



Salt Spring Island Local Trust Committee Minutes of Special Meeting

Date: Friday, October 4, 2019

Location: de Burgh Residence, Prevost 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: 15 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 10:27 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. CORRESPONDENCE

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

The correspondence was received.

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

The correspondence was received.

3.3 N. and J. Swartz to LTC, Dated September 25, 2019 - Concerning October 4, 2019 Special Meeting on Prevost 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. Introductions were carried out.

4.2 Town Hall

Three members of the public expressed concerns regarding regulation and enforcement of float homes.

RPM Cermak reported float homes are not permitted in the Salt Spring Island Local Trust Area.

A member of the public expressed concern that she did not receive a response to a letter sent to the Islands Trust.

A member of the public expressed concern regarding mooring buoys that do not appear to belong to residents of Prevost Island. The member of the public asked for clarification regarding the minimum lot size that is permitted to be subdivided and noted two ten acre lots on Prevost Island were subdivided into five-acre lots.

A member of the public expressed support for parkland acquisition in the Gulf Islands and spoke to the Council of British Columbia Yacht Clubs concerns regarding mooring buoys and derelict vessels.

Chair Luckham reported the Islands Trust has been advocating for regulation of mooring buoys and reported Premier John Horgan has appointed Member of the Legislative Assembly (MLA) Sheila Malcolmson to be special advisor to the Minister of Environment and Climate Change on marine debris protection.

A member of the public expressed support for what the Islands Trust does for Prevost Island, spoke to climate adaptation and expressed concern regarding the lack of green infrastructure in Ganges Village. He encouraged the Islands Trust to require installation and maintenance of green infrastructure including permeable paver stones and planting of trees and suggested the Local Trust Committee implement penalties for not maintaining green infrastructure. The member of the public also expressed concerns regarding the lack of regulation of float homes and spoke to the impacts of derelict vessels including oil and diesel spills on Indigenous land.

A member of the public expressed concern regarding the lack of regulation concerning mooring buoys and float homes and suggested the establishment of a marine foreshore zone that would extend 100 meters from the shore. He spoke to the Municipality of North Saanich foreshore zoning and requirements for upland ownership. The member of the public also expressed support for preservation of Bylaw No. 103 and for Bylaw No. 434 (Salt Spring Island Official Community Plan) to not be expanded to include Prevost Island and Secret Island. The member of the public reported that Prevost Island and Secret Island no longer have fire protection following the replacement of the Coast Guard vessel *Skua*, as the replacement vessel

is not outfitted with fire suppression capabilities such as a water canon. The member of the public spoke to the trend for boats to be abandoned due to the high costs of proper boat disposal and suggested it could be impactful if the Harbour Authority could charge the last registered owner of a boat with boat disposal costs.

Trustee Patrick reported she spoke with representatives of the Municipality of North Saanich concerning a cooperative approach to regulating float homes and mooring buoys to ensure that the float homes and mooring buoys are not relocated to the Gulf Islands.

A member of the public reported there was an influx of float homes in the Gulf Islands following the clean up of Nanaimo Harbour.

Chair Luckham reported Prevost Island does not have an Official Community Plan (OCP) and that an OCP could strengthen the values and vision of the community for the future.

Trustee Patrick reported North Pender Island has both a North Pender Island OCP and a North Pender Associated Islands OCP which could be a similar model for the associated islands within the Salt Spring Island Local Trust Area.

A member of the public asked what residents of Prevost Island and Secret Island receive for the taxes that they pay to the Islands Trust and noted fire suppression would be a valuable service that could be provided.

A member of the public asked how the float home moored in Annette Inlet is managing sewage and expressed support for the Island residents to write to Transport Canada to request enforcement.

A member of the public expressed concern regarding the float home moored in Annette Inlet including impacts to other boaters that would like to anchor there and spoke to increased noise pollution and sewage.

A member of the public asked if there is a sewage pump out boat that services the Prevost Island area.

A member of the public expressed concern regarding float homes and abandoned mooring buoys and the costs associated with cleaning up concrete blocks and debris.

A member of the public expressed support for regulations and enforcement of float homes and mooring buoys and spoke to the need for a Port Authority to manage the area.

A member of the public expressed support for regulations and enforcement of float homes including concerns regarding pollution, security of properties and environmental impacts.

A member of the public expressed concern regarding tanker anchorages including noise pollution.

A member of the public asked what the best way to advocate for increased regulations and enforcement for float homes and mooring buoys would be.

Chair Luckham encouraged members of the public to send letters to the Salt Spring Island Local Trust Committee (ssiinfo@islandstrust.bc.ca), Member of Parliament (MP) Elizabeth May, Member of the Legislative Assembly (MLA) Adam Olsen and to Honourable Marc Garneau, Minister of Transport.

A member of the public asked if the meeting minutes would be available.

Chair Luckham reported the meeting minutes will be available in the next LTC meeting agenda and posted on the Islands Trust website.

A member of the public asked how a Harbour Authority could be established for the Gulf Islands.

Chair Luckham reported the Nanaimo Port Authority has considered establishing a Port Authority for the Gulf Islands although costs are prohibitive.

Trustee Patrick expressed support to schedule a meeting with the three levels of government following the 2019 Federal Election.

RPM Cermak reported the Cowichan First Nation and Hulquminum Treaty Group have entered stage five of treaty negotiations.

Chair Luckham reported the National Marine Conservation Area Reserve study for the Salish Sea region is advancing to the next stage and may potentially influence anchorages.

5. ADJOURNMENT

By general consent the meeting adjourned at 11:30 a.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder