



Salt Spring Island Local Trust Committee Minutes of Regular Meeting

Date: Tuesday, November 26, 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
Geordie Gordon, Planner 1
Serena Klaver, Planner 1
Patricia Maloney, Contract Planner
Sarah Shugar, Recorder

Media and Others Present: Gary Holman, Capital Regional District (CRD) Salt Spring Island Electoral Area Director
Gulf Islands Driftwood Reporter
Approximately 6 members of the public - a.m.
Approximately 60 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 9:33 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:

- 8.4 Water Sustainability - Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Tax Requisition Staff Report
- 9.1.6 CRD Solid Waste Management Plan

By general consent the agenda was adopted as amended.

The meeting recessed for an In-Camera meeting at 9:35 a.m. and reconvened at 9:51 a.m. See items 11.1 and 11.2.

3. PREVIOUS MEETINGS

3.1 Draft Minutes of the Salt Spring Island Local Trust Committee

3.1.1 Draft Minutes of the October 29, 2019 SSI LTC Regular Meeting

The following item was presented for consideration:

Amend item 5 in resolution SS-2019-194 as follows: Replace “Undertake an amendment of the OCP to incorporate policies within the identified policy gap areas” with “Undertake amendments in incremental steps”.

By general consent, the minutes of the October 29, 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 – 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-2019-231

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee replace Item No. 2 “Update the OCP through incremental steps in consideration of the strategic priorities” with “Implement climate mitigation measures” on the Top Priorities List.

DEFEATED

Chair Luckham, Trustee Grove and Trustee Patrick OPPOSED

SS-2019-232

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to draft a Coastal Douglas Fir Ecosystem Development Permit Area Bylaw.

CARRIED

SS-2019-233

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer action on Resolution No. SS-2019-232 until the December 17, 2019 LTC meeting.

CARRIED

The meeting recessed at 10:48 a.m. and reconvened at 10:52 a.m.

7.3 Projects List

The report was received.

7.4 Applications with Status Report

The report was received.

7.5 Expense Report

The report was received.

SS-2019-234

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to provide an explanation concerning the transfer of \$5,000 to project 4014 – Salt Spring Watershed Management in the expense report dated September 2019.

CARRIED

7.6 Islands Trust Conservancy Board Report

Chair Luckham presented the Islands Trust Conservancy Board Report dated October 2019.

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 November 16, 2019.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Proposed Bylaw No. 471 - Temporary Use Permits for Secondary Suites and Cottages

Planner Youmans presented a staff report dated November 19, 2019 regarding a revised

version of Bylaw No. 471 that would amend the Salt Spring Island Official Community Plan to allow the Local Trust Committee to issue Temporary Use Permits for residential uses.

SS-2019-235

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse project charter v. 4 – Temporary Use Permits for Residential Use.

CARRIED

SS-2019-236

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee rescind second reading of Bylaw No. 471, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013.”

CARRIED

SS-2019-237

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 471, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013” be amended in accordance with Appendix 1 of the staff report dated November 26, 2019.

CARRIED

SS-2019-238

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 471, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2013” be read a second time as amended.

CARRIED

SS-2019-239

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Bylaw No. 471 to the Salt Spring Island Advisory Planning Commission.

CARRIED

SS-2019-240

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Bylaw No. 471 to the agencies, community groups and First Nations shown in Appendix 5.

CARRIED

SS-2019-241

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to meet with the Salt Spring Island Housing Council Society to review Bylaw No. 471.

CARRIED

SS-2019-242

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to schedule a Community Information Meeting for Bylaw No. 471 within an upcoming regular Local Trust Committee meeting.

CARRIED

SS-2019-243

It was MOVED and SECONDED,

that the Local Trust Committee write to Islands Trust Local Planning Committee (LPC) requesting that the LPC, in its development of a model fees bylaw, consider reduced application fees for temporary use permits for residential uses that increase the availability of affordable housing.

CARRIED

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

Planner Youmans presented a staff report dated November 17, 2019 regarding consideration of Bylaw No. 512, the Affordable Rental Housing and Cottages project.

SS-2019-244

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to pause work on Bylaw 512 - Affordable Rental Housing - Cottages and direct staff to bring back a report on reviewing and updating secondary suites Bylaw 461 as recommended by Salt Spring Solutions in their letter dated July 9, 2019.

DEFEATED

Chair Luckham and Trustee Grove OPPOSED

SS-2019-245

It was MOVED and SECONDED,

that second reading of Salt Spring Island Local Trust Committee Bylaw No. 512, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2018" be rescinded.

CARRIED

Trustee Patrick OPPOSED

SS-2019-246

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 in accordance with Appendix 1 of the staff report dated November 26, 2019.

CARRIED

Trustee Patrick OPPOSED

SS-2019-247

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 read a second time as amended.

CARRIED

Trustee Patrick OPPOSED

8.3 Official Community Plan Update - Strategic Priorities

Planner Negrin presented a memorandum dated November 19, 2019 regarding the Salt Spring Island Local Trust Committee Strategic Priorities Official Community Plan Update project.

SS-2019-248

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Official Community Plan (OCP) Update Project Charter as follows:

1. Clarify the purpose to include recognizing the work of the groups updating the Climate Action Plan, the Area Farm Plan and the Housing Council;
2. Limit the initial consultation to groups updating the Climate Action Plan, the Area Farm Plan and the Housing Council;
3. Correct the scope to say "Identify the OCP policies that support the strategic Priorities but require implementation or LUB amendments";
4. Consider the strategic priority of "Village Planning" as its own project.

CARRIED

8.4 Water Sustainability - Salt Spring Island Watershed Protection Alliance (SSIWPA) Special Tax Requisition - Staff Report

Planner Youmans presented a staff report dated November 21, 2019 regarding a Salt Spring Island Watershed Protection Alliance Special Tax Requisition.

SS-2019-249

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee endorse the proposed amendments to the Salt Spring Island Watershed Protection Alliance Steering Committee Terms of Reference presented in Appendix 3 of the staff report dated November 26, 2019.

CARRIED

SS-2019-250

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to bring back an amended report regarding the Salt Spring Island Watershed Protection Alliance Special Tax Requisition in January 2020.

CARRIED

9. OTHER BUSINESS

9.1 New Business

9.1.1 2020 Salt Spring Island Local Trust Committee Regular Meeting Schedule

A staff report dated November 5, 2019 regarding the Salt Spring Island Local Trust Committee 2020 regular meeting schedule was presented.

SS-2019-251

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the proposed 2020 regular meeting schedule as presented in Appendix 1 to establish a meeting schedule as required by Salt Spring Island Meeting Procedures Bylaw No. 391.

CARRIED

9.1.2 Trust Council to LTC, Concerning Live Streaming of Local Trust Committee Meetings

A Request for Decision dated October 23, 2019 regarding live streaming of Local Trust Committee meetings was presented.

SS-2019-252

It was MOVED and SECONDED,

that the Local Trust Committee communicate to Trust Council its interest in filming and live streaming its public meetings.

CARRIED

9.1.3 Standing Resolution – Reconciliation

A staff report dated November 6, 2019 regarding a standing resolution to guide reconciliation with First Nations within the Local Trust Area was presented.

SS-2019-253

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area:

Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:

- a) Annually, write a letter to First Nations, (re) introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities;
- b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;
- c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history;
- d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols;
- e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.

CARRIED

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

The notice was received.

9.1.5 Notice Regarding Federal Cannabis Licensing - 150 Suffolk Road, SSI

The notice was received.

9.1.6 CRD Solid Waste Management Plan

Trustee Patrick presented a letter from the CRD dated November 8, 2019 regarding the CRD Solid Waste Management Plan.

Trustee Grove requested an update regarding the community composting initiative. RPM Cermak presented a verbal update.

10. CORRESPONDENCE

10.1 Capital Regional District to LTC, Dated October 23, 2019 - Concerning CRD Regional Growth Strategy Bylaw Referral

The correspondence was received.

10.2 The Honourable Selena Robinson, Minister of Municipal Affairs and Housing to LTC, Dated October 31, 2019 - Concerning Year Round Shelter

The correspondence was received.

SS-2019-254

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee respond to the letter received from Honourable Selena Robinson, Minister of Municipal Affairs and Housing dated October 31, 2019 with a letter of thanks, for signature by the Chair.

CARRIED

10.3 G. Slakov to LTC, Dated October 26, 2019 - Concerning Business at 251 Fulford-Ganges Road, SSI

The correspondence was received.

10.4 J. Motherwell to LTC, Dated November 7, 2019 - Concerning Business at 251 Fulford-Ganges Road, SSI

The correspondence was received.

10.5 N. McCarvill to LTC, Dated November 14, 2019 - Concerning Business at 251 Fulford-Ganges Road, SSI

The correspondence was received.

11. CLOSED MEETING

11.1 Motion to Close the Meeting

SS-2019-255

At 9:35 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)(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-2019-256

At 9:51 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 11:51 a.m. and reconvened at 12:00 p.m.

12. TRUSTEE REPORTS

Trustee Grove reported he attended meetings with the following: the Ferry Advisory Committee, the Salt Spring Island Advisory Planning Committee and the Financial Planning Committee. Trustee Grove attended a rally for Housing Solutions hosted by Salt Spring Solutions on November 22, 2019 and a Future of Agriculture Community Town Hall hosted by the Salt Spring Agricultural Alliance regarding the vision for farming on Salt Spring Island. Trustee Grove reported the Local Trust Committee has been responsive to the housing crisis and noted there are 170 new affordable housing units in process. Trustee Grove reported secondary suites are permitted in certain areas of Salt Spring Island, proposed Bylaw No. 512 enables the establishment of 411 units of lawful rental housing on lots where seasonal cottages are currently permitted, Bylaw No. 471 is under review to include Temporary Use Permits for full time use of tiny homes and cottages and the LTC has increased bylaw enforcement of unlawful short term vacation rentals (STVRs). Trustee Grove expressed support for climate mitigation to be a top priority.

Trustee Patrick reported she attended meetings with the following: the North Pender Island Local Trust Committee, the South Pender Island Local Trust Committee, the Thetis Island Local Trust Committee; the Financial Planning Committee, the Local Planning Committee, the Saanich Inlet Protection Society Roundtable; the Coast Guard regarding the Oil Spill Response Plan; and the Climate Action Steering Committee and noted the Climate Action Steering Committee is hosting a Climate Action Plan presentation on November 30, 2019. Trustee Patrick met with Honourable Claire Trevena, Minister of Transportation and Infrastructure regarding coastal ferry service and reported the Ministry of Transportation and Infrastructure's "Building a Coastal Ferry Service for the Future" public consultation process will begin in the New Year. Trustee Patrick reported she provided letters of support for funding for the Rainwater Conservation Foundation's work on the protection of Coastal Douglas Fir areas and for the Wagon Wheel Housing Society laundromat project. Trustee Patrick attended a rally for Housing Solutions hosted by Salt Spring Solutions; an Ask Salt Spring, Neighbours Helping Neighbours Find Answers event hosted by the Salt Spring Community Alliance, and the 2019 Rural Islands Economic Forum on Pender Island. She also attended a Future of Agriculture Community Town Hall hosted by the Salt Spring Agricultural Alliance and a meeting regarding housing with an Agricultural Land Commission representative following the Town Hall. Trustee Patrick is scheduled to meet with the Salt Spring Arts Council regarding future plans for Mahon Hall and with Gulf Islands Secondary School students regarding climate change on November 28, 2019. Trustee Patrick

attended an Islands 2050: The Future of the Trust Area community consultation event on Piers Island and reported the upcoming community consultation events on Salt Spring Island are scheduled for November 29, 2019 and December 13, 2019 at the Rainbow Road Pool and December 9 and 10, 2019 at the Swartz Bay Ferry Terminal.

13. CHAIR'S REPORT

Chair Luckham reported the next Trust Council meeting will be held on December 3 to 5, 2019 in Victoria and highlighted consideration of the Islands Trust Strategic Plan, the 2020-2021 draft budget, a presentation regarding First Nations Reconciliation and residential schools and a Parks Canada presentation concerning the National Marine Conservation Area Reserve.

14. CRD DIRECTOR'S REPORT

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

- He attended the 2019 Rural Islands Economic Forum on Pender Island and noted a suggestion was made for a BC Ferries surcharge on non-resident vehicles with funding to be earmarked for infrastructure for small, ferry dependent communities and reported he intends to discuss the topic further with the BC Ferry Commission.
- The CRD Solid Waste Management Plan community consultation will close on December 1, 2019.
- CREST Emergency Communications has expressed interest in siting the CREST VHF radio tower at a CRD property on Rainbow Road.
- The CRD provisional 2020 budget has been approved and noted the CRD Board supported to continue parkland acquisition funding at current levels.
- The Alternate Approval Process for the establishment of a Salt Spring Island Community Safety Service will close on December 9, 2019.
- He attended a meeting with Salt Spring Solutions regarding affordable housing.
- A sustainable water supply has been sourced for the Drake Road affordable housing project.
- The CRD committed \$185,000 gas tax funding in 2019 for alternative water supply and water and energy conservation measures for affordable housing projects including Salt Spring Commons, Croftonbrook and the Drake Road project.

15. DELEGATIONS

15.1 P. Reichert, Salt Spring Island Farmland Trust and R. Grant, Salt Spring Island Community Services - Concerning a Central Composting Facility for Salt Spring Island

Salt Spring Island Farmland Trust President Patricia Reichert spoke to a community composting initiative for Salt Spring Island and submitted written materials.

16. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:37 p.m.

A member of the public expressed concerns regarding the lack of affordable housing and requested the Local Trust Committee to consider allowing the use of accessory buildings for full time residential use to increase housing stock on Salt Spring Island.

Six members of the public expressed support for the Salt Spring Island Farmland Trust and Salt Spring Island Community Services community composting initiative.

A member of the public expressed support for the Salt Spring Island Farmland Trust and Salt Spring Island Community Services community composting initiative and spoke to the need for transportation planning to include interagency collaboration and climate considerations.

Anne Macey expressed support on behalf of the Salt Spring Island Abattoir Society and the Salt Spring Island Agricultural Alliance for the Salt Spring Island Farmland Trust and Salt Spring Island Community Services community composting initiative.

A member of the public expressed support for the Salt Spring Island Farmland Trust and Salt Spring Island Community Services community composting initiative and submitted a picture of an Ecodrum composting unit.

A member of the public requested the Local Trust Committee to consider amending Bylaw No. 471 to allow farmworker housing consistent with the Agricultural Land Commission (ALC) regulations and requested the Local Trust Committee refer Bylaw No. 471 to the Salt Spring Island Agricultural Alliance.

A member of the public expressed concerns regarding application SS-RZ-2018.3 (377 Seymour Heights Road).

Marguerite Lee expressed concerns on behalf of the Salt Spring Island Farmers' Institute regarding application SS-TUP-2019.6 (151 Lower Ganges Road) and requested the Local Trust Committee decline the application.

A member of the public expressed support for planting more trees, hemp production, The Venus Project, and Incredible edibles.

17. APPLICATIONS AND REFERRALS

17.1 Proposed Bylaw No. 515 and Proposed Bylaw No. 517 (Housing Agreement) - R. Walker, Gulf Islands Seniors Residence Association - 154 Kings Lane, SSI

Planner Maloney presented a staff report dated November 19, 2019 regarding proposed Bylaw No. 515 which seeks to amend the Salt Spring Island Land Use Bylaw to permit the rezoning of the subject property from Community Facility 1(d) to a Residential 12 (R12) zone variant that allows for the development of a 48 unit affordable seniors' supportive housing complex.

Gulf Islands Seniors Residence Association President Janet Smith spoke to the application and expressed concerns regarding the requirement for a security deposit for the construction of the public pathway on Kings Lane and Blain Road.

SS-2019-257

It was MOVED and SECONDED,

that third reading of Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018" be rescinded.

CARRIED

SS-2019-258

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018" be amended in accordance with Attachment 1 of the staff report dated November 26, 2019.

CARRIED

SS-2019-259

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018" be given third reading.

CARRIED

SS-2019-260

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. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018" is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SS-2019-261

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

SS-2019-262

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 515, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018”, requires the following conditions be fulfilled before adoption of Bylaw No. 515:

- a) That the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act from the registered owners of (Parcel Identifier: 003-106-756, Lot 2, Section 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23507) and designate any member of the Salt Spring Island Local Trust Committee to sign the covenant (SS-RZ-2018.4, 154 Kings Lane).
- b) Adoption of Bylaw No. 517 (Affordable Housing Agreement) (Attachment 2).
- c) The Applicant provide detailed engineering drawings for the sanitary sewer connection, to be accepted by the CRD and the Ministry of Transportation and copies of the CRD Sewer Extension Agreement as well as confirmation from the Ministry of the Environment of approval to amend the maximum daily sanitary sewer discharge.
- d) That the Salt Spring Island Health Centre and immediate area be defined as 2 meters from the existing building, illustrated on Attachment 3.

CARRIED

SS-2019-263

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 517, cited as “Salt Spring Island Housing Agreement Bylaw No. 517, 2019” be given first, second, and third reading.

CARRIED

SS-2019-264

It was MOVED and SECONDED,

that Salt Spring Island Local Trust Committee Bylaw No. 517, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2018”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

17.2 SS-LCB-2019.4 - Royal Canadian Legion Branch No. 92 - 120 Blain Road, SSI

Planner Gordon presented a staff report dated November 13, 2019 regarding a Liquor and Cannabis Regulation Branch Application to transition to a Liquor Primary licence to allow liquor sales to general public at 120 Blain Road.

Representative of the applicant Tom Woods was present.

SS-2019-265

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to send a response to the Liquor Control and Licensing Branch regarding the Royal Canadian Legion Branch No. 92 liquor license transition application that states:

1. The potential impact of noise on the community in the immediate vicinity of the establishment would be minimal;
2. The impact on the community if the application is approved would be negligible;
3. The Local Trust Committee recommends the application be approved.

CARRIED

SS-2019-266

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee directs staff to include a record of community consultation with the response to the Liquor Control and Licensing Branch regarding the Royal Canadian Legion Branch No. 92 application.

CARRIED

17.3 SS-SUB-2018.2 - G. and M. Campbell - 347 Bridgman Road, SSI

Planner Gordon presented a staff report dated November 13, 2019 regarding a water treatment covenant for the purpose of subdivision.

SS-2019-267

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept a covenant under section 219 of the Land Title Act requiring treatment of water from the registered owners of Lot B, Section 54, South Salt Spring Island, Cowichan District, Plan 18629, Parcel F (DD 390411) of Section 54, South Salt Spring Island, Cowichan District, Except That Part Lying to the west of the Easterly Boundary of Plan 18629 and Lot 2 Section 54 South Salt Spring Island Cowichan District Plan EPP89410 and designate any member of the Local Trust Committee to sign the covenant (SS-SUB-2018.2, 347 Bridgman Road).

CARRIED

17.4 SS-TUP-2019.6 - J. Fraser - 151 Lower Ganges Road, SSI

Planner Youmans presented a staff report dated November 19, 2019 regarding a Temporary Use Permit application to allow a variety of commercial uses.

Representative of the applicant John Fraser spoke to the application.

SS-2019-268

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee issue Temporary Use Permit SS-TUP-2019.6 as shown in Appendix 1 of the staff report dated November 26, 2019 excluding the food and drink truck use (151 Lower Ganges Road).

CARRIED

Trustee Patrick OPPOSED

17.5 SS-DP-2019.8 - J. Dunham, Archeus Architecture & Design Inc. - #110 - 150 Fulford-Ganges Road, SSI

Planner Klaver presented a staff report dated November 19, 2019 regarding a Development Permit application to permit an exterior patio development for a restaurant establishment in Development Permit Area 1 (Island Villages) and Development Permit Area 4 (Lakes, Streams and Wetlands) in the Ganges Village.

Representative of the applicant David Karr spoke to the application.

SS-2019-269

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee retroactively approve issuance of Development Permit SS-DP-2019.8 amendment to SS-DP-1989.10 (#110 – 150 Fulford-Ganges Road).

CARRIED

18. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled on December 17, 2019 at 9:30 a.m. at the Harbour House Hotel, 121 Upper Ganges Road.

19. ADJOURNMENT

By general consent the meeting adjourned at 3:15 p.m.

Peter Luckham, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder