



Salt Spring Island
Advisory Planning Commission
Minutes of a Regular Meeting

Date of Meeting: Thursday, October 17, 2019

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Richard Hayden, Chair
Jean Brouard, Commissioner
Francine Carlin, Commissioner
Susan Hannon, Commissioner
Nancy Krieg, Commissioner
Neil Morie, Commissioner
Stanley Shapiro, Commissioner
Maggie Squires, Commissioner
Jeff Thompson, Commissioner
Janet Stethem, Commissioner

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Lisa Wilcox, Senior Intergovernmental Policy Advisor
Jason Youmans, Island Planner
Serena Klaver, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Trustee
Laura Patrick, Trustee
Julie Verville (Kirsten Reite Architecture), Representative of the Applicant
Jennifer Kay (TownSquare Planning), Representative of the Applicant
David Fulbrook, Property Owner
Kris Brawley, Property Owner
One member of the public

These minutes follow the order of the agenda although the sequence may have varied.

Planner Klaver introduced Islands Trust staff and Trustees.

Chair Richard Hayden called the meeting to order at 1:03 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the July 11, 2019 APC Meeting

The following item was presented for consideration:

- 4.1 Replace "Consider replacing the online form with an online survey;" with "Consider replacing the online forum with an online survey;"

It was MOVED and SECONDED,

that the minutes of the July 11, 2019 Salt Spring Island Advisory Planning Commission meeting be adopted as amended.

CARRIED

3. BUSINESS ITEMS

3.1 SS-DVP-2018.17 - Kirsten Reite Architecture - 2661 & 2621 Fulford-Ganges Road

Planner Youmans presented a memorandum dated October 8, 2019 regarding a Development Variance Permit application for 2661 & 2621 Fulford-Ganges Road.

Representative of the applicant Julie Verville and property owner David Fulbrook spoke to the application.

There was discussion and the following comments were noted:

- Support was expressed for a win-win resolution concerning the application.
- There was a question regarding the septic setbacks. Planner Youmans reported the Province regulates septic system setbacks through the Sewerage System Regulation, but these do not supersede local government regulation. Property owner David Fulbrook suggested the existing septic site could be used without a variance.
- There was a question regarding whether there is any pressure to conform to the Coastal flood plain mapping.
- There was a question regarding whether the applicant felt like the revisions have diminished the vision for the site.
- Concern was expressed regarding reducing the setback to Fulford Creek as it is a salmon-bearing creek.
- Concern was expressed that a commercial kitchen and commercial accommodation could have a large impact on a septic system. There was a question regarding whether the applicant has considered a secondary treatment system. Property owner David Fulbrook reported the setback adjacent to Fulford Creek will be met.
- There was a question regarding an Archaeological Impact Assessment (AIA). Property owner David Fulbrook reported the AIA has been submitted, 10 test pits have been dug on the site and he felt the results of the AIA were encouraging. Property owner David Fulbrook reported the middens were deposited as a result of Fulford Ganges road construction.
- Senior Intergovernmental Policy Advisor Lisa Wilcox expressed concern regarding the applicant's interpretation of the AIA.

- There was a question regarding whether the APC has a copy of the AIA. Planner Youmans reported AIAs are not considered public documents.
- Support was expressed for leaving the decision regarding the AIA to the BC Archaeological branch. Property owner David Fulbrook reported the application has been referred to the Tsawout First Nation.
- Concern was expressed regarding archaeological materials found in the two lower test pits. The existing septic system is within a known archaeological site and within areas subject to sea level rise.
- Support was expressed for the application and that effort has been made to address many of the concerns.
- Support was expressed regarding the previous proposal that included retail kiosks as they added definition, served as a windbreak and allowed for local products to be sold.
- Support was expressed for a place for community involvement. Planner Youmans reported that staff concerns regarding the proposed accessory uses were based on what the zoning allows, not an assessment of whether they were good ideas or not.
- It was noted the property would need to be rezoned to permit the market accessory use “plaza” and the applicant was asked if he would consider going through a rezoning process. Property owner David Fulbrook reported he is not interested in rezoning the property.
- There was a question regarding how much of a liquor store space could be used for other retail products.
- Support was expressed for the plaza concept and for providing leadership around change. It was noted the community needs the partnership with the applicant and that the applicant has demonstrated due diligence and that it is time to look at the bigger picture.
- There was a comment that the Islands Trust has been requested to add village planning as a priority.
- Support was expressed for protecting the creeks and Fulford Harbour.
- Support was expressed for the proposed viewing platform that was included in an earlier version of the proposal.

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee support application SS-DVP-2018.17 subject to concerns regarding the septic fields setbacks being addressed by the qualified professional reports.

CARRIED

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee consider the plaza as a meeting place and should include retail kiosk use and consider the biologist report regarding the viewing platform.

CARRIED

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend the Salt Spring Island Local Trust Committee consider present design of the accommodation units to be adequate and commensurate with the context of the property.

CARRIED

The meeting recessed at 2:48 p.m. and reconvened at 2:55 p.m.
Commissioner Janet Stethem left the meeting at 2:55 p.m.

3.2 Strategic Priorities for the 2018-2022 Local Trust Committee Term

RPM Cermak presented a Powerpoint regarding strategic priorities.

Support was expressed for replacing “implement climate change mitigation and adaptation measures” with “implement the climate change mitigation plan and adaptation measures”.

RPM Cermak circulated a document entitled “Goal: Preserve and Protect the Environment” and requested the Committee to divide into smaller groups to discuss.

Concern was expressed that there is not sufficient time to address this item. It was agreed to discuss one strategic priority and defer the priorities not discussed at the October 17th session.

The Committee discussed strategic priority “Protect the Coastal Douglas Fir (CDF) Ecosystem” and the following items were noted:

- Utilize an Island wide Development Permit Area (DPA) such as Galiano Island;
- Utilize same rules as in DPA6, for example;
- Utilize better mapping of the CDF ecosystem;
- Address climate change predictions;
- Ensure proper exclusions and exemptions; and
- Define “protection”: example, no net loss and future regeneration: no logging, controlling deer population, address understory, address invasive species control.

There was discussion regarding the strategic priority process.

By general consent, the Advisory Planning Commission requested staff to email the PowerPoint presentation summary and a digital version of the “Goal: Preserve and Protect the Environment” document.

4. OTHER BUSINESS

4.1 SS-RZ-2016.4 - Bylaws 500 & 501 (Adopted) – 270 Furness Road, SSI

Received for information.

4.2 SS-RZ-2017.4 - Bylaws 507 & 513 (Adopted) – 132 Corbett Road, SSI

Received for information.

5. ADJOURNMENT

By general consent the meeting adjourned at 4:00 p.m.

Richard Hayden, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder