



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

**Date:** Friday, October 4, 2019

**Location:** Piers Island Fire Hall  
116 McKenzie Crescent, Piers Island, BC

**Members Present:** Peter Luckham, Chair  
Peter Grove, Local Trustee  
Laura Patrick, Local Trustee

**Staff Present:** Stefan Cermak, Regional Planning Manager (RPM)  
Sarah Shugar, Recorder

**Others Present:** 14 members of the public

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 12:20 p.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. CORRESPONDENCE

#### 3.1 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.

#### 3.2 Piers Island Association to LTC, Dated September 30, 2019 - Concerning October 4, 2019 Special Meeting on Piers Island

The correspondence was received.

#### 3.3 R. and S. Burnham to LTC, Dated September 30, 2019 - Concerning October 4, 2019 Special Meeting on Piers Island

The correspondence was received.

**3.4 Piers Island Improvement District to LTC, Dated October 1, 2019 - Concerning October 4, 2019 Special Meeting on Piers Island**

The correspondence was received.

**4. BUSINESS ITEMS**

**4.1 Local Trust Committee Chair's Welcome and Opening Remarks**

Chair Luckham welcomed everyone to the meeting and presented opening remarks. Trustee Patrick and Trustee Grove presented opening remarks.

**4.2 Town Hall**

A member of the public asked what the Islands Trust offers the residents of Piers Island and what Piers Island residents could expect in the future.

Chair Luckham advised Islands Trust brings the preserve and protect mandate to the islands and embraces Piers Island in the federation wide activities including land use applications and advocacy work.

A member of the public asked for clarification regarding what services the Islands Trust and Capital Regional District (CRD) provide. The member of the public expressed concern that Piers Island residents pay for water systems on Salt Spring Island and other incidental items while Piers Island does not receive any funding.

Chair Luckham advised the Islands Trust is a Provincial Government agency with a mandate to preserve and protect the Gulf Islands including the community, culture and amenities on the islands. The Local Trust Committee upholds the values that are within the Piers Island Official Community Plan (OCP). The CRD provides services including, water, sewer, building permits and noise bylaws.

Trustee Grove advised the Piers Island OCP was developed with the assistance of the Islands Trust to prevent urban and commercial sprawl and manage development.

A member of the public expressed that Piers Island residents should consider the community to be unique and protected from development pressure.

A member of the public reported the Piers Island OCP was the result of the rules that applied to the subdivision of Piers Island and the Islands Trust has not added value. The member of the public expressed disappointment regarding the statement in the press made by Chair Luckham regarding preventing other Islands from looking like Piers Island and noted Chair Luckham apologized for the statement. Piers Island residents pay substantial taxes to the Islands Trust for services without obvious benefit. The member of the public reported the last Islands Trust initiative on Piers Island was to update the Piers Island OCP to include greenhouse gas (GHG) emissions

reduction targets and the conclusion was that residents are likely net carbon sequesters. The member of the public noted it was insulting to separately tax Piers Island ratepayers for a water planning process on Salt Spring Island and noted the Islands Trust is irrelevant to Piers Island. The member referred to an example of a Piers Island candidate for a position as an Islands Trust Trustee, whom he felt had little opportunity to be elected onto a Trust Committee dominated by Salt Spring Island.

Chair Luckham expressed apologies for the statement regarding docks on Piers Island and noted there are many areas of advocacy including BC Ferries, oil spill prevention and vessel anchorages that benefit the entire Islands Trust area.

A member of the public asked for clarification regarding the Lasqueti Island Trust Area levy that is included in the Piers Island wharf assessments and reported she paid \$8 in 2019 for the Lasqueti Island Trust Area levy and \$16 in 2019 for the Salt Spring Island Water Management levy. The member of the public reported the CRD provides piped water to Piers Island and the work of SSIWPA provides very little benefit to Piers Island ratepayers. The member of the public asked for an update regarding the Piers Island OCP amendment to include greenhouse gas emissions and targets and asked why the Islands Trust property tax assessment does not provide information regarding where the funds are spent. The member of the public asked if further information could be provided regarding Development Variance Permit and building permit processes.

Chair Luckham reported staff would look into the Lasqueti Island Trust Area levy.

Trustee Patrick reported the Salt Spring Island Watershed Protection Alliance (SSIWPA) is an alliance of agencies that work on watershed protection including rainwater harvesting.

Chair Luckham reported the Province did not approve proposed Bylaw No. 493 to amend the Piers Island OCP to include Greenhouse Gas (GHG) emissions reduction targets and noted the Islands Trust will include an insert regarding the Islands Trust budget in a future property tax assessment.

RPM Cermak reported there have been recent changes to the CRD building permit process.

A member of the public spoke to costs associated with the Development Variance Permit application process and expressed concern regarding why unique characteristics of a property are not considered by the local planning staff when processing Development Variance Permit applications.

RPM Cermak reported the Islands Trust staff planners objectively analyze applications and provide recommendations to the Trustees.

A member of the public asked whether the Land Use Bylaw regulations are too limiting and whether Piers Island residents could pursue changes to the regulations.

RPM Cermak advised Piers Island residents as a whole could apply to change the Land Use Bylaw.

Chair Luckham advised the OCP is the vision for the community and the Land Use Bylaw (LUB) is the regulatory bylaw which supports the OCP.

A member of the public asked if the Province rejected other greenhouse gas bylaws or just the Piers Island greenhouse gas bylaw.

Chair Luckham reported the Province rejected the proposed greenhouse gas Bylaw due to the omission of greenhouse gas emission targets.

A member of the public asked for further discussion regarding SSIWPA and expressed concern that SSIWPA is not relevant to Piers Island due to the islands piped water system and a preserved community forest watershed. The member of the public also expressed concern that the SSIWPA special tax requisition creates a precedent that allows Islands Trust to apply additional taxes as it sees fit.

Trustee Patrick welcomed the member of the public to further discuss SSIWPA.

A Director of the Piers Island Association thanked the Local Trust Committee for meeting on Piers Island, reported Piers Island residents are taking action to reduce their community carbon footprint, and asked if the Islands Trust can help the Piers Island Association to access grants for carbon initiatives.

Trustee Patrick reported the Islands Trust does not provide grants although the Islands Trust can be a key partner to access grants. Grant funds are currently available federally and provincially for climate change initiatives. Trustee Patrick reported Piers Island is within the CRD Southern Gulf Islands Electoral Area and that CRD Southern Gulf Islands Electoral Area Director Dave Howe has been successful in accessing grants and gas tax funds for the Southern Gulf Islands.

Chair Luckham reported the Islands Trust was a partner in a Lasqueti Island solar project to replace a diesel generator and noted there is currently funding available for internet connectivity.

A member of the public asked where to find a list of available grants and who to contact regarding grants.

Chair Luckham reported the Trustees can forward grant requests to the Islands Trust grant administrator.

A member of the public expressed concerns regarding building permits being issued without zoning compliance and noted property owners believe that the CRD and

Islands Trust work together to ensure all land use regulations are met during the building permit process. The member of the public spoke to the complaint based bylaw enforcement process, and requested the Islands Trust planners to have a more proactive approach. It was suggested the Islands Trust have a more harmonious building permit process that could include a checklist for homeowners. The member of the public reported the Islands Trust is the legal authority for land use regulations and the CRD is the permitting agency.

RPM Cermak reported the building permit process has changed to be proactive and now all building permit applications are submitted to the Islands Trust first to ensure land use regulations are met prior to the application being forwarded to the CRD. RPM Cermak expressed support for a checklist for homeowners.

Trustee Patrick expressed support for the Islands 2050: The Future of the Trust Area public engagement staff to visit Piers Island.

A member of the public expressed appreciation to the Local Trust Committee for listening to concerns and asked if property owners should be proactive to bring properties into compliance with land use bylaws.

Chair Luckham advised that it is important to ensure properties are in compliance with land use bylaws for future planning including estate planning.

A member of the public asked if there is an Islands Trust office in Victoria.

RPM Cermak reported there is an Islands Trust office in Victoria although Piers Island building permits would be submitted to the Salt Spring Island Islands Trust office.

A member of the public reported the Piers Island Improvement District is not eligible for infrastructure funding and asked if the Islands Trust could advocate for changing the policy that restricts Improvement districts ability to access infrastructure funding.

Trustee Patrick reported MLA Adam Olsen would be the best contact for advocating for changes to the Improvement District infrastructure funding policies.

Chair Luckham reported the Islands Trust was able to advocate for the CRD and Bowen Island Municipality to access the Rural Dividend fund and there are opportunities for collaborative work. There are also options for non-profit agencies to access funds that are not available to improvement districts.

A member of the public asked for clarification regarding accessing gas tax funds.

Trustee Patrick reported CRD Southern Gulf Islands Electoral Area Director Dave Howe would be the best contact regarding gas tax funds.

A member of the public asked if Lasqueti Island is an improvement district.

There are improvement districts on Lasqueti Island although it was a society that accessed the solar grant.

A member of the public reported the Piers Island Improvement District is planning to replace the community water storage tank and the cost is approximately \$500,000.

A member of the public asked if Piers Island ratepayers contributed funds for the Thetis Island fire hall renovation.

A member of the public asked if Piers Island ratepayers could receive a refund for the contribution to SSIWPA to put towards the Piers Island community water tank project.

A member of the public asked if some of the SSIWPA special tax requisition funds could be allocated to a water-related project on Piers Island.

A member of the public asked if the Islands Trust can enrich Piers Island, noted Piers Island would be enriched by a mix of administration and lack of administration, and expressed gratitude to the Local Trust Committee.

**5. ADJOURNMENT**

**By general consent** the meeting adjourned at 1:46 p.m.

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Peter Luckham, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder