



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date:	Tuesday, May 7, 2019
Location:	Meaden Hall 120 Blain Road, Salt Spring Island, BC
Members Present:	Peter Luckham, Chair Laura Patrick, Local Trustee
Regrets:	Peter Grove, Local Trustee
Staff Present:	Jason Youmans, Island Planner Geordie Gordon, Planner 1 Sarah Shugar, Recorder
Media and Others Present:	Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director Approximately 26 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 7:01 p.m. He introduced himself, Trustee Patrick 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 approved.

3. BUSINESS ITEMS

3.1 Local Trust Committee Chair's Welcome and Opening Remarks

Chair Luckham welcomed everyone to the meeting and presented opening remarks.

3.2 Planner Presentation on Salt Spring Island Industrial Lands Bylaws No. 488, 489 and 490

Planner Youmans presented an overview of the Salt Spring Island Industrial Lands Bylaws No. 488, 489 and 490.

Bylaw No. 488 amends the Salt Spring Island Official Community Plan to introduce language around new General Employment land use designations. It also introduces a new policy that that the Local Trust Committee could consider supporting the creation of new “general employment” zoned land in the following areas:

- Near the intersection of Fulford Ganges and Beaver Point roads;
- Near the intersection of Rainbow and Atkins roads;
- Near the intersection of Long Harbour and Upper Ganges roads.

Bylaw No. 489 amends the Salt Spring Island Land Use Bylaw to change current industrial zones to general employment zones, and introduces a range of new uses on some general employment zoned properties.

Bylaw No. 490 amends the Salt Spring Island Land Use Bylaw to bring zoning on a number of Capital Regional District (CRD) owned waste management properties into alignment with their actual uses.

3.3 Question and Answer Period

A member of the public asked if 251 Fulford Ganges Road is proposed to be General Employment 1 (GE1) or General Employment 2 (GE2).

Planner Youmans reported 251 Fulford Ganges Road is proposed to be rezoned Employment 1 (GE1). GE1 uses are largely to be carried out indoors and that “Vehicle and other metal dismantling and recycling” is not permitted in a GE1 zone. Planner Youmans also read from the list of permitted uses in the GE1 zone

A member of the public asked if bylaw enforcement is under the jurisdiction of the Islands Trust and how bylaw enforcement complaints are processed. It was also asked whether, if the proposed bylaws are adopted, at what point would they be enforced?

Chair Luckham spoke about the bylaw enforcement process.

Planner Youmans reported that some outstanding bylaw enforcement complaints related to industrial activities may have been placed on hold until conclusion of the Industrial Land Uses project.

A member of the public asked if 161 Beddis Road would have more permitted uses.

Planner Youmans reported 161 Beddis Road is not included in the proposed bylaws and therefore is not proposed to have a zoning change. The property owner would have received notification about the proposed bylaws as it is adjacent to a property that is included in Bylaw 489.

A member of the public commented that the current bylaw enforcement process does not support respect and enforcement of the bylaws. There is a belief in the community that it is relatively easy to violate the bylaws and that it is better to ask for forgiveness than permission.

Trustee Patrick expressed support for improving communications regarding what is permitted and what is not permitted. She advised that Islands Trust is putting significant resources into communications next year.

A member of the public asked at what point properties were assigned the variations within the GE1, GE2 and GE3 zones and when were the neighbours notified. The member of the public asked when concerns would need to be brought forward.

Planner Youmans reported that most of the zone variations were introduced in August 2018 although some of the properties had existing variations that were carried over from the current Land Use Bylaw into the proposed bylaws. The Salt Spring Island Local Trust Committee directed staff to send Community Information Meeting and Public Hearing notification for Bylaws 488, 489 and 490 to all property owners within 100 metres of any properties proposed for rezoning.

Chair Luckham reported that all new information would need to be received by the Salt Spring Island Local Trust Committee prior to the close of the Public Hearing scheduled on May 14, 2019 and that the Salt Spring Island Local Trust Committee cannot receive new information following the Public Hearing.

A member of the public expressed concern that illegal activity is a burden to neighbours and recommended that the Salt Spring Island Local Trust Committee make bylaw enforcement a priority.

A member of the public asked for clarification regarding a property on Scott Point Drive and asked for clarification regarding the definition of “marine dependent”.

Planner Youmans reported the Scott Point Drive property is proposed to be zoned GE3(a) which states that, “all uses must be marine-dependent”. Planner Youmans also read the definition for “marine-dependant”.

A member of the public expressed concern that existing bylaws are not enforced and asked how many bylaw enforcement files does the Islands Trust accept as non-compliant.

Chair Luckham spoke to the nature of the complaint-based bylaw enforcement system.

Trustee Patrick noted property owners that are facing bylaw enforcement have an option to apply for rezoning.

A member of the public asked if any property could apply to be rezoned.

Planner Youmans spoke to the rezoning process and presented an example of two properties near the intersection of Long Harbour Road and Upper Ganges Road.

A member of the public asked if the properties across from a property proposed for rezoning on Robinson Road would be eligible to be rezoned for industrial uses.

Planner Youmans reported a successful rezoning is unlikely if the property is within Agricultural Land Reserve (ALR).

A member of the public asked if there is an opportunity to transfer industrial zoning to a more suitable property if a property would be more suitable for commercial or residential zoning.

Planner Youmans noted that staff would need to give the question further consideration.

A member of the public asked if a property with GE1, GE2, or GE3 designation is permitted to have more than one residence or accommodation and commented that other jurisdictions have permitted more than one residence to support employee housing.

Planner Youmans reported a property with GE 1 zone is permitted one dwelling unit as an accessory to the principal use. He noted the question would require further investigation.

A member of the public asked what the constraints are to rezoning a strip of properties on Rainbow Road to Industrial use.

Planner Youmans reported that several of the properties in the Rainbow Road area are in the Agricultural Land Reserve (ALR).

A member of the public commented that rezoning to Industrial use would increase property taxes.

Planner Youmans reported the parcel tax is based on a combination of actual uses taking place on the property and potential uses based on the zone.

A member of the public asked if there has been further consideration of a proposal to provide workforce housing at 225 Beddis Road and asked how confident staff are that the proposed bylaws will be adopted by October 2019.

Chair Luckham recommended that the request for consideration of workforce housing at 225 Beddis Road be submitted to the Salt Spring Island Local Trust Committee in writing. Chair Luckham spoke to the variables involved with the bylaw adoption process and noted that October 2019 is a reasonable timeline for completion of the proposed bylaws.

CRD Director Holman asked which General Employment zone allows for recycling and whether recycling in the GE zones require a CRD transfer station licence. Director Holman expressed support for the two private transfer stations that have legal non-conforming uses (Lee Road and Blackburn Road) to be included in the proposed bylaw.

Planner Youmans reported GE1, GE2 and GE3 allow for collection of recyclable materials, excluding outdoor sorting and storage of recycled materials. Planner Youmans also read from the list of permitted uses in the Community Facility 2 (CF2) zone.

A member of the public asked if First Nations have been consulted on the proposed Industrial bylaws and whether a development permit application for a property that has been rezoned to a GE zone need to be referred to First Nations in the future. The member of the public spoke to the CRD drainage project at the end of Rainbow Road.

Planner Youmans spoke to the bylaw referral process for the proposed bylaws and the referral process for development on known archaeological sites.

Chair Luckham reported property owners have the right to know if their property contains a registered archaeological site.

Planner Youmans reported the Islands Trust adopted a First Nations Reconciliation Declaration in March 2019.

4. ADJOURNMENT

By general consent the meeting adjourned at 8:16 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder