



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, October 29, 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)
William Shulba, Senior Freshwater Specialist
Jason Youmans, Island Planner
Claire Negrin, Island Planner
Geordie Gordon, Planner 1
Serena Klaver, Planner 1
Karol Kudyba, Bylaw Compliance and 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 13 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:

7.7 Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report
9.1.2.1 Bylaw No. 506 - Salt Spring Community Services - Lot 3, Bishop's Walk Road, 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 October 1, 2019 SSI LTC Regular Meeting

By general consent, the minutes of the October 1, 2019 Salt Spring Island Local Trust Committee meeting were adopted.

3.1.2 Draft Minutes of the October 3, 2019 SSI LTC Special Meeting (with SSI Fire Rescue)

By general consent, the minutes of the October 3, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.1.3 Draft Minutes of the October 4, 2019 SSI LTC Special Meeting (Prevost Island)

By general consent, the minutes of the October 4, 2019 Salt Spring Island Local Trust Committee Special meeting were adopted.

3.1.4 Draft Minutes of the October 4, 2019 SSI LTC Special Meeting (Piers Island)

By general consent, the minutes of the October 4, 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

3.3.1 Draft Minutes of the October 17, 2019 Advisory Planning Commission Minutes

By general consent, the minutes of the October 17, 2019 Salt Spring Island Advisory Planning Commission meeting were received.

3.4 Minutes of the October 3, 2019 Board of Variance Meeting

By general consent, the minutes of the October 3, 2019 Salt Spring Island Board of Variance meeting 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

7.2.1 Report dated October 2019

The report was received.

7.2.2 Work Program Top Priorities Summary - Quarterly Report

RPM Cermak presented a memorandum dated October 21, 2019 regarding the 2019/20 Work Program. It was noted the Salt Spring Island Local Trust Committee requested staff to amend the Top Priorities Report as follows: add “Implement climate change mitigation and adaption measures; Ensure fresh water sustainability; Protect the Coastal Douglas Fir (CDF) Ecosystem; Increase availability of affordable housing; Protect and enhance agriculture; Increase meaningful consultation and cooperation with citizens, agencies and First Nations; and, Village Planning.” following “Analysis - Reviewing OCP in regards to Strategic Priorities”.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

7.4.1 Report dated October 2019

The report was received.

7.4.2 Applications Summary - Quarterly Report

RPM Cermak presented a memorandum dated October 9, 2019 regarding a 2019 Applications Summary – Quarterly Report.

7.5 Expense Report

The report dated August 2019 was received.

7.6 Islands Trust Conservancy Board Report – None

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

Trustee Patrick presented the Salt Spring Island Watershed Protection Alliance (SSIWPA) Coordinator's Report dated October 22, 2019.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Official Community Plan Update Project

Planner Negrin presented a staff report dated October 21, 2019 regarding the Salt Spring Island Local Trust Committee Strategic Priorities Official Community Plan Update Project.

SS-2019-194

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the draft Strategic Priorities OCP Update Project Charter as follows:

1. Use other resources for the gap analysis;
2. Engage with subject matter groups prior to the public engagement;
3. Develop a process to prioritize the OCP policy gaps;
4. Have the ability to spin off projects;
5. Undertake amendments in incremental steps;
6. Identify the OCP policies that support the strategic priorities but require implementation or LUB amendments; and
7. To clarify the purpose.

CARRIED

SS-2019-195

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the 2018-2022 Strategic Priorities - Official Community Plan Update Project Charter as amended.

CARRIED

SS-2019-196

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to undertake the 2018-2022 Strategic Priorities - Official Community Plan Update project work plan as presented in the Project Charter.

CARRIED

8.2 Water Sustainability Salt Spring Island Groundwater Recharge Potential

Freshwater Specialist Shulba presented a staff report dated October 22, 2019 regarding the Salt Spring Island Groundwater Recharge Potential report.

SS-2019-197

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive the Salt Spring Island Groundwater Recharge Potential Mapping report.

CARRIED

8.3 Ganges Village Plan - Harbourwalk

Planner Youmans presented a memorandum dated October 22, 2019 regarding a project update for the Ganges Harbourwalk.

8.4 Draft Bylaw No. 518 - Regulation of Cannabis Production

Item 5. was amended at the December 17, 2019 Regular Business Meeting.

Planner Youmans presented a staff report dated October 22, 2019 regarding Regulation of Cannabis Production.

SS-2019-198

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 518, cited as Salt Spring Island Land Use Bylaw 1999, Amendment No. 1, 2019, be read a first time.

CARRIED

SS-2019-199

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the Cannabis Regulations Project Charter version 1, dated October 10, 2019.

CARRIED

SS-2019-200

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 518, cited as “Salt Spring Island Land Use Bylaw 1999, Amendment No. 1, 2019,” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2019-201

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Bylaw No. 518 to the Agricultural Advisory Planning Commission (AAPC) and the Advisory Planning Commission (APC) for review and comment.

CARRIED

SS-2019-202

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Bylaw No. 518 to the agencies, community groups, and First Nations identified in Appendix 3 for review and comment.

CARRIED

SS-2019-203

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a Community Information Meeting on Bylaw No. 518.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 Regional Housing Needs Project

RPM Cermak presented a staff report dated October 11, 2019 regarding a Housing Needs Report.

SS-2019-204

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee support the Capital Regional District (CRD) to apply for, receive, and manage Union of BC Municipalities grant funding to complete a housing needs report partnership with the Salt Spring Island Local Trust Committee with the following condition: that the CRD consult Islands Trust staff and Salt Spring Island local housing groups regarding the Terms of Reference.

CARRIED

9.1.2 Bylaw No. 506 - Salt Spring Community Services - Lot 3, Bishops Walk Road, SSI

9.1.2.1 Bylaw No. 506 - Salt Spring Community Services - Lot 3, Bishops Walk Road, SSI

A letter from Salt Spring Community Services dated October 23, 2019 regarding Enactment of Hardship Clause of Salt Spring Commons Housing Agreement and Title Clearing was received.

SS-2019-205

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee grant permission to the Salt Spring and Southern Gulf Islands Community Services Society to increase rental rates for 8 of 24 units in order to meet conditions set out in the BC Housing's Operating Agreement.

CARRIED

SS-2019-206

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee agree to discharge Covenants FBI31874 and EX20855 from Lot 3, District Lot 24, North Salt Spring Island, and direct any Trustee to sign the discharge forms.

CARRIED

10. CORRESPONDENCE

10.1 Transition Salt Spring Society to LTC, Dated September 23, 2019 - Concerning Support for Salt Spring Solutions Recommendation and Affordable Housing

The correspondence was received.

10.2 L. Read, Salt Spring Island Chamber of Commerce, to LTC, Dated September 25, 2019 - Concerning Support for Salt Spring Solutions Recommendation and Affordable Housing

The correspondence was received.

10.3 M. Leichter to LTC, Dated September 27, 2019 - Concerning Development Approval Information Bylaw No. 175

The correspondence was received.

10.4 B. Aust to LTC, Dated September 29, 2019 - Concerning Strategic Priorities

The correspondence was received.

10.5 K. Madro to LTC, Concerning Metal Recycling Business at 251 Fulford Ganges Road, SSI

The correspondence was received.

10.6 C. Anderson on Behalf of Gulf Islanders for Safe Technology to D. Ovington, CRD Manager Salt Spring Island Parks and Recreation Commission, Cc. LTC et al., Concerning PARC's Approval Process of CREST Emergency Services Communication Radio Tower Location

The correspondence was received.

10.7 G. Holman (Capital Regional District), to LTC et al, Dated October 22, 2019 - Concerning Salt Spring Island Climate Action Plan Update

SS-2019-207

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the letter received from CRD Director Holman dated October 22, 2019 Concerning Salt Spring Island Climate Action Plan Update.

CARRIED

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2019-208

At 11:35 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 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-2019-209

At 11:48 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 11:48 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Trustee Patrick reported she attended the following Salt Spring Island Local Trust Committee special meetings: with Salt Spring Fire Rescue regarding wildfire prevention, on Piers Island; and on Prevost Island. She also attended meetings with the following: the Salt Spring Island Watershed Protection Alliance (SSIWPA); the Islands Trust Executive Committee; the South Pender Island Local Trust Committee; and the Saturna Island Local Trust Committee. Trustee Patrick attended a Salt Spring Community Health Society open house event regarding the 2019 Salt Spring Island Community Health Needs Assessment Report and a community dinner hosted by the Salt Spring Island Foundation and reported the next Trust Council meeting will be held on December 3 to 5, 2019 in Victoria.

Trustee Grove reported he attended the following Salt Spring Island Local Trust Committee special meetings: with Salt Spring Fire Rescue regarding wildfire prevention, on Piers Island; and on Prevost Island. He also attended a Salt Spring Island Advisory Planning Commission meeting and a Financial Planning Committee meeting. Trustee Grove attended an Ask Salt Spring - “Neighbours helping Neighbours find answers” event hosted by the Salt Spring Community Alliance.

13. CHAIR'S REPORT

Chair Luckham reported he met with Honourable Scott Fraser, Minister of Indigenous Relations and Reconciliation regarding the Islands Trust First Nations Reconciliation Action Plan.

14. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Electoral Area Director Gary Holman circulated two documents entitled “Proposed New CRD Community Safety Service Frequently Asked Questions” and “Proposed CRD Budget Summary 2020”. CRD Director Holman spoke to the proposed CRD Budget Summary 2020 and highlighted that the proposed 2020 CRD Budget Summary is a 4.5% increase over 2019 and includes the following: an increase of \$64,000 for increased haulage and operating costs at the Burgoyne Bay liquid waste facility; an increase of \$35,000 for an additional library staff person; an increase of \$20,000 to SSI Arts Council for upgrades for Mahon Hall; an increase of \$58,000 for PARC project and events coordination, maintenance and bylaw enforcement staff time; and an increase of \$15,000 for transit expansion to the Beddis Road area. CRD Director Holman reported BC Transit has approved an expansion of bus service to the Beddis Road area and that BC Transit has committed converting the entire fleet to electric buses. CRD Director Holman spoke to other

electric vehicle initiatives and noted the CRD is looking into funding options for level 3 commercial electric vehicle charging stations.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:20 p.m.

A member of the public expressed support for a Development Permit Area for the Coastal Douglas-Fir ecosystem and asked the Local Trust Committee to make Coastal Douglas Fir protection a top priority.

A member of the public expressed concerns regarding the Salt Spring Community Services homeless shelter including noise pollution, overcrowding at the shelter, safety, trespass on private property, and wildfire risk and requested the Local Trust Committee to not support year round use of the homeless shelter.

A member of the public expressed support for protection of the Coastal Douglas-Fir ecosystem and requested an update regarding establishing a Development Permit Area for protection of the Coastal Douglas-Fir ecosystem areas on Salt Spring Island.

Trustee Patrick reported Islands Trust Local Planning Committee has made protection of the Coastal Douglas-fir and Associated Ecosystems a top priority and approved funding for mapping the Coastal Douglas-Fir zone in the Local Trust Area.

Two members of the public expressed support for SS-RZ-2018.3 (377 Seymour Heights Road).

Two members of the public expressed concern regarding SS-DVP-2019.4 (381 Toynbee Road).

A member of the public spoke to the build out potential on Salt Spring Island and asked whether development potential limits have been set. The member of the public also expressed concern that the Salt Spring Island Groundwater Recharge Potential Report is not an accurate tool to base development regulations on.

Chair Luckham reported there are maximum build out limits in the Salt Spring Island Official Community Plan.

A member of the public expressed concerns regarding the issue of homelessness on Salt Spring Island and asked for clarification regarding whether the Salt Spring Community Services homeless shelter requires patrons of the shelter to be residents of Salt Spring Island.

A member of the public spoke to the application SS-ALR-2018.2 (192 Vesuvius Bay Road) and asked the Local Trust Committee to continue to support the application for a Non-Farm Use Application in the Agricultural Land Reserve in the context of Draft Bylaw No. 518 - Regulation of Cannabis Production.

A member of the public expressed support for the Official Community Plan Update Project and spoke to the importance of consulting with community groups as part of the process.

17. APPLICATIONS AND REFERRALS

17.1 SS-RZ-2019.2 - P. Busby, Sobeys Inc. - 127 Lower Ganges Road, SSI

Planner Negrin presented a staff report dated October 21, 2019 regarding a Land Use Bylaw Amendment to permit Liquor Store.

SS-2019-210

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 519, 2019 be read a first time.

CARRIED

SS-2019-211

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to send Bylaw No. 519 to external agencies, as identified in this staff report dated October 29, 2019, for referral.

CARRIED

SS-2019-212

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee waive the requirement for a public hearing on Bylaw No. 519, 2019 as the Bylaw is consistent with the Salt Spring Island Official Community Plan No. 434, 2008, and request staff to proceed with public notification as per Section 467 of the Local Government Act.

DEFEATED

Trustee Grove, Chair Luckham and Trustee Patrick OPPOSED

SS-2019-213

It was MOVED and SECONDED,

that consideration of final reading of Bylaw No. 519, 2019 be withheld until such a time as an easement addressing use of the parking area for temporary loading/unloading to the benefit of the proposed liquor store use, written to the satisfaction of the Salt Spring Island Regional Planning Manager, be registered on Lot B, Section 1, Range 4 East, North Salt Spring Island And District Lots 351, 539 And 589, Cowichan District, Plan 43663.

CARRIED

SS-2019-214

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a Public Hearing for proposed Bylaw No. 519, 2019.

CARRIED

17.2 SS-RZ-2018.3 - G. Jaeger, Lightdance Design Inc. - 377 Seymour Heights Road, SSI

Planner Negrin presented a staff report dated October 21, 2019 regarding a Land Use Bylaw amendment from Rural Uplands 1 to a zone variant to permit a health clinic with patient guest rooms. Freshwater Specialist Shulba spoke to the water availability requirements.

Applicant Gail Jaeger and property owner Thomas Kefferputz spoke to the application.

SS-2019-215

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 520, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2019", be read a first time.

CARRIED

Trustee Patrick OPPOSED

SS-2019-216

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to send Bylaw No. 520 to external agencies, as identified in this staff report dated October 29, 2019, for referral.

CARRIED

SS-2019-217

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request that the applicant for SS-RZ-2018.3 register an easement on title to ensure year-round access to the surface water ponds located on the southwest portion of the property by the Salt Spring Island Fire Rescue.

CARRIED

Trustee Patrick OPPOSED

SS-2019-218

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept the Desktop Groundwater Supply Feasibility Investigation prepared by Western Water Associates Limited dated October 10, 2019 as confirmation that the following requirements related to the provision of potable and non-potable water to the subject property have been met:

- a. Confirmation that potable water in the amount required to obtain occupancy permits can be provided under the plan for all proposed clinic and accommodation facilities;

- b. Confirmation that non-potable water in the amount required for clinic and accommodation facilities and fire suppression and can be provided; and,
- c. Where potable water is to be supplied by groundwater, a water quality analysis that demonstrates that the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system.

CARRIED

Trustee Patrick OPPOSED

SS-2019-219

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee withhold consideration of Final Reading of Bylaw No. 520 until:

- a. Confirmation has been received that water licencing has been granted and requirements thereof have been met;
- b. Confirmation has been received that the applicant undertook pump testing if required for water licencing.

CARRIED

Trustee Patrick OPPOSED

SS-2019-220

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee withhold consideration of Final Reading of Bylaw No. 520 until: If pump testing was not required for water licencing, that pump testing be conducted by a professional engineer or geoscientist and provide supporting documentation that the test was of sufficient duration to establish the long-term reliability of the water supply in accordance with generally acceptable hydrogeological practices, and confirm that the water use on site will not negatively affect:

- 1. Nearby wells or other neighbourhood water supplies and aquifer recharge;
- 2. Agricultural activities;
- 3. Springs and other water bodies necessary to maintain fish habitat and healthy watershed function.

CARRIED

Trustee Patrick OPPOSED

SS-2019-221

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee withhold consideration of Final Reading of Bylaw No. 520 until confirmation has been received that the well construction permit waiver has been approved.

CARRIED

Trustee Patrick OPPOSED

SS-2019-222

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee withhold consideration of Final Reading of Bylaw No. 520 until confirmation has been received that the septic filing amendment dated September 30, 2019 has been approved.

CARRIED

Trustee Patrick OPPOSED

SS-2019-223

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee withhold consideration of Final Reading of Bylaw No. 520 until the applicant amends the existing Section 219 covenant on title to include conservation of those Areas of High Biodiversity and Environmentally Sensitive Areas located on the property.

CARRIED

17.3 SS-DP-2019.6 - Hayden Services Inc. - 118 Jackson Avenue, SSI

Planner Klaver presented a staff report dated October 22, 2019 regarding subdivision within Development Permit Area 1 and request for frontage exemption.

Property owner Richard Hayden spoke to the application.

SS-2019-224

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of development permit SS-DP-2019.6 (118 Jackson Avenue).

CARRIED

SS-2019-225

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee exempt proposed Lot 1 of subdivision SS-SUB-2019.1 from the 10% frontage requirements of section 512 of the Local Government Act and section 5.3.1 of the Salt Spring Island Land Use Bylaw No. 355.

CARRIED

The meeting recessed at 2:07 p.m. and reconvened at 2:09 p.m.

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

Planner Klaver presented a staff report dated October 22, 2019 regarding a Liquor and Cannabis Regulation Branch application for Patron Participation Entertainment Endorsement.

SS-2019-226

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has considered the location of the Mateada establishment and the proposed change in license to include a Patron

Participation Entertainment Endorsement, and provides the following comments to the Liquor and Cannabis Regulation Branch (LCRB) in consideration of this application:

- Community members have expressed support for the change in license and that the proposal provides artistic, cultural and family-friendly entertainment options.
- Neighbouring businesses have communicated there is minimal impacts from noise from the current operation. There is support for the change in license to include Patron Participation with preference for implementation after regular business operating hours;
- The Local Trust Committee recommends the application be approved conditional that the Patron Participation Entertainment Endorsement is conducted indoors only and with operating hours of Monday to Friday after 5:00 p.m. and anytime on Saturdays and Sundays within the terms of the existing food-primary LCRB license.

CARRIED

17.5 SS-DP-2019.7 - K. Akerman - 183 Beaver Point Road, SSI

Planner Gordon presented a staff report dated October 21, 2019 regarding a Subdivision within Development Permit Area 7 (Riparian Areas) and a request for frontage exemption.

Applicant Kerry Akerman spoke to the application.

SS-2019-227

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2019.7 (183 Beaver Point Road).

CARRIED

SS-2019-228

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee exempt proposed Lots A and B of subdivision SS-SUB-2018.3 from the 10 percent minimum lot frontage requirements of Section 512 of the Local Government Act and subsection 5.3.1 of the Salt Spring Island Land Use Bylaw No. 355, 1999.

CARRIED

17.6 SS-DVP-2019.4 - N. Weis - 381 Toynbee Road, SSI

Planner Gordon presented a staff report dated October 21, 2019 regarding a Development Variance Permit application to reduce front and rear lot line setbacks for agricultural and accessory structures.

Applicant Nico Weis spoke to the application.

SS-2019-229

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Development Variance Permit SS-DVP-2019.4 as follows: delete section 4.3.1 item (2) Setback from rear lot line: is varied from 7.5 m to 1.5 m.

CARRIED

SS-2019-230

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2019.4 as amended (381 Toynbee Road).

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on November 26, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:00 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder