



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

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| Date: | Tuesday, August 27, 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 William Shulba, Senior Freshwater Specialist Karol Kudyba, Bylaw Compliance & Enforcement Officer (BCEO) Shayla Burnham, Office Administrative Assistant Sarah Shugar, Recorder |
| Media and Others Present: | Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director Gulf Islands Driftwood Reporter Approximately 18 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 9:35 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:

- 7.4.2 Staffing Update – Verbal Report
- 9.1.3 Gabriola Island Local Trust Committee Bylaw No. 303 concerning Cannabis

The following item was presented for consideration:

- Remove Item 17.9 - SS-RZ-2013.7 - Salt Spring Ventures Inc. - Lot 10 Park Drive, SSI

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 June 25, 2019 SSI LTC Regular Meeting

The following item was presented for consideration:

10.1.1 Add "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." following "Clay Reitsma spoke to the project via telephone conferencing."

By general consent, the minutes of the June 25, 2019 Salt Spring Island Local Trust Committee meeting were adopted as amended.

3.2 Resolutions Without Meeting Report – None

3.3 Draft Minutes of the Advisory Planning Commissions

3.3.1 Draft Minutes of the July 11, 2019 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.

7.2.1 Work Program Top Priorities Summary - Quarterly Report

RPM Cermak presented a memorandum dated August 8, 2019 regarding the 2019/20 Work Program.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

7.4.1 Applications Summary – Quarterly Report

RPM Cermak presented a memorandum dated June 14, 2019.

SS-2019-146

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a Special Business Meeting as soon as possible to consider the Gulf Islands Seniors Residence Association application.

CARRIED
Chair Luckham OPPOSED

7.4.2 Staffing Update – Verbal Report

RPM Cermak presented a verbal update.

7.5 Expense Report

7.5.1 Expense Report dated May 2019

The report was received.

7.5.2 Expense Report dated June 2019

The report was received.

7.6 Islands Trust Conservancy Board Report

Chair Luckham presented the report dated May 2019.

Islands Trust Conservancy Board Member Robin Williams reported Chair Stamford is scheduled to attend the Union of BC Municipalities 2019 Convention.

7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report

Planner Youmans presented a verbal report regarding the Request for Proposals for a SSIWPA coordinator.

Trustee Patrick reported at the July 5, 2019 SSIWPA meeting, SSIWPA directed the SSIWPA coordinator to send letters of invitation for steering committee membership to all agencies and organizations identified in the SSIWPA Terms of Reference. It was noted CRD Director Holman is the Co-Chair of SSIWPA.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Strategic Priorities for the 2018-2022 Local Trust Committee Term

RPM Cermak presented a staff report dated August 16, 2019 regarding Salt Spring Island Local Trust Committee 2018-2022 Strategic Priorities.

SS-2019-147

It was MOVED and SECONDED,

that the Salt Spring island Local Trust Committee endorse the draft Strategic Priorities version 1, dated August 27, 2019.

CARRIED

SS-2019-148

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to refer the draft Strategic Priorities version 1, dated August 27, 2019 to the Advisory Planning Commission for comment and for input on performance measurements and timeframe.

CARRIED

SS-2019-149

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee assign "Update the Official Community Plan (OCP) through incremental steps in consideration of the strategic priorities as an Local Trust Committee" top priority as soon as resources are available.

CARRIED

SS-2019-150

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the list of Strategic Priorities to include Village Planning.

CARRIED

SS-2019-151

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to secure additional resources including grants to help accomplish the Local Trust Committee's strategic priorities.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 Notice Regarding Federal Cannabis Licensing - 240 Hillcrest Drive, SSI

The notice was received for information.

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

The notice was received for information.

9.1.3 Gabriola Island Local Trust Committee Bylaw No. 303 concerning Cannabis

Trustee Patrick presented the Gabriola Island Local Trust Committee Bylaw No. 303.

SS-2019-152

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a bylaw based on the Gabriola Island Local Trust Committee Bylaw No. 303 for consideration.

CARRIED

9.2 Options Relating to Short-Term Vacation Rentals and Salt Spring Island Local Trust Committee Standing Resolution SS-2017-120

BCEO Kudyba presented a staff report dated July 16, 2019 regarding Salt Spring Island Local Trust Committee Standing Resolution SS-2017-120.

SS-2019-153

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind resolution number SS-2017-120, and adopt the following new short-term vacation rental enforcement policy: that given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, Short-Term Vacation Rentals (STVRs) that have one or more of the following characteristics will be subject to proactive enforcement:

1. They are advertised on the Internet, newspapers or other media;
2. More than one dwelling on the lot is simultaneously made available for STVRs;
3. While the property is rented persons are staying in tents, trailers, or Recreational Vehicles;
4. There are issues related to health and safety;
5. There is a written complaint by owners or residents on nearby lots about bona fide nuisance issues such as noise or parking congestion related to the STVR;
6. The owner of the property uses more than one property on Salt Spring Island as an STVR; that a Short-Term Vacation Rental (STVR) is defined as rental of a dwelling, suite, or cottage in a residential zone for less than 30-day periods;

that a Short-Term Vacation Rental is defined as the rental of a dwelling, suite, cottage, camping unit, accessory building, or structure for a commercial guest accommodation use in a non commercial or commercial guest accommodation zone for less than a 30-day period;

that nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Salt Spring Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.

CARRIED

9.3 Standing Resolution to Refer Items to the Agricultural Advisory Planning Commission (AAPC)

RPM Cermak presented a staff report dated July 23, 2019 regarding a standing resolution to refer items to the Agricultural Advisory Planning Commission (AAPC).

SS-2019-154

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a standing resolution referring Agricultural Land Commission applications directly to the Agricultural Advisory Planning Commission, prior to consideration by the Salt Spring Island Local Trust Committee when:

1. Applications demonstrate either that local farming or the greater community would benefit and conditions of Official Community Plan policy B.6.2.2.16 apply, or
2. Applications are for public recreation use and are consistent with the Official Community Plan.

CARRIED

10. CORRESPONDENCE

10.1 B. Marshall, on behalf of Salt Spring Island Farmers' Institute to Salt Spring Island Fire Rescue, c.c. LTC et al, Dated June 18, 2019 - Concerning the Use of the Old Ganges Firehall

The correspondence was received.

10.2 O. McOuat to LTC, Dated June 30, 2019 - Concerning Electromagnetic Health and SafeG

The correspondence was received.

10.3 F. Attorp to LTC, Dated July 2, 2019 - Concerning Gulf Island Driftwood Newspaper Articles

The correspondence was received.

10.4 G. Grams to LTC, Dated July 22 and 23, 2019 - Concerning Construction of Cannabis Sheds on Agricultural and Forestry Zoned Lands

The correspondence was received.

10.5 F. Attorp to LTC, Dated August 6, 2019 - Concerning Addressing the Housing Shortage on SSI

The correspondence was received.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2019-155

At 11:31 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): (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; and (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and that staff be invited to remain.

CARRIED

11.2 Motion to Open the Meeting

SS-2019-156

At 11:52 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

The Salt Spring Island Local Trust Committee reappointed Nina Adrianna to the Board of Variance for a period of 3 years, effective June 1, 2019.

The Salt Spring Island Local Trust Committee extended appointments for Board of Variance members Lisa Floritto and Bob Rush to 3 years, effective June 1, 2019.

The meeting recessed for lunch at 11:52 a.m. and reconvened at 12:05 p.m.

12. TRUSTEE REPORTS

Trustee Patrick reported she attended meetings with the following: the North Pender Island Local Trust Committee; the Saturna Island Local Trust Committee; the Islands Trust Conservancy; Executive Committee; the Trust Programs Committee and the Local Planning Committee regarding climate action projects. She also reported the Local Planning Committee has approved funding for a saltwater intrusion mapping project and a Coastal Douglas Fir mapping project and that Penelakut Elder Auggie Sylvester shared stories and historical knowledge regarding an application at a recent Thetis Island Local Trust Committee meeting. Trustee Patrick visited Piers Island and the North Pender Associated Islands regarding local issues and concerns and also attended the North Salt Spring Waterworks District DAF Plant Open House event and a meeting hosted by MLA Adam Olsen regarding Gardom Pond on North Pender Island.

Trustee Grove reported he attended meetings regarding the Gulf Islands Seniors Association Meadowbrook project and the Vortex project on the former site of the Fulford Inn.

13. CHAIR'S REPORT

Chair Luckham reported the recent Trust Programs Committee and Local Planning Committee meetings have been held electronically as part of the Islands Trust climate change commitments. Chair Luckham reported he attended several meetings with Executive Committee and that the next Trust Council meeting is scheduled to be held September 17-18, 2019 on Bowen Island.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Electoral Area Director Gary Holman reported there are plans to hold a public meeting concerning 2020 CRD budget proposals prior to the CRD Board budget meetings in October 2019. He reported he plans to recommend support continuation at existing levels or modest increases to the Regional Parks and Regional Housing tax requisitions and he plans to propose a community safety service for Salt Spring Island which would require voter approval. CRD Director Holman noted he has been appointed to the Fire Hall Advisory Committee and reported he will be advocating for the co-location of an emergency operations center to be included in plans for a new fire hall. Director Holman reported the CRD has agreed to acquire the right of way application for the Ganges Harbourwalk. Director Holman reported he sent a letter to the Minister of Transportation

and Infrastructure to request funding for Ganges Hill improvements. He reported the Ministry of Municipal Affairs and Housing awarded a \$50,000 grant to the CRD and North Salt Spring Waterworks District for a study of water management on Salt Spring Island in collaboration with the Salt Spring Island Watershed Protection Alliance (SSIWPA). Director Holman reported the Climate Action Plan and Area Farm Plan updates are in process and that he plans to send a letter to the Minister of Environment and Climate Change Strategy to express support for a BC Land Trust Alliance of British Columbia proposal for the protection of private lands.

15. DELEGATIONS

15.1 Annamarie Jones - Concerning Environmental Impact of Raw Sewage in Ganges Harbour – None

15.2 Maxine Leichter - Concerning Bylaw Compliance

Maxine Leichter spoke to concerns related to bylaw compliance and presented a written submission entitled “Correspondence to Salt Spring Island Local Trust Committee for LTC meeting August 27, 2019”.

SS-2019-157

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to forward the letter received from M. Leichter dated August 27, 2019 to the Bylaw Compliance and Enforcement Manager for comment.

CARRIED

16. TOWN HALL AND QUESTIONS

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

A member of the public expressed support for the Salt Spring Island Local Trust Committee’s decision to add “Update the Official Community Plan (OCP)” as a top priority and asked whether the Local Trust Committee has the authority to allocate staff and financial resources to support the project. The member of the public expressed support for the OCP review to focus on climate action and stated that climate action policies are written into the current version of the OCP and can be implemented immediately.

A member of the public expressed concerns regarding SS-DVP-2018.17 (2621 & 2661 Fulford-Ganges Road) including concerns regarding groundwater intrusion from the septic system. The member of the public also expressed concerns regarding SS-DVP-2018.15 (119 & 121 Cairns Place) and asked the Local Trust Committee to uphold the bylaws and not approve the proposed variances.

A member of the public expressed concerns regarding SS-TUP-2019.1 (784 Vesuvius Bay Road) and provided a written submission dated August 27, 2019.

Jason Griffin, Chair of Cedar Lane Water Commission expressed concerns regarding SS-DVP-2018.15 (119 & 121 Cairns Place) including groundwater availability.

Six members of the public expressed concerns regarding SS-DVP-2018.15 (119 & 121 Cairns Place) including groundwater availability and light pollution.

Salt Spring Accommodations Group president Peter Lloyd-Jones expressed support for short-term vacation rentals (STVRs) and requested the Salt Spring Island Local Trust Committee to update the Salt Spring Island Land Use Bylaw No. 355 to recognize and regulate STVRs.

A member of the public expressed concerns regarding SS-RZ-2013.7 (Lot 10 Park Drive) including, water availability, traffic, increasing density and the proposal for a three-story building.

Three members of the public expressed concerns regarding SS-TUP-2019.1 (784 Vesuvius Bay Road) including traffic and pedestrian safety, noise pollution, water availability, and the impact to existing businesses.

A member of the public expressed concerns regarding SS-TUP-2019.1 (Temporary Use Permit for Mobile Food & Drink Business in Vesuvius Bay) including concerns about the Vesuvius Bay neighbourhood and requested the Local Trust Committee to respect the zoning that is in place.

A member of the public expressed support for SS-DVP-2018.17 (2621 & 2661 Fulford-Ganges Road).

Kathy Reimer, Islands Stream and Salmon Enhancement Society expressed concerns regarding SS-DVP-2018.17 (2621 & 2661 Fulford-Ganges Road) and requested the Local Trust Committee to uphold the regulations that are in place to protect Fulford Creek as a Provincially designated sensitive creek.

Chair Luckham thanked Kathy Reimer for her years of contribution to the community.

A member of the public expressed concerns regarding groundwater in the Cedar Lane Water District.

A member of the public expressed concerns regarding the Antennae Siting Policy and submitted a letter, petitions entitled "Do not adopt the proposed Model Strategy for Antenna Systems: Create an Antenna Siting Policy that Preserves and Protects" and a petition entitled "Petition for Public Safety and Well Being".

A member of the public expressed concerns regarding the proposed CREST tower and provided a written submission dated August 27, 2019 and submitted four additional letters.

A member of the public expressed concerns regarding the proposed CREST tower and the antennae siting protocol.

A member of the public expressed concerns regarding the proposed CREST tower and requested the Local Trust Committee to base the antenna siting policy on the precautionary principle and submitted a document entitled "Cell Towers are Dangerous".

A member of the public expressed concern regarding a proposed industrial rezoning of property in the Beaver Point Road and Fulford-Ganges Road area.

17. APPLICATIONS and REFERRALS

17.1 Proposed Bylaw No. 507 & No. 513 - SS-RZ-2017.4 - J.G. Consulting Ltd. - 132 Corbett Road, SSI (Croftonbrook)

RPM Cermak presented a staff report dated August 20, 2019 regarding a proposal to rezone and allow for the development of 34 affordable dwelling units and office use and a proposed Housing Agreement for the provision of 34 units of affordable housing.

SS-2019-158

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 513, cited as "Salt Spring Island Housing Agreement Bylaw No. 513, 2018", as specified in Attachment 1, be adopted.

CARRIED

SS-2019-159

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee amend Bylaw No. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", as specified in Attachment 2 of the staff report dated August 27, 2018.

CARRIED

SS-2019-160

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 507, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2017", be adopted, as amended.

CARRIED

Island Women Against Violence (IWAV) Chair Susan Dann thanked the Salt Spring Island Local Trust Committee, staff and funding partners for all of the work on the Croftonbrook Affordable Housing project.

The meeting recessed at 1:30 p.m. and reconvened at 1:33 p.m.

17.2 SS-DVP-2018.17 - J. Verville, Kirsten Reite Architecture - 2621 & 2661 Fulford-Ganges Road, SSI

RPM Cermak presented a staff report dated August 9, 2019 regarding a proposal to vary the siting of sewage system tanks and disposal fields, an elevated viewing deck, commercial guest accommodation units, a restaurant and a sub-electrical room; the floor area of all accessory buildings and structures; the floor area of retail sales and services accessory to commercial guest accommodation use; and, the number and total area of signs.

Applicant Julie Verville, property owners David Fulbrook, Kris Fulbrook and representative of the applicant, Ian Ralston, spoke to the application.

SS-2019-161

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Development Variance Permit SS-DVP-2018.17 to the Advisory Planning Commission and request comment regarding the accessory use and the size of the units.

CARRIED

17.3 SS-TUP-2019.1 - R. Van Hullebush - 784 Vesuvius Bay Road, SSI

Planner Klaver presented a staff report dated August 16, 2019 regarding a Temporary Use Permit application to permit a Mobile Food & Drink Business.

Applicant Rene Von Hullebush spoke to the application and submitted a document entitled "BC Ferries Traffic Statistics System" and an image of a food truck.

SS-2019-162

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee deny application SS-TUP-2019.1 (784 Vesuvius Bay Road) for being at variance with Official Community Plan Temporary Use Permit guidelines G.1.3.3 and G.1.3.6.

CARRIED

17.4 SS-LCB-2019.3 - Rising Tide Consultants - 110-150 Fulford-Ganges Road, SSI (Mateada)

Planner Klaver presented a staff report dated August 19, 2019 regarding a Liquor and Cannabis Regulation Branch (LCRB) Patron Participation Entertainment Endorsement application to permit live entertainment and to allow for dancing at special events.

SS-2019-163

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee withhold consideration of application SS-LCB-2019.3 (110-150 Fulford-Ganges Road) until the applicant shows evidence of coming into compliance with the existing Development Permit (SS-DP-2010.7).

CARRIED

17.5 SS-DVP-2019.3 - R. & S. Brunham - 64 McKenzie Crescent, Piers Island

Planner Gordon presented a staff report dated July 30, 2019 regarding a proposed variance for an existing retaining wall and accessory structure within the interior lot line setbacks.

Applicant Robert Brunham spoke to the application.

SS-2019-164

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2019.3 (64 McKenzie Crescent).

CARRIED

Trustee Patrick OPPOSED

17.6 SS-TUP-2019.5 - Islands Trust - 500 Lower Ganges Road, SSI

Planner Gordon presented a staff report dated July 29, 2019 regarding a Temporary Use Permit application to permit local government offices.

SS-2019-165

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Temporary Use Permit SS-TUP-2019.5 (500 Lower Ganges Road).

CARRIED

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

Planner Gordon presented a staff report dated August 8, 2019 regarding an application to allow the creation of a split lot as a condition of subdivision.

Applicant Jordon Litke was present.

SS-2019-166

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of SS-DVP-2019.1 (200 Collins Road.)

CARRIED

17.8 SS-DVP-2018.15 - E. Booth - 119 & 121 Cairns Place, SSI

Planner Gordon presented a staff report dated July 30, 2019 regarding an application to reduce the setbacks for rear and interior lot lines and to allow for an increase in floor area of agricultural buildings and structures.

Property Owner Edward Bielert spoke to the application.

SS-2019-167

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee deny issuance of SS-DVP-2018.15 (119 & 121 Cairns Place.)

CARRIED

17.9 SS-RZ-2013.7 - Salt Spring Ventures Inc. - Lot 10 Park Drive, SSI – Withdrawn

This item was withdrawn from the agenda at the request of the applicant.

Trustee Patrick left the meeting at 3:47 p.m.

17.10 Proposed Bylaws 510 and 511 - SS-RZ-2018.1 - D. Brown and E. Evanik - 155 Rainbow Road, SSI

Planner Youmans presented a staff report dated August 12, 2019 regarding a proposal to rezone 2 adjacent residential lots for commercial purposes - for Consideration of 3rd Reading.

Applicant David Brown spoke to the application.

SS-2019-168

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 510, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018" be read a third time.

CARRIED

SS-2019-169

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 511, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018," be amended in accordance with Appendix 2 of the staff report dated August 13, 2019.

CARRIED

SS-2019-170

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 511, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018" be read a third time as amended.

CARRIED

SS-2019-171

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 510, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018" and Salt Spring Island Local Trust Committee Bylaw No. 511, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2018" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

SS-2019-172

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee forward Bylaw No. 510, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2018" to the Minister of Municipal Affairs and Housing for approval.

CARRIED

SS-2019-173

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse staff to enter into a cost recovery agreement with the applicant for file SS-RZ-2018.1 (155 Rainbow Road), pursuant to Trust Council policy and Salt Spring Island Local Trust Committee Bylaw No. 428, for Islands Trust legal counsel review of all covenants related to the subject application.

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on October 1, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

19. ADJOURNMENT

By general consent the meeting adjourned at 4:05 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder