



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

**Date:** Tuesday, June 25, 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  
Miles Drew, Bylaw Compliance Enforcement Manager (BCEM)  
Karol Kudyba, Bylaw Compliance & Enforcement Officer (BCEO)  
Sarah Shugar, Recorder

**Media and Others Present:** Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director  
Gulf Islands Driftwood Reporter  
Approximately 7 members of the public - a.m.  
Approximately 45 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 supplemental items were presented for consideration:

- 17.1 SS-RZ-2018.4 - SS-BL-515 - R. Walker for Gulf Islands Seniors Residence Association  
154 Kings Lane, SSI (Meadowlane)
- 17.3.1 SS-ALR-2018.2 - E. FitzZaland, Green City Builders Ltd. - 192 Vesuvius Bay Road,  
SSI - Proposal Rendering

The following additional items were presented for consideration:

- 17.4 SS-LCB-2019.1 - Salt Spring Wild Cider - 151 Sharp Road - A Liquor Control and Licensing Branch Application for Lounge Endorsement - Staff Report
- 17.8 SS-DP-2019.1 and SS-HAP-2019.1 - Salt Spring and Southern Gulf Islands Community Services Society - 134 McPhillips Avenue, SSI - Development Permit Application for the Construction of an Addition on the West Side of the Building – Staff Report

**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 May 28, 2019 SSI LTC Regular Meeting**

**By General Consent**, the minutes of the May 28, 2019 Salt Spring Island Local Trust Committee meeting were adopted.

##### **3.1.2 Draft Minutes of the May 22, 2019 SSI LTC Special Meeting**

**By General Consent**, the minutes of the May 22, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

##### **3.1.3 SSI LTC Public Hearing Record dated May 22, 2019 - Bylaw No. 515 (154 Kings Lane, "Meadowlane")**

**By General Consent**, the Spring Island Local Trust Committee received the Public Hearing Record dated May 22, 2019.

##### **3.1.4 Draft Minutes of the June 6, 2019 SSI LTC Special Meeting**

**By General Consent**, the minutes of the June 6, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

#### **3.2 Resolutions Without Meeting Report**

The report was received.

#### **3.3 Draft Minutes of the Advisory Planning Commissions**

##### **3.3.1 Draft Minutes of the May 16, 2019 Advisory Planning Commission Meeting**

The minutes were received. Trustee Grove noted he was in attendance.

##### **3.3.2 Draft Minutes of the June 13, 2019 Agricultural Advisory Planning Commission Meeting**

The minutes were received.

**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 – None**

**7.6 Islands Trust Conservancy Report – None**

**7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report – None**

**8. LOCAL TRUST COMMITTEE PROJECTS**

**8.1 Industrial Land Uses Project - Proposed Bylaws 488, 489 and 490**

Planner Youmans presented a staff report dated June 19, 2019 regarding consideration of third reading and forwarding to Islands Trust Executive Committee for approval.

**SS-2019-121**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" as follows:

1. Zone variant General Employment 2(c) (GE2(c)), Article 11, is amended from: "Additional uses permitted under Article 11 must be set back 60 metres from the natural boundary of any water body." To: "Additional uses permitted in the GE2(c) zone must be set back 60 metres from the natural boundary of any water body."
2. The "Minimum setback distance from all lot lines abutting a lot used for or zoned so as to permit agriculture (metres)" is removed from Table 9.7.2.

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend the motion as follows: replace "The "Minimum setback distance from all lot lines abutting a lot used for or zoned so as to permit agriculture (metres)" is removed from Table 9.7.2." with "the Minimum setback distance from all lot lines abutting a lot that is in the Agricultural Land Reserve (15 metres)"

**DEFEATED**

**Trustee Grove and Chair Luckham OPPOSED**

**SS-2019-122**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend Bylaw No. 489, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016" as follows:

1. Zone variant General Employment 2(c) (GE2(c)), Article 11, is amended from: "Additional uses permitted under Article 11 must be set back 60 metres from the natural boundary of any water body." To: "Additional uses permitted in the GE2(c) zone must be set back 60 metres from the natural boundary of any water body."
2. The "Minimum setback distance from all lot lines abutting a lot used for or zoned so as to permit agriculture (metres)" is removed from Table 9.7.2.

**CARRIED**

**Trustee Patrick OPPOSED**

**SS-2019-123**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 488, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, Amendment No. 1, 2016", be read a third time and forwarded to the Secretary of the Islands Trust for approval by Executive Committee.

**CARRIED**

**SS-2019-124**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 489, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2016”, be read a third time as amended and forwarded to the Secretary of the Islands Trust for approval by Executive Committee.

**CARRIED**

**SS-2019-125**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 490, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2016”, be read a third time and forwarded to the Secretary of the Islands Trust for approval by Executive Committee.

**CARRIED**

**SS-2019-126**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No 488, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, Amendment No. 1, 2016”, be forwarded to the Minister of Municipal Affairs and Housing for Review following approval by Executive Committee.

**CARRIED**

**8.2 Ganges Village Area Planning - Harbourwalk**

Planner Youmans presented a staff report dated June 18, 2019 regarding Ganges Harbourwalk – Statutory Right-of-Way application.

**SS-2019-127**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee agree to assign its Statutory Right-of-Way application for the Ganges Harbourwalk (Crown Land File No. 1414835) to the Capital Regional District (CRD) at such time as the CRD is willing to administer it.

**CARRIED**

**9. CORRESPONDENCE**

**9.1 J. Milsom, on behalf of Salt Spring Island Chamber of Commerce, to the LTC, Dated May 27, 2019 - Concerning Bylaw Enforcement within the Tourism Sector**

The correspondence was received.

**9.2 A. George, Fire Chief Salt Spring Island Fire Rescue to LTC, Dated May 30, 2019 - Concerning Addition of Wildfire Hazard Development Permit Area**

The correspondence was received.

**SS-2019-128**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to respond to Fire Chief George thanking him for the letter dated May 30, 2019 and advise that the Local Trust Committee would like to meet regarding matters of mutual interest.

**CARRIED**

- 9.3 J. Brooks, Executive Director Planning and Land Use Management Branch to J. Bradley, cc. LTC et al, Dated May 27, 2019 - Concerning Tree Clearing on Salt Spring Island**

The correspondence was received.

- 9.4 J. Brooks, Executive Director Planning and Land Use Management Branch to D. Wilson, cc. LTC et al, Dated May 27, 2019 - Concerning Tree Clearing on Salt Spring Island**

The correspondence was received.

- 9.5 F. Carlin, Chair, Salt Spring Island Community Economic Development Commission (CEDC) to LTC, et al., Dated May 30, 2019 - Concerning Positive Community Response to Call Out for Comprehensive Strategic Planning for SSI Villages**

The correspondence was received.

- 9.6 Salt Spring Accommodation Group to LTC, Dated June 17, 2019 - Concerning Bylaw Enforcement Actions and SSILTC Standing Resolution SS-2017-120**

The correspondence was received.

**SS-2019-129**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to respond to the letter from the Salt Spring Accommodation Group to LTC, Dated June 17, 2019 and the Local Trust Committee look forward to working cooperatively with the Salt Spring Accommodation Group on any bylaw revisions as we move forward.

**CARRIED**

**SS-2019-130**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to provide a report regarding options relating to short term vacation rentals and Salt Spring Island Local Trust Committee Standing Resolution SS-2017-120.

**CARRIED**

**10. OTHER BUSINESS**

**10.1 New Business**

### **10.1.1 Executive Summary and Project Update for Proposed New Outfall Location in Satellite Channel - Stage 2 Environmental Impact Study**

Judith Cullington presented a Powerpoint presentation regarding the second stage of an Environmental Impact Study (EIS) for the proposed relocation of the Duncan/North Cowichan Joint Utility Board (JUB) Sewage Treatment Plant (STP) outfall to marine waters from the current location in Cowichan River. Clay Reitsma spoke to the project via telephone conferencing.

It was noted the Salt Spring Island Local Trust Committee requested G3 Consulting Ltd. to hold a public information meeting on Salt Spring Island regarding the proposed new outfall location.

## **11. CLOSED MEETING**

### **11.1 Motion to Close the Meeting**

#### **SS-2019-131**

At 10:55 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 4, Division 3, Section 90(1):

- (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**

### **11.2 Motion to Open the Meeting**

#### **SS-2019-132**

At 11:38 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**

### **11.3 Rise and Report – None**

The meeting recessed for lunch at 11:38 a.m. and reconvened at 12:01 p.m.

## **12. TRUSTEE REPORTS**

Trustee Grove reported he attended meetings with the following: the Financial Planning Committee, several community members regarding short term vacation rentals (STVRs), the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLRNORD) and the Ganges Marina property owners regarding the Ganges Harbourwalk; and the BC Housing Council. Trustee Grove attended Trust Council on Galiano Island and a Local Trust Committee Community Information Meeting regarding the LEAF Compassion Inc. application to permit retail cannabis sales. Trustee Grove spoke to the need to protect and manage trees in the Local Trust Area.

Trustee Patrick reported she attended meetings with the following: the North Pender Island Local Trust Committee; the Thetis Island Local Trust Committee; and several community members regarding short-term vacation rentals (STVRs). Trustee Patrick attended meetings with BC Housing and CRD Regional Housing regarding homelessness, the potential for a year round “in from the cold” shelter and with several affordable housing project proponents on Salt Spring Island. Trustee Patrick reported she is a Salt Spring Island Water Preservation Society Freshwater Catalogue project volunteer. Trustee Patrick acknowledged several delegations from Salt Spring Island attended Trust Council on Galiano Island and noted the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLRNORD) Private Managed Forest Land Program Review opportunity for public comment closes on July 22, 2019.

### **13. CHAIR'S REPORT**

Chair Luckham reported the following highlights from Trust Council on Galiano Island: Trust Council Visions 2099, a climate change initiative following the Islands Trust declaration of a climate emergency, amendments to the Islands Trust Act; a request to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLRNORD) to amend the Private Managed Forest Land (PMFL) Act; a request to the Connected Coast fibre-optic cable initiative to include the Southern Gulf Islands in the proposed Connected Coast plan. Chair Luckham reported he presented concerns regarding vessel traffic, vessel safety and oil spill prevention to the Roberts Bank Terminal 2 public consultation panel. Chair Luckham acknowledged the Local Trust Committee is meeting within Coast Salish Territory and noted the Local Trust Committee is committed to working with First Nation neighbours.

### **14. 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 (FLRNORD) and the Ganges Marina property owners regarding the Ganges Harbourwalk and acknowledged the Local Trust Committee for the agreement to assign the Ganges Harbourwalk Statutory Right-of-Way (SROW) application to the CRD. CRD Director Holman reported gas tax funds will be allocated to additional design plans of the Ganges Harbourwalk project, the Salt Spring Island Climate Action Plan update, the SSI Area Farm Plan update and for completion of The Root, a Salt Spring Island Agricultural Alliance produce facility on Beddis Road. CRD Director Holman reported the Salt Spring Island Watershed Protection Alliance (SSIWPA) will meet regarding committee membership, SSIWPA’s strategic plan and the possibility of SSIWPA becoming a CRD service to broaden the ability to access funding. The Honourable Steve Clark, Minister of Municipal Affairs and Housing will visit Salt Spring Island in July 2019 concerning a Salt Spring Commons affordable housing project announcement. The CRD is working towards completion of phase one of the North Ganges Transportation Plan (NGTP) and beginning work on the Booth Canal Road to the Central intersection pathway project. The Salt Spring Island Transportation Commission will have a strategic planning session to consider pathway and transit improvements. Director Holman is considering funding improvements to Mahon Hall, one of Salt Spring Island’s oldest heritage buildings.



## **15. DELEGATIONS**

### **15.1 Dr. Martin Pall & Dr. Timothy Schoechle - Concerning the Effects of 5G and a Community- Owned Wired Fibre Optic Network**

Martin Pall spoke to non-thermal effects of electromagnetic fields (EMF) and 5G technologies. Timothy Schoechle spoke to the benefits of a community owned wired fibre optic network and submitted a document entitled "Re-Inventing Wires: The Future of Landlines and Networks."

## **16. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:33 p.m.

A member of the public expressed concerns regarding effects of electromagnetic frequency (EMF) radiation including security and privacy concerns.

A member of the public expressed concerns regarding a microcell policy in the Islands Trust Area, the siting of the proposed CREST antenna tower, the use of wireless transmitters in the Connected Coast initiative and submitted a document entitled, "Let's Connect Salt Spring and Safe G – A Safe Alternative to Harmful 5G Wireless."

A member of the public expressed concerns regarding the effects of 5G - electromagnetic frequency (EMF) radiation and requested the Salt Spring Island Local Trust Committee to support a community owned fibre-optic network for Salt Spring Island.

A member of the public expressed concerns regarding effects of electromagnetic frequency (EMF) radiation and requested the Salt Spring Island Local Trust Committee to adopt a 500-meter setback for antenna tower siting.

A member of the public expressed concerns regarding effects of electromagnetic frequency (EMF) radiation including health concerns and requested the Salt Spring Island Local Trust Committee to adopt an antenna siting protocol based on the precautionary principle.

A member of the public expressed concerns regarding application SS-ALR-2019.1 at 641 Fulford-Ganges Road.

A member of the public expressed concerns regarding effects of electromagnetic frequency (EMF) radiation including public consultation and industry safety standards.

A member of the public expressed concerns regarding effects of electromagnetic frequency (EMF) radiation and asked the Salt Spring Island Local Trust Committee to set an environmental standard for EMF radiation for Salt Spring Island.

A member of the public expressed concerns regarding Bylaw No. 355, the proactive enforcement of short-term vacation rentals (STVRs) and submitted a written submission entitled, "Bylaw 355 needs a complete rewrite."

**17. APPLICATIONS and REFERRALS**

**17.1 SS-RZ-2018.4 - SS-BL-515 - R. Walker for Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI (Meadowlane)**

RPM Cermak presented a staff report dated June 19, 2019 regarding an amendment of Salt Spring Island Land Use Bylaw No.515 (SS-BL-515) Zone R12 (a).

Representative of the applicant Janet Smith spoke to the application.

**SS-2019-133**

**It was MOVED and SECONDED,**

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018", be read a third time.

**CARRIED**

**SS-2019-134**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to amend Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018", to specify that:

1. dental and medical office services for a maximum of 12 medical practitioners and two dwelling units be exclusively permitted in the existing building and immediately surrounding area and that,
2. a seniors' supportive housing complex and service club be permitted on the remaining lot.

**CARRIED**

**17.2 SS-RZ-2018.4 - R. Walker for Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI (Meadowlane)**

RPM Cermak presented a staff report dated June 10, 2019 regarding a Cost Recovery Agreement for Legal Services Review of Housing Agreement.

Applicant Richard Walker spoke to the application.

**SS-2019-135**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee endorse staff entering into a Cost Recovery Agreement with Gulf Islands Seniors Residence Association for purposes of a legal services review of the draft housing agreement (SS-RZ-2018.4).

**CARRIED**

**17.3 SS-ALR-2018.2 - E. FitzZaland, Green City Builders Ltd. - 192 Vesuvius Bay Road, SSI**

**17.3.1 SS-ALR-2018.2 - E. FitzZaland, Green City Builders Ltd. - 192 Vesuvius Bay Road, SSI - Proposal Rendering**

Planner Klaver presented a staff report dated June 18, 2019 regarding a Soil & Deposit Application in the Agricultural Land Reserve.

Resolution SS-2019-133 was rescinded at the SS LTC Regular Meeting of November 26, 2019 through Resolution SS-2019-257.

Applicant Elizabeth FitzZaland spoke to the application.

**SS-2019-136**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to forward SS-ALR-2018.2 to the Agricultural Land Commission with support and with the following comments:

1. The proposed use is considered to be the highest and best farm use for the existing structure;
2. The proposal will bring opportunities for a skilled labour force to Salt Spring Island; and
3. The addition of a concrete base to the existing sand base will increase the farming capability rather than decrease the farming capability.

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend the motion as follows:

4. The applicant is intending to use rainwater catchment as a primary source of water for the cannabis production.

**CARRIED**

**SS-2019-137**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to forward SS-ALR-2018.2 to the Agricultural Land Commission with support and with the following comments:

1. The proposed use is considered to be the highest and best farm use for the existing structure;
2. The proposal will bring opportunities for a skilled labour force to Salt Spring Island;
3. The addition of a concrete base to the existing sand base will increase the farming capability rather than decrease the farming capability; and
4. The applicant is intending to use rainwater catchment as a primary source of water for the cannabis production.

**CARRIED**

**17.4 SS-LCB-2019.1 - Salt Spring Wild Cider - 151 Sharp Road**

Planner Klaver presented a staff report dated June 21, 2019 regarding a Liquor and Cannabis Regulation Branch Application for Lounge Endorsement.

Applicants Gerda Lattey and Mike Lachelt spoke to the application.

**SS-2019-138**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee has considered the location of the Salt Spring Wild Cider House and Distillery Ltd. establishment and the proposed hours of liquor service and provides the following comments to the Liquor and Cannabis Regulation Branch (LCRB) in considering this application:

1. The potential impacts of noise on the community in the immediate vicinity of the establishment would be minimal due to the decision to exclude amplified music and pub-style games as conditions of the LCRB lounge application.
2. The potential impacts of occupancy on the community in the immediate vicinity of the establishment would continue to remain, however with the improved on-site parking area on the property and signage additions, traffic congestion on Sharp Road has been significantly mitigated.
3. The impacts on the community if the application is approved would be beneficial as residents and visiting tourists value the cidery in the community.
4. The Local Trust Committee recommends the application be approved.

**CARRIED**

The meeting recessed at 1:55 p.m. and reconvened at 1:57 p.m.

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

Planner Gordon presented a staff report dated June 14, 2019 regarding a Subdivision Application (Boundary Adjustment) in the Agricultural Land Reserve.

Applicant Deborah Lauzon spoke to the application.

**SS-2019-139**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to forward application SS-ALR-2018.3 to the Agricultural Land Commission with support, for the following reasons:

1. The application is supported by the Salt Spring Island Agricultural Advisory Planning Commission;
2. The application is generally supported by Agricultural policies in the Salt Spring Island Official Community Plan;
3. The subdivision would be permitted to proceed under the subdivision regulations in the Salt Spring Island Land Use Bylaw No. 355.

**CARRIED**

**17.6 SS-LCRB-2019.2 - C. Philp, Leaf Compassion Inc. (Platinum Cannabis) - 105-109 McPhillips Avenue, SSI**

Planner Gordon presented a staff report dated June 14, 2019 regarding an Application Referral to Permit Cannabis Retail Sales.

Representative of the applicant Kyle Cheyne spoke to the application.

**SS-2019-140**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee directs staff to send a response to the Liquor and Cannabis Regulation Branch regarding the Leaf Compassion Cannabis Retail Sales license application for 105-109 McPhillips Ave that states:

1. The Salt Spring Island Local Trust Committee has considered the location of the proposed Cannabis Retail Sales licence application;
2. The potential impacts of the noise in the immediate vicinity of the establishment would be minimal;
3. The impacts on the community if the application is approved would be negligible;
4. The Local Trust Committee recommends the application be approved.

**CARRIED**

**SS-2019-141**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee directs staff to include a record of the community consultation and correspondence with the response to the Liquor and Cannabis Regulation Branch regarding the Leaf Compassion Cannabis Retail Sales license application.

**CARRIED**

**17.7 SS-ALR-2019.1 - J. Lefebvre - 641 Fulford-Ganges Road, SSI**

RPM Cermak presented a staff report dated June 14, 2019 regarding a Non-Farm Use Application in the Agricultural Land Reserve for an Existing Bed & Breakfast Operation.

Applicant John Lefebvre spoke to the application.

**SS-2019-142**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee decline forwarding application SS-ALR-2019.1 to the Agricultural Land Commission for the following reasons:

1. The proposal conflicts with the intent of the Islands Trust Policy Statement with respect to the preservation of agricultural land, the protection, and encouragement of farming, the support farm economic viability without compromising agricultural land, and the protection of productive soils.
2. The proposal is contrary to Official Community Plan policies regarding the Agriculture land use designation, bed and breakfast operations, home-based business use, and the non-farm use of land within the Agricultural Land Reserve.

**CARRIED**

**SS-2019-143**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to notify the Agricultural Land Commission of the decision regarding SS-ALR-2019.1.

**CARRIED**

**17.8 SS-DP-2019.1 and SS-HAP-2019.1 - Salt Spring & Southern Gulf Islands Community Services Society - 134 McPhillips Avenue, SSI**

Planner Youmans presented a staff report dated regarding a Development Permit and Heritage Alteration Permit and submitted a proposed motion.

Representative of the applicant Rob Grant spoke to the application.

**SS-2019-144**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee amend proposed Development Permit SS-DP-2019.1 and proposed Heritage Alteration Permit SS-HAP-2019.1 as follows:

1. By inserting a new clause 3.1 that reads: "3.1 – Site Plan 3.1.1 - Except as specifically authorized by this permit, site development and landscaping on the subject property shall be substantially in accordance with Drawing 002 of Development Permit SS-DP-1996.9."
2. By making such consequential numbering alterations to effect these changes.

**CARRIED**

**SS-2019-145**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2019.1 and Heritage Alteration Permit SS-HAP-2019.1 (134 McPhillips Avenue).

**CARRIED**

**18. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on July 23, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

**19. ADJOURNMENT**

**By General Consent** the meeting adjourned at 2:40 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder