



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date:	Tuesday, March 15, 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 Jason Youmans, Island Planner Seth Wright, Island Planner Geordie Gordon, Planner 1 William Shulba, Senior Freshwater Specialist Kristine Mayes, Planning Team Assistant Sarah Shugar, Recorder
Media and Others Present:	Gary Holman, Capital Regional District Salt Spring Island Electoral Area Director Gulf Islands Driftwood Reporter Approximately 55 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 2:45 p.m. He introduced himself, the Trustees, CRD Director Holman and staff and acknowledged that the Salt Spring Island Local Trust Committee is meeting within Coast Salish Territory.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. BUSINESS ITEMS

3.1 Introduction to Islands Trust and Salt Spring Island Local Trust Committee

Chair Luckham, Trustee Patrick and Trustee Grove welcomed everyone to the meeting and presented opening remarks. Trustee Patrick reported a Climate Emergency was declared within the Local Trust Area and a Declaration of Reconciliation was supported at Trust Council held March 12-14, 2019 on Gabriola Island.

RPM Cermak showed a video entitled “Islands Trust: Preserve and Protect” and provided a presentation regarding the authority and role of the Salt Spring Island Local Trust Committee.

Members of the public, CRD Director Holman, and staff read from the vision section of Salt Spring Island Official Community Plan.

3.2 Town Hall

Chair Luckham opened the town hall at 3:15 p.m.

A member of the public spoke to the global student School Strike for climate events being held today to protest political inaction on climate change and expressed support for affordable housing and transportation.

A member of the public spoke to the Small Cells and a Wireless World – The Right to Choose report that has been previously presented to the Local Trust Committee and expressed support for a local antenna siting policy, telecommunications infrastructure, and a community owned fibre network.

A member of the public expressed support for the recommendations in the Affordable Housing in the Islands Trust Area staff report and noted they should be added to the priorities list including alternative water strategies for affordable housing.

A member of the public expressed support for updating the Salt Spring Island Area Farm Plan and requested that the Local Trust Committee add this to the priority items list.

A member of the public expressed support for climate change to be a top priority.

A member of the public expressed support for tree cutting and forestry protection to be a priority.

A member of the public expressed support for affordable housing, ecovillages, Development Permit Areas to protect tree cutting in sensitive ecosystems, Island Health’s regulations regarding composting toilets and grey water systems, and the declaration of a climate emergency by the Islands Trust.

A member of the public expressed concern regarding clear cut logging practices, spoke to the global students School Strike for Climate events and requested the Local Trust Committee to adopt tree cutting regulations similar to the Galiano Island Tree Cutting and Removal Development Permit Area.

A member of the public requested the Local Trust Committee to adopt the Islands Trust Housing Strategic Plan and include targets for affordable housing.

A member of the public expressed support for protection of forest ecosystems and requested the Local Trust Committee to enact a Development Permit Area for tree cutting regulations and forestry practices.

A member of the public expressed support for farm worker housing.

A member of the public acknowledged Trustees for supporting the declaration of a climate emergency within the Local Trust Area at Trust Council and requested that all action of the Local Trust Committee is done through the climate change lens and that funds be allocated to climate change planning.

A member of the public expressed support for forest ecosystem protection and climate change adaptation planning.

A member of the public expressed support for forest protection and the impacts to the groundwater supply, and for recognition of aboriginal interests and governance in the Official Community Plan.

A member of the public expressed support for simplifying development applications and ensuring that administrative communications are user friendly.

A member of the public expressed support for affordable housing and noted the importance of housing island workers.

A member of the public expressed support for water catchment system legislation and incentives.

A member of the public expressed support for affordable and quality housing, tree cutting regulations and climate change planning.

A member of the public expressed concern regarding Bylaw Enforcement Officers, and expressed support to have affordable housing a higher priority than the Industrial Lands project.

A member of the public expressed support for a proactive approach to affordable housing including a review of bylaws.

A member of the public requested the Local Trust Committee to take immediate action to restrict tree cutting in watershed zones.

A member of the public expressed support for updating the Official Community Plan to include current concerns and enforce implementation.

A member of the public expressed support for ecovillages as a positive contribution to affordable housing and expressed concerns regarding the impact of Short Term Vacation Rentals (STVRs) on affordable housing.

A member of the public expressed support for the Wagon Wheel Housing Society affordable housing ecovillage project.

A member of the public acknowledged the Local Trust Committee and staff for work done on the Ganges Village Plan – Harbourwalk project.

3.3 Break

3.4 Distilling Policy Priorities

There was a break out session at 4:15 p.m. for a “dotmocracy” exercise and for facilitated group discussions. There were facilitated discussions at six tables with the following themes: Affordable Housing; Forest Ecosystem Protection; Climate Change; Farming; Wired Fibre Optics and Other.

At 5:30 p.m., Chair Luckham asked the facilitators at each table to summarize key points.

Regional Planning Manager Cermak summarized key points discussed at the “Affordable Housing” table:

- Permit extra density in combination with ecosystem protection;
- Limit the footprint of development within a number of square feet (home plate) that could include tiny homes etc. within the footprint;
- Identify opportunities to house workers using development permit applications;
- Advocate to include Salt Spring Island in the Province of British Columbia’s Speculation and Vacancy Tax;
- Delegate authority to expedite affordable housing projects.

Freshwater Specialist Shulba summarized key points discussed at the “Forest Ecosystem Protection” table:

- Incentivize ecosystem protection using tools such as density transfers;
- Consider effectiveness of Development Permit Areas in respect to forest management and use the Galiano Island Tree Cutting and Removal Development Permit Area as a model for Salt Spring Island;
- Understand how climate change and adaptation affect long range planning within the Islands Trust Area;
- Harmonize Islands Trust policy with provincial conservation sustainability goals;
- Implement a no subdivision policy after clear cutting logging and require the submission of an approved farm plan prior to farmland clear cutting.

Planner Youmans summarized key points discussed at the “Other” table:

- Decrease processing times for development applications;
- Simplify planning documents to help the public with process;
- Shorten report lengths and ensure staff levels are adequate;
- Ensure that the public is aware of application processes;
- Determine whether rainwater collection is appropriate on all areas of Salt Spring Island and map potential impacts on groundwater.

Planner Wright summarized key points discussed at the “Climate Change” table:

- Applying climate change lens to all applications;
- Evaluate resiliency of proposed developments in climate catastrophe future;
- Protect existing forests and agricultural land on private and public lands;
- Engage opportunities to enhance food security;
- Establish a climate change DPA to protect sensitive ecosystems;
- Provide incentives to encourage reduction of carbon footprint.

Planning Team Assistant Mayes summarized key points discussed at the “Farming” table:

- Update bylaws to reflect the current state of farming, recognizing the importance of small scale farming;
- Support farms in achieving goals of agri-tourism, temporary accommodation and farmworker housing;
- Advocate to the Agricultural Land Commission and coordinate with relevant agencies;
- Acknowledge that Salt Spring Island’s farming community is unique.

A member of the public summarized key points discussed at the “Wired Fibre Optics” table:

- Learning from other communities who have undertaken similar policies;
- Build alliances;
- Access available funding;
- Create a local antennae siting plan.

3.5 Reporting Back and Next Steps

Chair Luckham thanked everyone for attending the meeting and noted that the Advisory Planning Commissions have vacancies and that applications will be accepted until April 26, 2019.

He noted the next steps in the strategic planning process include disseminating the information gathered during the meeting, compiling a staff report and conducting further public engagement in the form of a survey to receive input from members of the community that could not attend the meeting.

SS-2019-58

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to look into child care options for future meetings.

CARRIED

4. ADJOURNMENT

By general consent the meeting adjourned at 5:52 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder