



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date:	Tuesday, May 28, 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 (RPM) Jason Youmans, Island Planner Serena Klaver, Planner 1 Geordie Gordon, Planner 1 Clare Frater, Trust Area Services Director Karol Kudyba, Bylaw Compliance & Enforcement Officer (BCEO) Sarah Shugar, Recorder
Media and Others Present:	Gary Holman, Capital Regional District (CRD) Salt Spring Island Elector Area Director Gulf Islands Driftwood Reporter Approximately 5 members of the public - a.m. Approximately 65 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

The following additional items were presented for consideration:

- 9.4 J. Woodward to LTC, Dated May 26, 2019 – Concerning Upland Owner’s Riparian Rights
- 10.1.5 Climate Awareness Month

By General Consent the agenda was adopted as amended.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the April 30, 2019 SSI LTC Meeting

By General Consent, the minutes of the April 30, 2019 Salt Spring Island Local Trust Committee meeting were adopted.

3.1.2 Draft Minutes of the May 7, 2019 SSI LTC Special Meeting

By General Consent, the minutes of the May 7, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.1.3 SSI LTC Public Hearing Record dated May 14, 2019

By General Consent, the Spring Island Local Trust Committee received the Public Hearing Record dated May 14, 2019.

3.2 Resolutions Without Meeting Report – None

3.3 Draft Minutes of the Advisory Planning Commissions – None

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 Report – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordination Request for Proposal

Planner Youmans presented a staff report dated May 22, 2019 regarding SSIWPA Coordination Contract 2019/20.

SS-2019-104

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to amend the draft Salt Spring Island Watershed Protection Alliance (SSIWPA) budget for SSIWPA coordination services as follows:

- a. transfer \$23,700 from the Coordination Contract(s) expense to the Events and Communications expense.

CARRIED

SS-2019-105

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve in principle the Request for Proposals attached to this staff report as Appendix 1, as amended.

CARRIED

9. CORRESPONDENCE

9.1 Salt Spring Island Chamber of Commerce to LTC, Dated April 15, 2019 - Concerning Salt Spring Island Safety & Homelessness Meeting Summary

The correspondence item was received for information.

9.2 Salt Spring Island Water Preservation Society to Provincial Government Representative, cc. LTC, Dated May 15, 2019 - Concerning the Protection of Forests within the Islands Trust Area

The correspondence item was received for information.

9.3 P. Faurot to LTC, Dated May 20, 2019 - Concerning the Islands Trust Mandate

The correspondence item was received for information.

9.4 J. Woodward to LTC, Dated May 26, 2019 – Concerning Upland Owner’s Riparian Rights

Planner Youmans presented an update regarding the Ganges Harbourwalk project. He noted staff, Trustee Grove, CRD Director Holman and the Chamber of Commerce Vice-President & Harbourwalk Completion Chair Jeremy Milson attended a meeting with staff from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) regarding the Ganges Harbourwalk.

SS-2019-106

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to forward the letter from Jack Woodward Q.C. dated May 26, 2019 regarding the Ganges Harbourwalk and upland owners riparian rights to the Islands Trust Legal Council for review and comment.

CARRIED

10. OTHER BUSINESS

10.1 New Business

10.1.1 Development Permit Area Confirmation of Exempted Use for the Installation of a Modular Classroom at 262 Rainbow Road

RPM Cermak presented a letter dated May 8, 2019 regarding a Development Permit Area Confirmation of Exempted Use at 262 Rainbow Road.

Salt Spring Island Parks and Recreation Manager Dan Ovington spoke to the letter.

SS-2019-107

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee agree to not enforce Covenant EW25260 2004-03-02 conditional upon the development being in significant conformity with the Salt Spring Island Rainbow Road Modular Multipurpose Room Site Plan dated March 25, 2019.

CARRIED

10.1.2 Notice Regarding Federal Cannabis Licensing - 1867 North End Road, SSI

The notice was received for information.

10.1.3 Public Engagement on Salt Spring Island for Visions 2099: The Future of the Islands in the Salish Sea

Trust Area Services Director Frater presented a staff report dated May 21, 2019 regarding Public Engagement on Salt Spring Island for Visions 2099: The Future of the Islands in the Salish Sea.

SS-2019-108

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the recommended public engagement activities to take place in the Salt Spring Local Trust Area in support of the Trust Council's Visions 2099: The Future of the Islands in the Salish Sea, as outlined in the staff report dated May 28th, 2019.

CARRIED

10.1.4 Salt Spring Island Local Trust Committee Annual Report

RPM Cermak presented a staff report dated May 22, 2019 regarding the 2018-2019 Annual Report and circulated a document regarding amended wording. It was noted that the SSI LTC requested staff to include a hyperlink to the 2018 SSIWPA Annual Report.

SS-2019-109

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the following text for inclusion in the 2018- 2019 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing.

- The Salt Spring Island Local Trust Committee (SSI LTC) held eleven regular business meetings in the 2018/19 fiscal year, as well as three Community Information Meetings, three special meetings, and five public hearings.
- Work for this period focused on advancing the SSI LTC priorities to address water sustainability, affordable housing, industrial land uses, protecting drinking watersheds from potential agricultural impacts, and advancing potential development of a Ganges Harbourwalk.
- The SSI LTC received 165 applications during the 2018/19 fiscal period: four rezoning applications, 20 development variance permits, 11 development permits, 113 building permit and crown lease referrals.
- The SSI LTC continued to coordinate the Salt Spring Island Watershed Protection Alliance (SSIWPA). SSIWPA had nine steering committee meetings, at least nine sub committee meetings, held a public event regarding groundwater budget analysis and participated in the Nanaimo Water Stewardship Symposium (SSIWPA Annual Report 2018).
- The SSI LTC engaged the community in developing strategic directions for the 2018-2022 period that included consideration of climate change concerns.

CARRIED

10.1.5 Climate Awareness Month

Trustee Grove reported Salt Spring Transitions has recognized June as Climate Awareness Month.

By General Consent the Salt Spring Island Local Trust Committee acknowledge the work of Salt Spring Transitions in recognizing June as Climate Awareness Month.

10.2 Telecommunications: Model Strategy for Antenna Systems

Planner Gordon presented a staff report dated May 21, 2019 regarding a Model Strategy for Antenna Systems.

SS-2019-110

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive the Model Strategy for Antenna Systems, LPC (May 3, 2018) for information.

CARRIED

SS-2019-111

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the Model Strategy for Antenna Systems, LPC (May 3, 2018) to the Advisory Planning Commission for comment and suggested revisions on the model public consultation program and land use siting criteria only.

CARRIED

SS-2019-112

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to present revised options to the LTC for a public consultation program and land use siting criteria for antenna systems at a future meeting.

CARRIED

The meeting recessed for lunch at 11:18 a.m. and reconvened at 12:00 p.m.

11. TRUSTEE REPORTS

Trustee Patrick reported she attended meetings with the following: the Salt Spring Island Community Economic Development Commission (CEDC); and the Salt Spring Island Watershed Protection Alliance (SSIWPA) regarding strategic priorities and the SSIWPA coordination contract. Trustee Patrick attended an Agricultural Land Commission (ALC) regional seminar regarding changes to the ALC Act and Agricultural Land Reserve (ALR) regulations and noted there is updated bulletins on the ALC website regarding cannabis and residences. She reported the ALC has strongly recommended local government regulate cannabis production and identified cannabis as the worst crop to grow in respect to the climate. Trustee Patrick reported the Salt Spring Agricultural Alliance is seeking funding from the Investment Agricultural Foundation of British Columbia (IAFBC) to update the Salt Spring Island Farm Area Plan and that IAFBC funding is unavailable as it's on hold. Trustee Patrick attended a Chair training workshop facilitated by Eli Mina and spoke to consideration of the plants, animals and ecosystems when making decisions. Trustee Patrick also attended a Climate Change: Touching Our Grief Together event hosted by the Salt Spring Alliance.

Trustee Grove reported he attended meetings with the following: the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) regarding the Ganges Harbourwalk; and the Salt Spring Alliance Governance Working Group. Trustee Grove

attended a Public Hearing for the proposed Meadowlane senior's affordable housing rezoning application, a Public Hearing for the Industrial Lands project and a luncheon for Tofino Mayor Josie Osborne. Trustee Grove also attended a Chair training workshop facilitated by Eli Mina and spoke to consideration of future generations when making decisions.

12. CHAIR'S REPORT

Chair Luckham reported he is participating in the Roberts Bank Terminal 2 public consultation process and will present concerns regarding vessel traffic, vessel safety and oil spill prevention. Chair Luckham attended a Public Hearing for the proposed Meadowlane senior's affordable housing rezoning application and a Public Hearing for the Industrial Lands project. Chair Luckham facilitated a climate change workshop on Thetis Island and reported the next Trust Chair Council is scheduled to be held on June 18-20, 2019 on Galiano Island.

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Electoral Area Director Gary Holman reported he attended a meeting with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) regarding the Ganges Harbourwalk and reported FLNRORD committed to planning a meeting between Islands Trust, the CRD and the Ganges Marina property owners. CRD Director Holman reported the CRD has spent \$50,000 in gas tax funds on preliminary design plans for the Ganges Harbourwalk, FLNRORD has requested more detailed plans for the Ganges Harbourwalk and the CRD has committed to spending additional gas tax funds for more detailed drawings. He also reported that CRD staff is in discussions regarding the CRD acquiring the right of way for the Ganges Harbourwalk. Director Holman reported the applicant for the CREST VHF Radio Tower and Antenna has agreed to provide further information regarding the proposed site location and potential alternate sites for the proposed CREST tower. Additionally, Director Holman has requested Island Health Chief Medical Health Officer Richard Stanwick provide an opinion regarding health impacts associated with antennas. Director Holman also attended several meetings regarding the recent vandalism in Ganges and reported the CRD could establish a new Community Safety Service which would require voter approval. Director Holman spoke to the need for a coordinated approach to climate change and noted the CRD is in the process of updating its CRD Climate Action Strategy and that plans are in process for additional Electric Vehicle chargers to be installed at Portlock Park, Rainbow Road and Country Grocer. Director Holman reported he is in discussions with the Salt Spring Agricultural Alliance regarding spending gas tax funding to update the Salt Spring Island Area Farm Plan.

14. DELEGATIONS – None

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:22 p.m.

Four members of the public expressed concerns regarding the proposed CREST tower including electromagnetic frequency (EMF) radiation.

Salt Spring Accommodations Group president Peter Lloyd-Jones expressed support for short-term vacation rentals (STVRs) and rental cottages and requested the Salt Spring Island Local Trust Committee cease proactive enforcement of STVRs.

A member of the public expressed concerns regarding a bylaw enforcement letter received regarding an unlawful vacation rental and requested the Salt Spring Island Local Trust Committee ensure that bylaw enforcement is not directed at the guests of unlawful vacation rental accommodations.

The Chair of the Salt Spring Island Economic Development Commission, Francine Carlin, requested the Salt Spring Island Local Trust Committee designate strategic planning for Ganges, Vesuvius and Fulford Villages as a high priority and submitted a letter dated May 24, 2019 concerning "Comprehensive Strategic Planning for the Villages of Ganges and Fulford".

A member of the public expressed concerns regarding the proposed CREST tower including electromagnetic frequency (EMF) radiation and submitted a letter entitled "Good Reasons to Delay the CREST Application."

A member of the public expressed concerns regarding the proposed CREST tower including electromagnetic frequency (EMF) radiation and requested the Salt Spring Island Local Trust Committee to delay a decision regarding the CREST tower application and submitted a document entitled "5G statement."

A member of the public expressed concerns regarding the proposed CREST tower including electromagnetic frequency (EMF) radiation, unsatisfactory public notification and further research in site location.

A member of the public expressed concerns regarding the proposed CREST tower including 5G electromagnetic frequency (EMF) radiation and requested the Salt Spring Island Local Trust Committee delay the decision regarding the CREST tower application. The member of the public also submitted a documents entitled "Good Day Islands Trust Representatives" and "Invitation for Public Input Proposed Freedom 45.0 Metre Monopine Wireless Antenna Installation located at 5154A Sooke Road, Sooke, BC."

A member of the public expressed concerns regarding the proposed CREST tower including 5G electromagnetic frequency (EMF) radiation and submitted a petition.

A member of the public expressed concerns regarding the proposed CREST tower including electromagnetic frequency (EMF) radiation and submitted a document entitled "Cancer Clusters Near Cell Towers" and an email from L. Floyd and R. Dom dated May 27, 2019 entitled "Two Issues – SSI LTC Meeting – May 28, 2019."

A member of the public expressed support for short-term vacation rentals STVRs and requested the Salt Spring Island Local Trust Committee distinguish between residents and absentee property owners prior to enforcement of STVRs.

A member of the public expressed concerns regarding proposed Bylaw No. 512 – Affordable Rental Housing – Cottages including availability of groundwater within the subject areas.

16. APPLICATIONS AND REFERRALS

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

RPM Cermak presented a staff report dated May 16, 2019 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.

SS-2019-113

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355, 1999, to rezone Lot 1, Section 79, South Salt Spring Island, Cowichan District, Plan 42461 from Rural Uplands 1 to a new Rural Uplands 1 zone variant permitting the proposed uses as described in the May 16, 2019 Islands Trust staff report.

CARRIED

SS-2019-114

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant for SS-RZ-2018.3 submit to the Islands Trust a water supply and demand servicing plan prepared by a professional engineer or geoscientist that contains the following related to the provision of potable and non-potable water to the subject property:

- a. Confirmation that potable water in the amount required to obtain occupancy permits can be provided under the plan for all proposed clinic and accommodation facilities;
- b. Confirmation that non-potable water in the amount required for clinic and accommodation facilities, fire suppression and garden and greenhouse watering can be provided;
- c. Where water is to be supplied by groundwater, pump test(s) conducted between July and September by a professional engineer or geoscientist and containing supporting documentation that the test was of sufficient duration to establish the long-term reliability of the water supply in accordance with generally acceptable hydrogeological practices;
- d. Where potable water is to be supplied by groundwater, a water quality analysis that demonstrates that the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system; and
- e. Where potable and non-potable water is to be supplied by groundwater, assessment of how the proposed groundwater use on the site will impact:
 - i. Nearby wells or other neighbourhood water supplies and aquifer recharge
 - ii. Agricultural activities
 - iii. Springs and other water bodies necessary to maintain fish habitat and healthy watershed function.

CARRIED

SS-2019-115

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant for SS-RZ-2018.3 submit to the Islands Trust a wastewater plan prepared by a professional engineer or geoscientist that contains the following related to the production and disposal of wastewater on the subject property:

- a. the expected amount of sewage produced under the plan for all proposed clinic and accommodation facilities can be treated on-site and effluent disposed of on-site without it reaching the surface of the land, discharging into a body of water, or contaminating a supply of potable water.

CARRIED

SS-2019-116

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant for SS-RZ-2018.3 protect land adjacent to Mt. Maxwell Provincial Park through a Section 219 covenant acceptable to the Salt Spring Island Local Trust Committee.

CARRIED

16.2 SS-ALR-2018.3 - D. Lauzon - 1200 Beddis Road, SSI

Planner Gordon presented a staff report dated May 21, 2019 regarding an application to allow subdivision in the Agricultural Land Reserve.

Applicant Deborah Lauzon was present.

SS-2019-117

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer SS-ALR-2018.3 to the Salt Spring Island Agricultural Advisory Planning Commission for comment on whether or not the proposed subdivision is consistent with OCP policy B.6.2.2.13 (a).

CARRIED

16.3 SS-DVP-2019.1 - J. Litke, Polaris Surveying Inc. - 200 Collins Road, SSI

Planner Gordon presented a staff report dated May 21, 2019 regarding a Development Variance Permit to allow a split lot to be created through subdivision.

Applicant Jordon Litke spoke to the application.

SS-2019-118

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee supports SS-DVP-2019.1 in principal, conditional upon confirmation from the Islands Trust Conservancy Board that the proposed covenant is considered favourably.

CARRIED

18. CLOSED MEETING

18.1 Motion to Close the Meeting

SS-2019-119

At 1:46 p.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 4, Division 3, Section 90(1):

- (a) personal information about identifiable individuals who are being considered for positions appointed by the Local Trust Committee, and;
- (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 and that staff be invited to remain.

CARRIED

18.2 Motion to Open the Meeting

SS-2019-120

At 2:41 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

18.3 RISE AND REPORT

The Salt Spring Island Local Trust Committee reappointed Jeff Thompson, Neil Morie, Janet Stethem, and Richard Hayden for a further two-year term on the Advisory Planning Commission, effective June 1, 2019.

The Salt Spring Island Local Trust Committee appointed Susan Hannon, Jean Brouard, Margaret Squires, and Francine Carlin to the Advisory Planning Commission for a period of 2 years, effective June 1, 2019.

The Salt Spring Island Local Trust Committee appoint Ruth Waldick, Jan Steinman, and Conrad Pilon to the Agricultural Advisory Planning Commission for a period of 2 years, effective June 1, 2019.

The Salt Spring Island Local Trust Committee appoint Lisa Floritto (upon retirement) and reappoint Bob Rush to the Board of Variance for a period of 2 years, effective June 1, 2019.

The Salt Spring Island Local Trust Committee thank Advisory Planning Commissioners Sally John and John Newton for their service and Agricultural Advisory Planning Commissioner Jane Squier for her service.

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on June 25, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

20. ADJOURNMENT

By General Consent the meeting adjourned at 2:24 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder