



## Salt Spring Island Local Trust Committee Minutes of Regular Meeting

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| <b>Date:</b>                     | <b>Tuesday, January 29, 2019</b>  |
| <b>Location:</b>                 | <b>Harbour House Hotel<br/>121 Upper Ganges Road, Salt Spring Island, BC</b>  |
| <b>Members Present:</b>          | <b>Peter Luckham, Chair<br/>Peter Grove, Local Trustee<br/>Laura Patrick, Local Trustee</b>   |
| <b>Staff Present:</b>            | <b>Stefan Cermak, Regional Planning Manager (RPM)<br/>David Marlor, Director of Local Planning Services<br/>Jason Youmans, Island Planner<br/>Shelley Miller, Planner 1<br/>Geordie Gordon, Planner 1<br/>Miles Drew, Bylaw Enforcement Manager (BEM)<br/>Karol Kudyba, Bylaw Enforcement Officer (BEO)<br/>William Shulba, Senior Freshwater Specialist<br/>Sarah Shugar, Recorder</b> |
| <b>Media and Others Present:</b> | <b>Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director<br/>Gulf Islands Driftwood Reporter<br/>Approximately 11 members of the public - a.m.<br/>Approximately 60 members of the public - p.m.</b>  |

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 9:39 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. COMMUNITY INFORMATION MEETING**

#### **3.1 Proposed Bylaws No. 510 and 511 - SS-RZ-2018.1 -155 Rainbow Road, SSI**

Planner Youmans provided a presentation regarding a proposed Land Use Bylaw amendment and rezoning that would permit additional commercial and residential uses at 155 Rainbow Road (Dragonfly Arts Supply).

There was a question and answer period.

A member of the public asked for clarification regarding the referral response from the North Salt Spring Waterworks District (NSSWD).

Planner Youmans advised the North Salt Spring Waterworks District (NSSWD) referral response indicated that approval was recommended subject to the condition that NSSWD is in a moratorium on any increase in demand and will only provide water service as per the District's moratorium policy.

Applicant David Brown reported that the water use on the property has decreased by 85% due to water efficient fixtures and the current use.

A member of the public asked for more information regarding the requirement for the applicant to pay \$10,500 for pedestrian infrastructure.

Planner Youmans reported the Salt Spring Island Transportation Commission recommended that the application be approved subject to the applicant providing funds for a pedestrian sidewalk to be developed at a later date.

The meeting recessed at 9:56 a.m. for the Public Hearing.

#### **4. PUBLIC HEARING**

##### **4.1 Proposed Bylaws No. 510 and 511 - SS-RZ-2018.1 - 155 Rainbow Road, SSI**

The meeting reconvened at 10:04 a.m.

#### **5. PREVIOUS MEETINGS**

##### **5.1 Draft Minutes of the Salt Spring Island Local Trust Committee**

###### **5.1.1 Draft Minutes of the December 6, 2018 SSI LTC Regular Meeting**

**By General Consent**, the minutes of the December 6, 2018 Spring Island Local Trust Committee meeting were adopted.

##### **5.2 Local Trust Committee Public Hearing Record – None**

##### **5.3 Resolutions Without Meeting Report**

The report dated January 2019 was received.

##### **5.4 Draft Minutes of the Advisory Planning Commissions – None**

#### **6. PREVIOUS MEETINGS BUSINESS ARISING FROM MINUTES**

**6.1 Follow-Up Action List**

The report was received.

**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 Applications with Status report was received.

**7.4.1 Applications Summary - Quarterly Report**

RPM Cermak presented a memorandum dated January 14, 2019 regarding the 2018 Applications Summary.

**7.5 Expense Report**

The report dated November 2018 was presented.

**7.6 Islands Trust Conservancy Report**

The report dated November 2018 was presented.

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 SSI LTC Strategic Directions**

RPM Cermak presented a staff report dated January 20, 2019 regarding the SSI LTC Work Program Priorities.

**SS-2019-01**

**It was MOVED and SECONDED,**

that the Salt Spring island Local Trust Committee direct staff to schedule a Special Business Meeting for March 15, 2019 to consult the public about strategic directions for the 2018-2022 term.

**CARRIED**

**SS-2019-02**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee endorse public consultation option 2, in general, as presented in the staff report dated January 29, 2019.

**CARRIED**

**SS-2019-03**

**It was MOVED and SECONDED,**

that the Salt Spring island Local Trust Committee authorize staff to expend up to \$1,500 from the communications budget to develop effective communication materials seeking public feedback about strategic directions for the 2018-2022 term.

**CARRIED**

**SS-2019-04**

**It was MOVED and SECONDED,**

that the Salt Spring island Local Trust Committee direct staff to provide advice regarding outreach to the associated islands.

**CARRIED**

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

Planner Youmans presented a staff report dated January 21, 2019 regarding the SSIWPA Special Property Tax Requisition – Fiscal 2019/20. Planner Youmans submitted six documents entitled “SSIWPA Special Tax Requisition Comment Sheet, January 26, 2019”.

CRD Director Holman expressed support for continued funding for SSIWPA, reported there are unallocated funds available in the CRD storm water budget, and stated that he is willing to consider additional funding from the gas tax fund.

**SS-2019-05**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve the attached Request for Decision dated January 21, 2019 and authorize staff to forward it for consideration to Islands Trust Council, accompanied by the minutes and comment sheets from the January 26, 2019 Community Information Meeting and Town Hall, as well as any additional correspondence received.

**CARRIED**

**Trustee Grove OPPOSED**

**9. OTHER BUSINESS**

**9.1 New Business**

**9.1.1 SSI LTC Appointments**

RPM Cermak presented a staff report dated December 21, 2019 regarding SSI LTC Appointments.

**SS-2019-06**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee appoint Trustee Grove as the Salt Spring Island Local Trust Committee representative to the BC Ferries Ferry Advisory Commission for the 2018-2022 term and that Trustees will draft a list of other Committees and Commissions for Committee appointments for LTC consideration at a later date.

**CARRIED**

**9.1.2 Bylaw Referral from North Pender Island Local Trust Committee - Bylaw No. 220**

RPM Cermak presented a staff report dated January 11, 2019 regarding a Bylaw Referral from North Pender Island Local Trust Committee.

**SS-2019-07**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaw No. 220, indicating that interests are unaffected.

**CARRIED**

**9.1.3 Bylaw Referral from Mayne Island Local Trust Committee - Bylaws 174 & 175**

RPM Cermak presented a staff report dated January 11, 2019 regarding a Bylaw Referral from Mayne Island Local Trust Committee.

**SS-2019-08**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to respond to the referral from the Mayne Island Local Trust Committee for Bylaw Nos. 174 & 175, indicating that interests are unaffected.

**CARRIED**

**9.1.4 Notice Regarding Federal Cannabis Licencing - 1867 North End Road, SSI**

The notice was received for information.

**9.1.5 Notice Regarding Federal Cannabis Licencing - 235 Musgrave Road, SSI**

The notice was received for information.

**9.1.6 Notice Regarding Federal Cannabis Licencing - 244 Hillcrest Drive, SSI**

The notice was received for information.

**9.1.7 Notice Regarding Federal Cannabis Licencing - 600 Isabella Point Road, SSI**

The notice was received for information.

**9.1.8 Consideration of Recreational Vehicles (Fifth Wheels) as Manufactured Homes**

Planner Miller presented a staff memorandum dated December 10, 2018 regarding consideration of recreational vehicles (fifth wheels) as manufactured homes.

**9.1.9 SS-BL-510 - Amendment to Salt Spring Island Bylaw Enforcement Notification Bylaw No. 446**

BEM Drew presented a staff report dated January 16, 2019 regarding amendments to the Bylaw Enforcement Notification Bylaw.

**SS-2019-09**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 516, cited as "Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 446, 2010, Amendment No. 1, 2018", be read a first time.

**CARRIED**

**SS-2019-10**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 516, cited as "Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 446, 2010, Amendment No. 1, 2018", be read a second time.

**CARRIED**

**SS-2019-11**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 516, cited as "Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 446, 2010, Amendment No. 1, 2018", be read a third time.

**CARRIED**

**SS-2019-12**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 516, cited as "Salt Spring Island Local Trust Committee Bylaw Enforcement Notification Bylaw No. 446, 2010, Amendment No. 1, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

**10. CORRESPONDENCE**

- 10.1 P. Svendsen on behalf of the Board of Trustees for the SSI Fire Protection District to the LTC, Dated November 30, 2018 - Concerning participation and organization of an interagency group**
- 10.2 G. and D. Trompeter to LTC, Dated December 2, 2018 - Concerning commercial logging in Beddis Road area**
- 10.3 J. Moore to LTC, Dated December 2, 2018 - Concerning commercial logging in Beddis Road area**
- 10.4 N. Lyonns Davis to LTC, Dated December 2, 2018 - Concerning commercial logging in Beddis Road area**
- 10.5 D. Sowden to LTC, Dated December 2, 2018 - Concerning commercial fishing and the health of Booth Bay**
- 10.6 M. Roy to LTC, Dated December 3, 2018 - Concerning commercial logging in Beddis Road area**
- 10.7 D. Rapport to Trustee Patrick and LTC, Dated December 3, 2018 - Concerning SSIWPA and other environmental issues**
- 10.8 L. Appleby to LTC, Dated December 3, 2018 - Concerning commercial logging in Beddis Road area**
- 10.9 T. Williams to LTC, Dated December 4, 2018 - Concerning commercial fishing and predator nets in Booth Bay**
- 10.10 S. Dobie to LTC, Dated December 4, 2018 - Concerning commercial logging in Beddis Road area**
- 10.11 J. McLean to LTC, Dated December 4, 2018 - Concerning commercial logging in Beddis Road area**
- 10.12 J. Tarswell to LTC, Dated December 4, 2018 - Concerning commercial fishing and predator nets in Booth Bay**
- 10.13 M. Reiss to LTC, Dated December 5, 2018 - Concerning commercial logging in Beddis Road area**
- 10.14 U. Rautenbach to LTC, Dated December 5, 2018 - Concerning commercial logging in Beddis Road area**
- 10.15 S. Leckie to LTC, Dated December 5, 2018 - Concerning commercial logging in Beddis Road area**
- 10.16 C. Miller to LTC, Dated December 5, 2018 - Concerning commercial logging in Beddis Road area**

- 10.17 B. Penn to LTC, Dated December 6, 2018 - Concerning Forests, Climate Change, Water and the Protection of Endangered Ecosystems including Coastal Douglas-fir**
- 10.18 J. McKenzie to LTC, Dated December 6, 2018 - Concerning clear cut logging**
- 10.19 D. Denning to LTC, Dated December 7, 2018 - Concerning commercial fishing in Booth Bay**
- 10.20 R. Hawkins to LTC, Dated December 10, 2018 and P. Grove responses - Concerning commercial logging in Beddis Road area**
- 10.21 P. Janyk to LTC, Dated December 10, 2018 - Concerning commercial fishing in Booth Bay**
- 10.22 F. Hill to LTC, Dated December 16, 2018 - Concerning logging on private land**
- 10.23 J. Smith to Honourable D. Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development (cc. LTC), Dated December 16, 2018 - Concerning Ganges Harbourwalk**
- 10.24 P. Lamb to LTC, Dated December 20, 2018 and P. Grove response - Concerning Climate Action Report**
- 10.25 Islands Trust to Capital Regional District SSI Parks and Recreation Commission (PARC), Dated January 2, 2019 - Concerning Fernwood Sports Field Grant Application**
- 10.26 D. Rapport and L. Maffi to LTC, Dated January 4, 2019 - Concerning SSIWPA**
- 10.27 Salt Spring Island Water Preservation Society to LTC, Dated January 16, 2019 - Concerning LTC 2019 Priorities and SSI Forest Protection**

The correspondence items were received for information.

The meeting moved in camera at 11:35 a.m. See items 17.1 and 17.2.

The meeting recessed for lunch at 11:53 a.m. and reconvened at 12:05 p.m.

## **11. TRUSTEE REPORTS**

Trustee Grove reported he attended the following meetings: a Salt Spring Island Local Trust Committee Community Information Meeting regarding the Salt Spring Island Watershed Protection Alliance (SSIWPA) 2019-20 tax requisition; the CRD Harbourwalk Committee; a CRD budget meeting hosted by CRD Director Holman; Trust Council; and the North Salt Spring Waterworks District. Trustee Grove acknowledged CRD Emergency Program and BC Hydro for all of the work following the December 21, 2018 storm and expressed support for improved forestry management in the future. Trustee Grove reported Trust Council is seeking public input regarding the Islands Trust draft 2019/20 budget and a survey is available on the Islands Trust website.



Trustee Patrick reported she has attended the following meetings: a Salt Spring Island Local Trust Committee Community Information Meeting regarding the Salt Spring Island Watershed Protection Alliance (SSIWPA) 2019-20 tax requisition; with MLA Adam Olsen, Trustee Grove and CRD Director Holman regarding debriefing following the December 21, 2018 storm; the Saturna Island Local Trust Committee; the North Pender Island Local Trust Committee; the South Pender Island Local Trust Committee; the Thetis Island Local Trust Committee; and the CRD Salt Spring Island Economic Development Commission. Trustee Patrick reported she has been appointed Co-chair of SSIWPA.

## **12. CHAIR'S REPORT**

Chair Luckham reported he attended meetings with the following: the North Salt Spring Waterworks District (NSSWD) and the CRD regarding Integrated Water Management on Salt Spring Island; and a Salt Spring Island Local Trust Committee Community Information Meeting regarding the Salt Spring Island Watershed Protection Alliance (SSIWPA) 2019-20 tax requisition. Trust Council has completed the new Trustee orientation for thirteen newly elected Trustees. Chair Luckham reported Trust Council is seeking public input regarding the Islands Trust 2019-20 draft budget, a survey is available on the Islands Trust website and encouraged members of the public to send comments regarding the draft budget to: [budget@islandstrust.bc.ca](mailto:budget@islandstrust.bc.ca).

## **13. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director Gary Holman reported a detailed CRD Director's report is available in the Gulf Island Driftwood newspaper. Director Holman reported the CRD hosted a community budget meeting on January 22, 2019 with approximately 50 members of the public in attendance and noted that he will submit a budget report to the Gulf Island Driftwood newspaper. Director Holman has proposed a CRD budget based on a provisional budget put forward by previous CRD Director McIntyre (a 1% increase), with an additional increase of 0.4% for a total increase of 1.4%. Director Holman reported he signed a joint letter of support along with the Local Trust Committee and Chamber of Commerce President Li Read, to request the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) to approve the Ganges Marina lease renewal conditional upon a right of way to accommodate the Ganges Boardwalk. He reported he had convened a Climate Action workshop to determine climate action priorities for Salt Spring Island and noted the CRD Environmental Services Committee has declared a climate emergency within the Capital Regional District with a goal to achieve carbon neutrality by 2030.

The CRD and the Salt Spring Island Fire Protection District have been discussing co-location of the CRD Emergency Operations Centre in the proposed new fire hall. Funding has been approved and preliminary designs are underway for a pathway from Booth Bay Road to the central intersection. He reported the CRD Emergency Program is hosting a storm-debriefing meeting on January 29, 2019 for emergency responders and the CRD is planning to host a community storm-debriefing meeting to discuss improved response in the future. Director Holman attended the Community Information Meeting regarding the Salt Spring Island Watershed Protection Alliance (SSIWPA) 2019-20 tax requisition and expressed support for the decision to continue SSIWPA.

## **14. DELEGATIONS – None**

## **15. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:27 p.m.

Two members of the public expressed concerns regarding application SS-DVP-2018.10 (185 Grantville Street).

A member of the public expressed support for affordable housing on behalf of the Wagon Wheel Housing Society and requested the Salt Spring Island Local Trust Committee to consider regulations that would permit recreational vehicles to be used for temporary affordable housing.

Two members of the public requested the Salt Spring Island Local Trust Committee to consider including an additional property, 248 Upper Ganges Road (Mid-Island Marine and Equipment), in the Industrial Lands Review Project.

A member of the public spoke on behalf of the Salt Spring Island Agricultural Alliance regarding a request that was submitted to support renewal of the Salt Spring Island Area Farm Plan.

A member of the public expressed concerns regarding logging and asked why Salt Spring Island does not have a Development Permit Area such as the Galiano Island Tree Cutting and Removal Development Permit Area.

A member of the public expressed concerns regarding the impact of Short-Term Vacation Rentals (STVR's) on affordable housing, requested the Salt Spring Island Local Trust Committee to direct proactive enforcement of STVR's and asked why bylaw enforcement against illegal dwellings such as eco-villages has continued during a housing crisis.

A member of the public expressed concerns regarding slope stability and drainage at Lot 3 Bishops Walk (Salt Spring Commons).

Two members of the public expressed concerns regarding the commercial logging in the Beddis Road area and requested the Salt Spring Island Local Trust Committee to pursue discussions with the property owner.

A member of the public expressed concerns regarding the proposed SSIWPA 2019-20 tax requisition.

A member of the public expressed concerns regarding application SS-RZ-2017.3 (2188 North End Road) and suggested that water testing be conducted during the summer months.

## **16. APPLICATIONS AND REFERRALS**

### **16.1 SS-RZ-2018.3 - Lightdance Design Inc. - 377 Seymour Heights Road, SSI**

Planner Miller presented a staff report dated January 21, 2019 regarding a proposal to rezone the subject property to permit a health clinic and commercial accommodation for clinic patients, guests and staff. Planner Miller presented an email dated January 28, 2019 from Gail Jaeger concerning amending the proposal to remove phase 2A and 2B and proceed with phase 1 only.

Applicant Gail Jaeger and property owner Thomas Kefferputz spoke to the application.

The Salt Spring Island Local Trust Committee requested that the minutes record that application SS-RZ-2018.3 (377 Seymour Heights Road) has significant challenges and that the applicant should be fully aware of the challenges going forward. The Salt Spring Island Local Trust Committee requested staff to work with the applicant to revise the application.

**16.2 SS-DVP-2018.7 - R. Kelln - 123 Ashya Road, SSI**

RPM Cermak presented a staff report dated January 17, 2019 regarding a request to vary interior lot line setback requirements to make lawful the siting of a single-family dwelling.

Applicant Robyn Kelln was present.

**SS-2019-13**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2018.7 (123 Ashya Road).

**CARRIED**

**16.3 SS-DVP-2018.10 - E. Booth - 185 Grantville Street, SSI**

RPM Cermak presented a staff report dated January 22, 2019 regarding reconsideration of a request for variances to lot line setbacks on two quarter-acre lots to expand allowable building envelopes for residential development.

Applicant Eric Booth spoke to the application.

**SS-2019-14**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee deny issuance of Development Variance Permit SS- DVP-2018.10 (185 Grantville Street).

**CARRIED**

**16.4 SS-DVP-2018.14 - J. Litke, Polaris Land Surveying Inc. - 400 Long Harbour Road, SSI**

Planner Gordon presented a staff report dated January 10, 2019 regarding a request to reduce the minimum lot size required for subdivision. Planner Gordon presented an updated staff report with the following amendment: replace "The application proposes to vary the minimum lot size in the Residential 7 (R7) zone from 0.6 hectares to 0.41 hectares for Proposed Lot 1." with "The application proposes to vary the minimum lot size in the Residential 7 (R7) zone from 0.6 hectares to 0.39 hectares for Proposed Lot 1."

Applicant Jordon Litke spoke to the application. A member of the public expressed concern regarding the application.

**SS-2019-15**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2018.14.

**DEFEATED**

**Chair Luckham, Trustee Grove and Trustee Patrick OPPOSED**

**16.5 SS-DVP-2018.16 - J. Litke, Polaris Land Surveying Inc. - 289 & 293 Armand Way, SSI**

Planner Gordon presented a staff report dated January 10, 2019 regarding a Development Variance Permit to permit a boundary adjustment between three lots where the minimum average lot area is not met and a request for minimum frontage exemption required for subdivision.

Applicant Jordon Litke was present.

**SS-2019-16**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2018.16

**CARRIED**

**SS-2019-17**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee exempt proposed Lots A, B and C Lot, in accordance with Schedule 1 of (SS-DVP-2018.16) from the 1/10 perimeter provision of Section 512 of the Local Government Act and subsection 5.3.1 of the Salt Spring Island Land Use Bylaw No. 355, 1999.

**CARRIED**

**16.6 SS-DVP-2018.20 - S. Moffatt - 108 Walker's Hook Road, SSI**

Planner Gordon presented a staff report dated January 15, 2018 regarding a Development Variance Permit to alter the lot calculation method, allow the creation of a split lot and consideration of subdivision conditions for frontage exemption and a water treatment covenant.

Applicant Sebastian Moffatt spoke to the applications.

**SS-2019-18**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2018.20

**CARRIED**

**SS-2019-19**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the *Land Title Act* requiring protection of a wetland area from the registered owners of Lot 1, Section 10, Range 3 East, North Salt Spring Island, Cowichan District, Plan 48873 except that Part in Plan VIP55571 and designate any member of the Local Trust Committee to sign the covenant SS-SUB-2017.3, (108 Walker's Hook Road).

**CARRIED**

**SS-2019-20**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the *Land Title Act* requiring treatment of water from the registered owners of Lot 1, Section 10, Range 3 East, North Salt Spring Island, Cowichan District, Plan 48873 except that Part in Plan VIP55571 and designate any member of the Local Trust Committee to sign the covenant SS-SUB-2017.3, (108 Walker's Hook Road).

**CARRIED**

**SS-2019-21**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee exempt proposed Lots 2, 3 and 4 of Lot 1, Section 10, Range 3 East, North Salt Spring Island, Cowichan District, Plan 48873 except that Part in Plan VIP55571 of subdivision SS-SUB-2017.3 (S. Moffatt) from the 10 percent minimum lot frontage requirements of Section 512 of the Local Government Act and subsection 5.3.1 of the Salt Spring Island Land Use Bylaw No. 355, 1999.

**CARRIED**

**SS-2019-22**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept the amount of thirty-one thousand, two hundred and fifty dollars (\$31,250) as cash in lieu of parkland, to satisfy the park land dedication conditions subdivision of SS-SUB-2017.3, subject to receipt of monies by the Capital Regional District within 12 months of this resolution.

**CARRIED**

**16.7 SS-DVP-2018.21 - E. FitzZaland, Green City Builders Ltd. - Lot 3 Bishop's Walk, SSI (Salt Spring Commons)**

RPM Cermak presented a staff report dated January 14, 2019 regarding a Development Variance Permit to allow increased height of three buildings.

**SS-2019-23**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee rescind Resolution without Meeting SS-RWM-02-2018 to approve issuance of SS-DVP-2018.2.

**CARRIED**

Applicant Elizabeth FitzZaland was present.

**SS-2019-24**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS- DVP-2018.21.

**CARRIED**

**16.8 SS-DP-2018.1 - E. FitzZaland, Green City Builders Ltd. - Lot 3 Bishop's Walk, SSI (Salt Spring Commons)**

RPM Cermak presented a staff report dated January 15, 2019 regarding a Development Permit for the form and character of 24 units of affordable housing.

Rob Grant, representative of the applicant spoke to the application.

**SS-2019-25**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2018.1 subject to receipt of a landscaping security for \$50,000 (Lot 3 Bishop's Walk).

**CARRIED**

**16.9 SS-DVP-2018.9 - J. Watkin - 161 Fulford-Ganges Road, SSI**

RPM Cermak presented a staff report dated January 8, 2019 regarding a Development Variance Permit to allow the siting of existing structures within setbacks.

Colin Drummond, representative of the applicant spoke to the application and submitted two photos.

**SS-2019-26**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of the Development Variance Permit SS-DVP-2018.9 attached to this Staff Report as attachment 1.

**CARRIED**

**16.10 SS-DP-2018.10 - J. Watkin - 161 Fulford-Ganges Road, SSI**

RPM Cermak presented a staff report dated January 16, 2019 regarding a Development Permit to allow works within Development Permit Area 3 (Shoreline) and Development Permit Area 4 (Lakes, Streams & Wetlands).

Colin Drummond, representative of the applicant spoke to the application.

**SS-2019-27**

**It was MOVED and SECONDED,**

that Spring Island Local Trust Committee Development Permit SS-DP-2018.10 be amended as follows: Section 3.1 replace "one thousand, four hundred, twenty-five dollars (\$1,425)" with "two thousand, six hundred and eight-five dollars (\$2,685)" and delete Section 3.4 "machine access to the work area will be from the upland, not the bench" (161 Fulford-Ganges Road).

**CARRIED**

**SS-2019-28**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP- 2018.10, as amended and conditional upon receipt of a security of two thousand six hundred eighty-five dollars (\$2685.00) (161 Fulford-Ganges Road).

**CARRIED**

**16.11 SS-RZ-2017.3 - J. Colligan & R. Kelln - 2188 North End Road, SSI**

RPM Cermak presented a staff report dated January 17, 2019 regarding a Rezoning application to permit a second dwelling unit.

Applicant Robyn Kelln spoke to the application.

**SS-2019-29**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to work with the applicant regarding rezoning application SS-RZ-2017.3 (2188 North End Road).

**CARRIED**

**17. CLOSED MEETING**

**17.1 Motion to Close the Meeting**

**SS-2019-30**

At 11:34 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 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; (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; (g) litigation or potential litigation affecting the municipality; and that staff be invited to remain.

**CARRIED**

**17.2 Motion to Open the Meeting**

**SS-2019-31**

At 11:53 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**

Chair Luckham reported the Salt Spring Island Local Trust Committee received the following correspondence items:

- Allen McMillan Litigation Counsel to S. Royal and G. Stunder, cc. SSI LTC, Dated January 4, 2019 – Concerning Beddis Road Logging; and

- Allen McMillan Litigation Counsel to SSI LTC, Dated January 11, 2019 – Concerning Beddis Road Logging.

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on February 26, 2019 at the Harbour House Hotel, 121 Upper Ganges Road.

**19. ADJOURNMENT**

**By General Consent** the meeting adjourned at 3:00 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder