



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date:	Tuesday, October 1, 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 Claire Negrin, Island Planner Serena Klaver, Planner 1 Geordie Gordon, Planner 1 Sarah Shugar, Recorder
Media and Others Present:	Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director Gulf Islands Driftwood Reporter Approximately 3 members of the public - a.m. Approximately 19 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

By general consent the agenda was adopted.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the August 27, 2019 SSI LTC Regular Meeting

By general consent, the minutes of the August 27, 2019 Salt Spring Island Local Trust Committee meeting were adopted.

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

By general consent, the minutes of the September 7, 2019 Salt Spring Island Local Trust Committee Special Meeting were adopted.

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.

SS-2019-174

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the community aquifer recharge area report to the Salt Spring Island Watershed Protection Alliance (SSIWPA) to coordinate a review by members and relevant agencies.

CARRIED

SS-2019-175

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee remove Ganges Village Planning - Harbourwalk from the Top Priorities List and add Ganges Village Planning - Harbourwalk to the Projects List.

CARRIED

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add Regulation of Cannabis Production to the Top Priorities List.

SS-2019-176

It was MOVED and SECONDED,

to table the motion to be considered under Item 8.3.

CARRIED

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report

The report dated July 2019 was received.

7.6 Islands Trust Conservancy Board Report – None

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

The Salt Spring Island Watershed Protection Alliance monthly report dated September 19, 2019 was presented.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaw No. 175 - Development Approval Information

RPM Cermak presented a staff report dated September 20, 2019 regarding draft Development Approvals Information Bylaw No. 175.

SS-2019-177

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse Salt Spring Island Local Trust Committee Development Approvals Information Bylaw No. 175, 2018 and refer it to Trust Council.

CARRIED

8.2 Proposed Bylaw No. 512 - Affordable Rental Housing - Cottages Project

Planner Youmans presented a staff report dated September 23, 2019 regarding proposed Bylaw No. 512 and the Affordable Rental Housing Cottages project.

SS-2019-178

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018” be amended to require the installation of rainwater catchment infrastructure as a condition of full-time residential rental cottage use.

CARRIED

SS-2019-179

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018” be amended to remove all properties adjacent to water bodies in the Shoreline Conservation (SC) designation of the Salt Spring Island Official Community Plan.

CARRIED

SS-2019-180

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018 be amended to prohibit the use of cottages for full-time residential rental on properties that contain a secondary suite.

CARRIED

SS-2019-181

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018” be amended to prohibit the operation of bed-and-breakfast home- based businesses in cottages zoned to permit full-time residential rental.

CARRIED

SS-2019-182

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 512, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018 be amended to include and exclude properties as requested by land owners as of September 24, 2019, using OCP Policy B.2.2.2.16 to guide consideration and that staff make such inclusions/exclusions at their discretion.

CARRIED

SS-2019-183

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to provide recommendations on which “seasonal cottage” regulations under Land Use Bylaw Section 3.14 should apply to full-time rental cottages.

CARRIED

SS-2019-184

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to produce a map of the Bylaw No. 512 area for discussion that includes the planned new Beddis Road transit route.

CARRIED

The meeting recessed at 11:00 a.m. and reconvened at 11:03 a.m.

SS-2019-185

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Executive Committee to provide a status update on implementation of the timeline graphic into report templates.

CARRIED

8.3 Proposed Cannabis Production Regulation Bylaw

RPM Cermak presented a memorandum dated September 20, 2019 regarding a draft Cannabis Production Bylaw.

SS-2019-186

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee add Regulation of Cannabis Production to the Top Priorities List.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 BC Rural Islands Economic Forum (RIEF), November 7-8, 2019, Pender Island

An invitation to the Rural Islands Economic Forum was presented.

SS-2019-187

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint Laura Patrick to attend the BC Rural Islands Economic Forum on the LTC's behalf.

CARRIED

9.2 Climate Change Adaptation and Mitigation Strategies

A memorandum dated August 29, 2019 regarding Climate Change Adaptation and Mitigation Strategies was presented.

10. CORRESPONDENCE

10.1 P. Lamb, Transition Salt Spring - Climate Action Group to LTC, Dated August 23, 2019 - Concerning Salt Spring Island Strategic Priorities for the Current Term

The correspondence was received.

10.2 R. Heitzmann, Salt Spring Solutions to LTC, Dated September 16, 2019 - Concerning Affordable Housing and Salt Spring Island Strategic Priorities for the Current Term

The correspondence was received.

10.3 T. Cattell et al. to LTC, Dated September 17, 2019 - Concerning October 4, 2019 Special Meeting on Prevost Island

The correspondence was received.

10.4 A. Steel to LTC, Dated September 19, 2019 - Concerning October 4, 2019 Special Meeting on Prevost Island

The correspondence was received.

10.5 I. Bliss and J. Merritt et al. to LTC, Dated September 21, 2019 - Concerning October 4, 2019 Special Meeting on Piers Island

The correspondence was received.

10.6 T. and F. Dos Santos, Dragonfly Commons Housing Society, to LTC, Dated September 23, 2019 - Concerning Support for Salt Spring Solutions Correspondence and Affordable Housing

The correspondence was received.

11. CLOSED MEETING – None

The meeting recessed for lunch at 11:32 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Trustee Grove reported he attended the Climate Strike Rally on September 21, 2019 and Trust Council on Bowen Island. He reported Trustees have completed their first quarter of a four-year term and spoke to the need to focus on practical solutions for issues such as climate action and affordable housing. He reported Islands 2050: The Future of the Trust Area public engagement is accessible online on the Islands Trust website.

Trustee Patrick reported she attended meetings with the following: Trust Council on Bowen Island; the North Pender Island Local Trust Committee; the South Pender Island Local Trust

Committee; a Community Information Meeting regarding Bylaw No. 512 (Affordable Rental Housing – Cottages project); the Climate Action Plan Committee; and the Salt Spring Island Area Farm Plan Committee. Trustee Patrick also reported she is a member of the Islands Trust cultural working group for First Nations Reconciliation. Trustee Patrick spoke to the following highlights from the 2019 Union of BC Municipalities (UBCM) convention: the City of Burnaby's "Your Voice. Your Home – Meeting the Needs of Burnaby Residents" community housing project; sustainable funding for watershed protection; Islands Trust resolutions for ticketing options for Development Permit Areas; and cumulative effects on marine areas. Trustee Patrick attended the Fall Fair and encouraged members of the public to participate in the Islands 2050: The Future of the Trust Area public engagement which is accessible online on the Islands Trust website .

13. CHAIR'S REPORT

Chair Luckham reported he attended Trust Council on Bowen Island. Chair Luckham spoke to the following highlights from the 2019 Union of BC Municipalities (UBCM) convention: Chair Luckham met with Honourable Scott Fraser, Minister of Indigenous Relations and Reconciliation regarding the Islands Trust First Nations Reconciliation Action Plan; and Honourable Doug Donaldson, Minister of Forests Lands, Natural Resource Operations and Rural Development (FLNRORD) regarding the significance of forestry impacts in the Islands Trust Area and Private Managed Forest Lands.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Electoral Area Director Gary Holman reported the following:

- He attended the 2019 Union of BC Municipalities (UBCM) convention and reported there may be funding opportunities for additional childcare spaces, water and waste infrastructure funding and climate initiatives;
- The Salt Spring Island Transportation Commission has approved a concept plan for the Ganges Hill improvement project to submit to the Ministry of Transportation and Infrastructure;
- The CRD has submitted updated drawings for the Harbourwalk right of way application as requested by the Ministry of Forests Lands, Natural Resource Operations and Rural Development (FLNRORD);
- A sustainable water supply has been sourced for the Drake Road affordable housing project;
- CREST Emergency Communications has expressed interest in siting the CREST VHF radio tower at a CRD property on Rainbow Road;
- There will be an alternative approval process for a new community safety service to provide modest funding for crime prevention and outreach activities;
- There will be an alternative approval process for a CRD contribution to the Housing First affordable housing fund; and
- The CRD has initiated a new process for building permit applications and now all building permits are reviewed by Islands Trust staff prior to review by CRD building inspection staff.

15. DELEGATIONS

15.1 E. FitzZaland on behalf of Salt Spring Solutions - Concerning Affordable Housing

E. FitzZaland spoke in support of affordable housing on behalf of Salt Spring Solutions and presented a written submission entitled “SS Solutions Delegation, October 1, 2019”, a letter from the Salt Spring Island Housing Council dated July 21, 2019 and a letter from the Salt Spring Island Chamber of Commerce.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:39 p.m.

A member of the public asked CRD Director Holman to comment regarding a recent news piece concerning inappropriate disposal of recycled plastic bags.

CRD Director reported the CRD residential recycling program is funded by Hartland landfill tipping fees and Recycling BC. CRD Director Holman reported 94% of CRD residential plastic recycling is sent to Merlin Plastics Supply Inc. in Delta and confirmed that all residential plastics are dealt with appropriately.

Two members of the public expressed support for the Salt Spring Solutions delegation concerning affordable housing and asked the Local Trust Committee to take action for affordable housing.

A member of the public expressed support for the Salt Spring Solutions submission regarding affordable housing and requested the Local Trust Committee to end “rural sprawl” and encourage development in the village cores.

Erinanne Harper expressed support for affordable housing and submitted a letter from Transition Salt Spring dated September 23, 2019.

A member of the public expressed concerns regarding the impacts of Bill 52 – Agricultural Land Commission (ALC) Amendment Act 2018 on rural family farms on Salt Spring Island.

Chair Luckham reported the Islands Trust is in conversation with the Agricultural Land Commission regarding island issues. Trustee Patrick reported a resolution was passed at the 2019 UBCM convention to support a moratorium on no further regulatory changes to the ALC Act.

A member of the public expressed support for affordable housing, requested the Salt Spring Island Local Trust Committee to make affordable housing a top priority and presented a written submission entitled “Comments by Rhonan Heitzmann to SSI LTC October 1, 2019”.

A member of the public expressed support for the Salt Spring Solutions delegation concerning affordable housing and asked the Trustees to comment regarding the probability of implementation of the Salt Spring Solutions recommendations.

Trustee Grove acknowledged affordable housing needs to be a top priority as well as other important issues such as climate action. Trustee Patrick acknowledged that the lack of progress is frustrating and spoke to the unintended consequences of losing housing from existing practices. Chair Luckham acknowledged the work of Salt Spring Solutions.

A member of the public expressed support for the Islands Trust to find solutions for affordable housing and for regulations to prevent drinking water being used for toilets. The member of the public expressed concern that the new protocol for building permit processing may delay processing time and welcomed the opportunity to discuss the building permit process with staff.

A member of the public spoke to issues regarding bylaw enforcement.

A member of the public spoke to the affordable housing crisis and expressed support for eco-village zoning.

CRD Director Holman spoke to CRD funding for affordable housing projects and regulations regarding grey water systems.

17. APPLICATIONS AND REFERRALS

17.1 Proposed Bylaws No. 498 & 499 - SS-RZ-2017.1 - G. and M. Campbell - 347 Bridgman Road, SSI

Planner Gordon presented a staff report dated September 20, 2019 regarding an OCP amendment and rezoning from Commercial Accommodation 2 zone to a new rural zone variant.

SS-2019-188

It was MOVED and SECONDED,

that resolution SS-2019-56, that the Salt Spring Island Local Trust Committee Bylaw No. 498, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017", be adopted upon registration of the draft covenant, be rescinded (SS-RZ-2017.1, 347 Bridgman Road).

CARRIED

SS-2019-189

It was MOVED and SECONDED,

that resolution SS-2019-57, that the Salt Spring Island Local Trust Committee Bylaw No. 499, cited as "Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017", be adopted upon registration of the draft covenant, be rescinded (SS-RZ-2017.1, 347 Bridgman Road).

CARRIED

SS-2019-190

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 498, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2017”, be adopted (SS-RZ-2017.1, 347 Bridgman Road).

CARRIED

SS-2019-191

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 499, cited as “Salt Spring Island Land Use Bylaw No. 355, 1999, Amendment No. 1, 2017”, be adopted (SS-RZ-2017.1, 347 Bridgman Road).

CARRIED

SS-2019-192

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the staff report dated September 20, 2019 regarding an OCP Amendment and Rezoning from Commercial Accommodation to Rural zone variant be forwarded to the Local Planning Committee for consideration and information (SS-RZ-2017.1, 347 Bridgman Road).

CARRIED

17.2 SS-DP-2019.5 - M. Diner and C. Storie - 141 Bishops Walk Road, SSI

Planner Klaver presented a staff report dated September 24, 2019 regarding siting of a single-family dwelling in Development Permit Area 7 (Riparian Area) and Development Permit Area 6 (High Slope Stability/Instability Hazard Area).

A representative of the applicant spoke to the application.

SS-2019-193

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2019.5 without requiring a security (141 Bishops Walk Road).

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on October 29, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

19. ADJOURNMENT

By general consent the meeting adjourned at 1:45 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder