back the project charter for approval.

CARRIED

8.2 Water Sustainability Project - Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Tax Requisition

Planner Youmans presented a staff memorandum dated February 11, 2020 from the Directors of Local Planning Services and Trust Area Services regarding a special property tax requisition through Islands Trust Council to fund the coordination of initiatives related to the preservation and protection of freshwater resources on Salt Spring Island.

8.3 Water Sustainability Project - Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Tax Requisition

Planner Youmans presented a staff report dated February 11, 2020 regarding a special property tax requisition for the Salt Spring Island Local Trust Committee to continue

funding the coordination of watershed protection and planning initiatives through the Salt Spring Island Watershed Protection Alliance (SSIWPA).

Trustee Patrick expressed opposition to the proposed resolution endorsing the funding amount of \$75,500, as she supported the full funding of \$98,500.

SS-2020-016

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Islands Trust Council to include a special property tax requisition for the Salt Spring Island Local Trust Area in the amount of \$75,500 in its 2020/21 annual budget, to fund additional operations of the Salt Spring Island Local Trust Committee (LTC) in preserving and protecting the quality and quantity of water resources within the Salt Spring Island Local Trust Area.

CARRIED

Trustee Patrick Opposed

The meeting recessed at 10:44 a.m. and reconvened at 10:47 a.m.

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

Planner Youmans presented a staff report dated February 11, 2020 regarding consideration of Bylaw No. 512 – Affordable Rental Housing – Cottages.

Trustee Patrick expressed her opposition to this bylaw as it did not have the support of the housing organizations on the island. She also spoke to the opportunities for seniors aging in place that were conveyed at the public hearing.

SS-2020-017

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018”, be amended in accordance with Appendix 1 of the staff report dated February 18, 2020.

CARRIED

Trustee Patrick Opposed

SS-2020-018

It was MOVED and SECONDED,

that 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 third time as amended.

CARRIED

Trustee Patrick Opposed

SS-2020-019

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018” be forwarded to Islands Trust Executive Committee for approval.

CARRIED

Trustee Patrick Opposed

9. OTHER BUSINESS

9.1 New Business

9.1.1 Notice regarding Federal Cannabis Licensing - 240 Hillcrest Drive, SSI

The notice was received.

9.1.2 Composting Facilities

Trustee Patrick presented a verbal update regarding the Salt Spring Island Farmland Trust and Salt Spring Island Community Services community composting initiative.

SS-2020-020

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to expedite processing of an application from the Salt Spring Island Farmland Trust for a composting facility at Burgoyne Bay and provide assistance that the applicant may require.

CARRIED

9.1.3 Agricultural Advisory Planning Commission Terms of Reference

Trustee Patrick reported the draft Area Farm Plan speaks to the Agricultural Advisory Planning Commission (AAPC) Terms of Reference and suggested it would be timely for the AAPC to review the Terms of Reference in consideration of the updated Area Farm Plan prior to finalization of the Area Farm Plan. There was discussion.

SS-2020-021

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the Advisory Commission Terms of Reference to the Agricultural Advisory Planning Commission for review and discussion in consideration of the updated Area Farm Plan.

CARRIED

9.1.4 Channel Ridge Covenant Amendment

RPM Cermak presented a staff report dated February 11, 2020 regarding a proposed Channel Ridge Village covenant amendment.

SS-2020-022

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee decline amending Covenant FB102667.

CARRIED

10. CORRESPONDENCE

- 10.1 G. Ehring to LTC, with Trustee Patrick reply, Dated January 24, 2020 - Concerning SSIWPA budget and questions about improvements**

The correspondence was received.

- 10.2 E. FitzZaland on behalf of Salt Spring Solutions to LTC, Dated January 30, 2020 - Concerning Invitation to participate in Housing Solutions Lab**

The correspondence was received.

SS-2020-023

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to write a letter of support for the Salt Spring Solutions Housing Solutions Lab grant application for signature by the Chair.

CARRIED

- 10.3 K. Cheyne to LTC, Dated February 2, 2020 - Requesting LTC support for Platinum Cannabis and Terp City Lounge**

RPM Cermak reported Item 10.3 was withdrawn from the agenda at the request of the correspondent.

- 10.4 K. Cheyne to LTC, Dated February 8, 2020 - Requesting LTC support for Terp City Lounge**

RPM Cermak reported Item 10.4 was withdrawn from the agenda at the request of the correspondent.

- 10.5 P. Sachse to LTC, Dated February 3, 2020 - Concerning Salt Spring Island Watershed Protection Alliance (SSIWPA)**

The correspondence was received.

- 10.6 C. Schmah, Saltspring Island Botanimed Inc., to LTC, Dated February 5, 2020 - Notification of Intent, and tour invitation for 186 Atkins Road, SSI**

The correspondence was received.

The meeting recessed at 11:51 a.m. for lunch and reconvened at 12:05 p.m.

11. TRUSTEE REPORTS

Trustee Patrick reported the following:

- Attended meetings with the North Pender Island, South Pender Island, Thetis Island and the Saturna Island Local Trust Committees including an open house on South Pender regarding Short Term Vacation Rentals (STVRs).
- Attended a Salt Spring Island Community Economic Development Commission (CEDC) meeting where the CEDC passed a motion to support the Housing Working Group.
- Attended the Area Farm Plan Community Town Hall No. 2 entitled *The Future of Agriculture on Salt Spring Island* on February 1, 2020.
- Attended *Our Forests: A Community Conversation* meeting hosted by the Salt Spring Community Alliance on January 27, 2020.
- Attended a brainstorming session with the Transition Salt Spring Enterprise Co-op (TSSEC) regarding investment opportunities within the community.
- Attended a meeting with the Trust Council Local Planning Committee regarding review of Islands Trust application fees and noted the review should be guided by service efficiencies, fairness and equity, transparency and predictability.
- Trustee Patrick noted the importance of the Local Trust Committee educating the public on protecting the Coastal Douglas Fir and for public input to better protect this ecosystem.
- The next Trust Council will be held March 10 to 12, 2020 at the Harbour House on Salt Spring Island. A special guest, Tine Rossing will be speaking on climate change adaptation for ecosystem-based and community-based adaptation.

Trustee Grove reported he attended the Public Hearing for draft Bylaw No. 512 – Affordable Rental Housing – Cottages project and attended the Area Farm Plan Community Town Hall No. 2 entitled *The Future of Agriculture on Salt Spring Island*. Trustee Grove visited Sayulita, Mexico and spoke to the importance of the rule of law and land use planning.

12. CHAIR'S REPORT

Chair Luckham reported the next Trust Council will be held March 10 to 12, 2020 at the Harbour House Hotel on Salt Spring Island. Chair Luckham reported he will attend the Financial Planning Committee meeting on February 19, 2020 regarding the 2020/21 draft budget.

13. CRD DIRECTOR'S REPORT - None

14. DELEGATIONS – None

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:15 p.m.

A member of the public expressed concerns regarding application SS-RZ-2018.3 (377 Seymour Heights) including water use, increased traffic and impacts to the adjacent ecological reserve

and requested the Local Trust Committee to require a conservation covenant, to not allow the seasonal cottage and not to proceed with agency referrals. The member of the public also expressed concerns regarding SS-DVP-2019.5 (351 Mountain Park Drive) and asked the LTC to require the applicant to remove the building.

A member of the public expressed concerns regarding application SS-RZ-2018.3 (377 Seymour Heights) including protection of the Fulford Creek headwaters area and protection of the Burgoyne Bay watershed and requested the Local Trust Committee to remove the agriculture use, limit the development footprint to areas that have already been cleared and not allow the seasonal cottage. The member of the public expressed support for the LTC to use the *Protecting the CDF and Associated Ecosystems Toolkit* and asked if the LTC has followed staff recommendation for the applicant to submit a completed conservation covenant proposal to the Salt Spring Island Conservancy to ensure protection of the high biodiversity on the subject property.

A member of the public expressed concerns regarding application SS-RZ-2018.3 (377 Seymour Heights). The member of the public also expressed support for the Farmland Trust composting initiative and expressed support for clarification regarding the definition of *composting*.

A member of the public read a statement on behalf of another member of the public, regarding 2188 North End Road and submitted written materials entitled *Re: Rezoning of 2188 North End Road*, dated February 17, 2020 and written materials dated February 18, 2020.

A member of the public expressed concerns regarding application SS-TUP-2019.8 (804 Fulford-Ganges Road) including traffic and road safety concerns.

Salt Spring Island Community Services Executive Director expressed support for the Farmland Trust and Salt Spring Island Community Services composting initiative, requested the Local Trust Committee to review the interpretation of composting facility zoning definitions and submitted written materials dated February 17, 2020.

Two written submissions were received regarding the rezoning application SS-RZ-2017.3 (2188 North End Road).

One written submission was received regarding composting on the island.

16. APPLICATIONS AND REFERRALS

16.1 SS-RZ-2018.4 - Proposed Bylaw No. 515 and Proposed Bylaw No. 517 (Housing Agreement) - R. Walker, Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI

RPM Cermak presented a staff report dated January 23, 2020 regarding adoption of Bylaw No. 515 and Bylaw No. 517.

Applicant Richard Walker was present.

SS-2020-024

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 517, cited as "Salt Spring Island Housing Agreement Bylaw No. 517, 2019", be adopted.

CARRIED

SS-2020-025

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", be adopted.

CARRIED

16.2 SS-DP-2019.4 - J. Smith, Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI

Planner Negrin presented a staff report dated February 7, 2020 regarding consideration of a Development Permit for a 48-unit seniors independent living affordable housing complex (Meadowlane).

Gulf Islands Seniors Residence Association President Janet Smith spoke to the application and requested the Local Trust Committee to waive the requirement for the vegetative bond.

Resolution SS-2020-026 was rescinded at the SS LTC Regular Meeting of January 19, 2021 through Resolution SS-2021-013

SS-2020-026

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to amend Development Permit SS-DP-2019.4 to adjust the letter of credit for the landscaping costs to 50%.

CARRIED

Resolution SS-2020-027 was rescinded at the SS LTC Regular Meeting of January 19, 2021 through Resolution SS-2021-013

SS-2020-027

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee issue Development Permit SS-DP-2019.4, as amended (154 Kings Lane).

CARRIED

16.3 SS-TUP-2019.8 - J. Bleet, FHC Leasing Ltd. - 804 Fulford-Ganges Road, SSI

Planner Negrin presented a staff report dated February 7, 2020 regarding a Temporary Use Permit for Retail Sales (Fields Department Store).

Applicant Jerry Bleet spoke to the application.

SS-2020-028

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2019.8 up to 3 years on the condition that the applicant seek a commercial access permit for the proposed use from the Ministry of Transportation and Infrastructure (804 Fulford-Ganges Road).

CARRIED

16.4 SS-RZ-2018.3 - Lightdance Design Inc. - 377 Seymour Heights, SSI

Planner Negrin presented a staff report dated February 7, 2020 regarding a Land Use Bylaw amendment from Rural Uplands 1 to a zone variant to permit a health clinic with patient guest rooms.

Applicant Gail Jaeger spoke to the application.

Trustee Patrick expressed concern about the proposed Rural Uplands 1 zone variant and its definition(s), specifically, the term, *Commercial Guest Accommodation Unit*.

SS-2020-029

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 520, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2019", as specified in Attachment 4 of the staff report dated February 18, 2020.

CARRIED

Trustee Patrick Opposed

SS-2020-030

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve a seasonal cottage to be maintained as a permitted use on the Section 219 restrictive covenant on 377 Seymour Heights Road.

CARRIED

Trustee Patrick Opposed

SS-2020-031

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to send amended Bylaw No. 520 to external agencies, as identified in this staff report dated February 18, 2019, for additional referral.

CARRIED

Trustee Patrick Opposed

16.5 SS-LCB-2019.5 - L. Large, Cathay Western Properties Ltd. - 382 Lower Ganges Road, SSI

Planner Gordon presented a staff report dated February 6, 2020 regarding an application referral for a cannabis retail sales license.

SS-2020-032

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 382 Lower Ganges Road in accordance with standing resolution SS-2018-178.

CARRIED

16.6 SS-DVP-2019.5 - C. MacKay - 351 Mountain Park Drive, SSI

Planner Gordon presented a staff report dated February 11, 2020 regarding an application to increase the permitted existing floor area of accessory buildings.

Applicant Cameron Mackay spoke to the application.

SS-2020-033

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee deny issuance of SS-DVP-2019.5 (351 Mountain Park Drive).

CARRIED

17. CLOSED MEETING

17.1 Motion to Close the Meeting

SS-2020-034

At 2:16 p.m., **It was MOVED and SECONDED,** that the Salt Spring Island Local Trust Committee close this The Salt Spring Island Local Trust Committee close this meeting to the public subject to Community Charter Section 90 (1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality, and that staff be invited to remain.

CARRIED

17.2 Motion to Open the Meeting

SS-2020-035

At 2:39 p.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 on March 24, 2020 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:40 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder