



Salt Spring Island
Advisory Planning Commission
Minutes of a Regular Meeting

Date of Meeting: Thursday, April 11, 2019
Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Stanley Shapiro, Chair
Gayle Baker, Commissioner
Richard Hayden, Commissioner
Sally John, Commissioner
Neil Morie, Commissioner
Jeff Thompson, Commissioner

Regrets: John Newton, Commissioner
Nancy Krieg, Commissioner
Janet Stethem, Commissioner

Staff Present: Serena Klaver, Planner 1
Geordie Gordon, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Peter Grove, Trustee
Donald Gunn, Applicant
Fernando dos Santos, Applicant
Kisae Petersen, Director of Housing, Island Women Against Violence (IWAV)
Janis Gauthier, Representative of the Applicant
One member of the public

These minutes follow the order of the agenda although the sequence may have varied.

Chair Shapiro called the meeting to order at 1:03 p.m.

1. APPROVAL OF AGENDA

By general consent the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Draft Minutes of the November 1, 2018 Salt Spring Island Advisory Planning Commission Meeting

It was **MOVED** and **SECONDED**,
that the minutes of the November 1, 2018 Salt Spring Island Advisory Planning Commission meeting be adopted.

CARRIED

3. BUSINESS ITEMS

3.1 SS-DVP-2018.11 - F. dos Santos and D. Gunn - 210 Norton Road, SSI

Planner Klaver presented a staff report dated March 19, 2019 regarding a request to vary the connection to community water system, vary the requirement for an onsite sewage disposal, vary the requirement for the installation of a storm water management plan and acceptance for multiple covenants for the proposed subdivision at 210 Norton Road. Planner Klaver noted the application focuses on the subdivision of the property and that a development application would be referred to the Advisory Planning Commission at a later stage.

Applicant Donald Gunn spoke to the application.

There was discussion and the following comments were noted:

- There was a question regarding the following comment on page 218 of the staff report “Staff advise that this contrives policies supporting referral to Advisory Commissions.” and it was noted the comment should be replaced with “Staff advise that this contravenes policies supporting referral to Advisory Commissions”.
- Support was expressed for the proposed affordable housing development.
- There was a question regarding whether the zoning would include provisions to ensure that the affordable housing will be rental housing and not home ownership. Planner Klaver reported the housing agreement would need to be amended to include rental housing.
- There was a question as to why the applicants were representing the property owner. Kisa Petersen, Director of Housing for IWAV reported the applicants are representing the property owner and noted the intention is that the property would be donated to IWAV to for an affordable housing development.
- There was a question regarding whether the subject property is within the Agricultural Land Reserve. Planner Klaver reported the property was rezoned from Agricultural 1 (A1) to Residential 6 (R6) in 2016.

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission strongly recommend the Salt Spring Island Local Trust Committee proceed quickly with application SS-DVP-2018.11 - 210 Norton Road.

CARRIED

Commissioner Shapiro declared conflict of interest with item 3.2 and left the meeting at 1:41 p.m. Commissioner Morie continued the meeting as Alternate Chair.

3.2 Proposed Siting of a Radio Antenna and Tower at 120 Blain Road (Royal Canadian Legion)

Planner Gordon presented a staff report dated February 15, 2019 regarding a proposed siting of a radio antenna and tower at 120 Blain Road.

There was discussion and the following comments were noted:

- It was noted the Advisory Planning Committee provided a report to the Local Trust Committee entitled “Cellular Phone Transmission Antenna Location: Recommendations of the Salt Spring Island Advisory Planning Commission” dated January 23, 2001 that included the following recommendation: “no cell phone antenna should be installed within 500 meters of any facility concerned with continuous human activity.” Concern was expressed that the proposed location is not appropriate as it is in close proximity to Lady Minto Hospital, Greenwoods and other populations of vulnerable residents.
- There was a question regarding whether the applicant considered alternate locations.
- There was a question regarding whether Islands Trust staff were in attendance at the December 1, 2018 Open House. Planner Gordon noted staff were not in attendance.
- Concern was expressed that the Health Canada guidelines regarding antenna siting are inadequate.
- There was a question regarding whether there is data to demonstrate how the proposed tower would improve the coverage beyond the current coverage provided by the tower on Mount Bruce and the tower at the Ganges Fire Hall.
- There was a question regarding whether the tower is required to be located in close proximity to the Emergency Operations Centre.
- Planner Klaver reported the Islands Trust Area “Model Strategy for Antenna Systems” guidelines includes a recommendation for 125 meter setback.
- There was a question regarding recommended setbacks related to power density levels and concern was expressed that further study is needed.
- There was a question regarding whether the applicant can use current infrastructure. Planner Gordon noted there were complications regarding collocating infrastructure.
- There was a question regarding whether any public comments were received regarding the application. Planner Gordon noted there is no requirement for the Islands Trust to conduct public consultation.

It was MOVED and SECONDED,

that the Salt Spring Island Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee request staff to contact the applicant to request further information on the following:

- Why did the applicant propose that the tower be located in such a high density of vulnerable residents on Salt Spring Island;
 - Would the tower be as effective in another location;
 - Clarification regarding power density levels and advised setbacks from the tower for health and safety;
 - What percentage of improved coverage would the proposed tower provide;
- and further recommend that staff be tasked with reviewing the “Cellular Phone Transmission Antenna Location: Recommendations of the Salt Spring Island Advisory Planning Commission” report and provide updated recommendations.

CARRIED

4. OTHER BUSINESS

4.1 2019 APC Meeting Schedule

The 2019 APC Meeting Schedule was presented.

4.2 Expiry of Terms

Received for information.

5. ADJOURNMENT

By general consent the meeting adjourned at 2:10 p.m.

Stanley Shapiro, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder