

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING
Thursday, September 20, 2012 - 9:30 AM
Lions Club, Hart Bradley Hall - 103 Bonnet Avenue

Members Present:

Sheila Malcolmson, Chair
George Grams, Local Trustee
Peter Grove, Local Trustee

Staff Present:

Leah Hartley, Regional Planning Manager (RPM)
Justine Starke, Island Planner
Stefan Cermak, Planner 2
Kristin Aasen, Planner 1
Caitlin Brownrigg, Planner 1
Kathryn Luttin, Recorder

Others Present:

Wayne McIntyre, Capital Regional District (CRD) Director
Approximately 5 members of the public – a.m.
Approximately 12 members of the public – p.m.

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

1. CALL TO ORDER

Chair Malcolmson called the meeting to order at 9:30 a.m. She welcomed everyone, introduced herself, the Trustees and staff and explained the meeting procedures. She acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

2. APPROVAL OF AGENDA

The agenda was adopted by general consent with the following changes and additions:
Item 14.1 – Salt Spring Island Water Council Public Forum – Peter Grove.

3. MINUTES AND RESOLUTIONS WITHOUT MEETING

3.1 Draft Minutes of the SSI LTC Regular Business Meeting of August 30, 2012

The minutes were adopted as presented by general consent.

3.2 Resolution Without Meeting Log Report – none

4. **BUSINESS ARISING FROM MINUTES**

4.1 **Follow-up Action List**

SSI-190-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee rescind resolution #SSI-184-12 concerning a public survey in the Advisory Committee Terms of Reference Review. **CARRIED**

By general consent, staff was directed to prepare a letter to the Driftwood inviting public comment and participation into the review of Advisory Committee Terms of Reference.

5. **REPORTS**

5.1 **Applications with Status Report**

The report was received.

5.2 **Work Program Top Priorities Report**

The report was received.

5.3 **Projects List**

The Projects List was received.

5.4 **2013-14 Budget Submissions**

RPM Hartley reviewed the staff report dated September 10, 2012 regarding 2013-14 Budget Submissions considered by the Salt Spring Island Local Trust Committee.

By general consent, the budget proposal was amended as follows: 65200 LTC Meeting Expenses - \$9,000; 65220 LTC Communications - \$1,500; 65240 LTC Local Exp Miscellaneous - \$1,500; TOTAL Local Expense - \$30,000.

SSI-191-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee revise the draft 2013-14 Local Trust Committee Local Expense Budget to total \$30,000. **CARRIED**

By general consent, staff advice was requested for January 2013 on any carry over budget proposals for 2013-14.

SSI-192-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve and forwards the revised draft 2013-14 Local Trust Committee Local Expense Budget submission to the Financial Planning Committee. **CARRIED**

By general consent, RPM Hartley was asked to specify Land Use Planning Tools in the Community Economic Sustainability project, and to delete the "priority" references in the notes section of the 2013/14 LTC Community Planning Projects Budget Proposal, unless the project was one of the Local Trust Committee's Top Priorities, and to report back if any other changes were needed.

SSI-193-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve and forwards the amended draft 2013-14 Local Trust Committee Project Budget submission to the Financial Planning Committee as presented in Appendix 1 of the staff report dated September 10, 2012. **CARRIED**

5.5 Expense Report – Posted to August 31, 2012

The report was received.

6. LOCAL TRUST COMMITTEE PROJECTS

6.1 Implementation of Riparian Areas Regulation – Communications Plan

Planner Cermak reviewed the staff report dated September 11, 2012 regarding a preliminary communications plan for the implementation of the Riparian Areas Regulation Work Program.

Discussion followed. The Chair invited input from the audience and some members of the public spoke.

The Chair called for a recess at 11:05 a.m. The meeting reconvened at 11:14 a.m.

SSI-194-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff advice at a future Local Trust Committee meeting on tools for public engagement including a blog, PlaceSpeak, or an online ideas bank for public engagement on Riparian Areas Regulation consultation. **CARRIED**

SSI-195-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve in general the preliminary Riparian Areas Regulation Communications Plan as presented in the staff report dated September 11, 2012. **CARRIED**

SSI-196-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve budget allocation from the Community Engagement Pilot Project of \$4,500 for the implementation of the Riparian Areas Regulation Communications Plan as presented in the staff report dated September 11, 2012. **CARRIED**

7. CORRESPONDENCE

7.1 Agricultural Land Commission - Chair R. Bullock – August 23, 2012 – Update on the Transition of the Agricultural Land Commission

The correspondence was received for information.

7.2 Water Council – Peter Lamb – September 3, 2012 – Deferred Funding Application

The correspondence was received for information.

7.3 Maxine Leichter – September 7, 2012 – Advisory Committees Terms of Reference

The correspondence was received for information.

7.4 Rick Laing – September 9, 2012 – Comments on Draft Recommendations Industrial Task Force

The correspondence was received for information.

The Chair called for a recess at 11:29 a.m. The meeting reconvened at 12:05 p.m.

Chair Malcolmson welcomed the members of the public and thanked them for coming. She introduced the Trustees and staff and reviewed the audio recording practices. The Chair thanked CRD Director Wayne McIntyre for joining the meeting.

The Chair called for a recess at 12:06 p.m. to address audio recording technical difficulties. The meeting reconvened at 12:08 p.m.

8. TRUSTEE REPORTS

Trustee Grams reported on his attendance at the following meetings with: one of the commissioners at the North Salt Spring Waterworks District; the Economic Development Commissioner; Maxine Leichter et al regarding new technology to remove phosphates from septic systems; the September 11 - 13 Trust Council meeting on Bowen Island. Highlights of which included; support to pilot the adoption of Quality Management practices in land use applications on Salt Spring; adoption of a strategic plan; work on a proposed model fees amendment bylaw; the Raven Coal Mine on Vancouver Island; the proposed gravel pit near Gambier Island. He advised that Salt Spring Island Watershed Working Group are looking to reach agreement on a permanent working structure and he hopes that they will advance proposals for obtaining necessary information crucial to the plan of action at their next meeting, date to be announced.

Trustee Grove reported that he attended the September 11 – 13 Trust Council meeting on Bowen Island and met with Bowen Island Councillors. He visited Piers Island and Musgrave Landing on Salt Spring Island. He met with the new owners of a Bullock Lake property to discuss water issues. He met with representatives from the Salt Spring Island Water Council about how to work with the Islands Trust to protect drinking water. He also attended the Fall Fair and the presentation “The Art of Protest” by Sally Armstrong of Salt Spring Grand(m)others to Grand(m)others.

9. CHAIR’S REPORT

Chair Malcolmson reported on Trust Council’s Strategic Plan. Next week she will be attending a Union of British Columbia Municipalities meeting where coastal community concerns will be discussed. She hopes to meet with the Minister of Natural Resources regarding derelict vessels. She noted recent work on funding mechanisms for oil spill responses. She described her experience trialling a zero emissions vehicle last week.

10. CRD DIRECTOR'S REPORT

CRD Director McIntyre reported that he attended a Capital Region Emergency Service Telecommunications (CREST) meeting. Next Tuesday he will attend a Union of British Columbia Municipalities Small Water Systems Working Group meeting where representatives from the Ministry of Health will give a presentation. He noted recent changes in the CRD staff. He noted meetings related to the Community Economic Development Committee. He mentioned the library's community art project and reported that the Salt Spring Island Library Board met last week. He met with the Salt Spring Island Ferry Advisory Committee regarding ferry usage statistics. He also mentioned current work on transportation and budget issues. He reported that attendance at the Fall Fair was a record of over 10,000 attendees.

11. DELEGATIONS

11.1 A. Collins - Gulf Islanders for Safe Technology

Chris Anderson provided a presentation in lieu of A. Collins. He spoke of the BC Hydro smart meters, and suggested the Salt Spring Island Local Trust Committee call for a smart meter free zone for Salt Spring Island. He provided a letter and attachments dated September 20, 2012

11.2 Dr. Varzeliotis – A Labyrinthine Trustway for Public Input

Dr. Varzeliotis suggested improvements to interactions between the Local Trust Committee and the public, including an "Ideas Bank." In addition to his written submission, he also provided a second written submission titled "Tom's Town Hall Placard," dated September 20, 2012 regarding several issues.

12. TOWN HALL

Chair Malcolmson opened the Town Hall at approximately 1:00 p.m. and explained the guidelines. She noted that resolutions on Riparian Areas Regulation were being held off from the morning until after the Town Hall. A member of the public indicated that he would be speaking about the Royal Vancouver Yacht Club Development Permit application.

As a current member of the Royal Vancouver Yacht Club, Trustee Grove declared a conflict of interest with applications SS-DVP-2012.1 and SS-DP-2011.9 (Royal Vancouver Yacht Club, 315 Scott Point Drive) and left the meeting at 1:04 p.m.

A member of the public expressed his views on the Development Variance Permit application for the Royal Vancouver Yacht Club.

13. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

13.1 SS-DVP-2012.1 - 315 Scott Point Drive - Royal Vancouver Yacht Club – For Consideration of a Development Variance Permit

Planner Aasen reviewed the staff report dated September 13, 2012 regarding a Development Variance Permit application to enable the construction of commercial accommodation cabins within the western interior side lot line setback.

The applicant's representative was present and was invited to speak.

It was noted that the permit should indicate that the setback under consideration is along the western parcel line.

SSI-197-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend Proposed Development Variance Permit SS-DVP-2012.1, clause 2.1.1, to read "To reduce the required western interior side lot line setback from 15 meters."
CARRIED

SSI-198-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2012.1 as amended to Steven Kurrein for Lot 1, District Lot 1, North Salt Spring Island, Cowichan District Plan 17161 (315 Scott Point Drive).
CARRIED

13.2 SS-DP-2011.9 - 315 Scott Point Drive - Royal Vancouver Yacht Club – For Consideration of a Development Permit

Planner Aasen reviewed the staff report dated September 13, 2012 regarding a Development Permit application to authorize the replacement of four commercial accommodation units, associated wastewater treatment systems and driveway access at the Royal Vancouver Yacht Club.

The applicant's representative was present and was invited to speak.

SSI-199-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2011.9 to Hart Buck for Lot 1, District Lot 1, North Salt Spring Island, Cowichan District, Plan 17161 (315 Scott Point Drive).
CARRIED

The Chair called for a recess at 1:37 p.m. The meeting reconvened at 1:45 p.m.

Trustee Grove rejoined the meeting at 1:45 p.m.

13.3 SS-DP-2012.3 - 103 Marina Crescent – Ian Wilson, Wilco Construction Ltd. – For Consideration of a Development Permit

Planner Brownrigg reviewed the staff report dated September 11, 2012 regarding a Development Permit to allow the installation of a septic system at 103 Marina Crescent.

The applicant's representative was present and was invited to speak.

SSI-200-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approves issuance of Development Permit SS-DP-2012.3 to Ian Wilson, 103 Marina Crescent for Lot 3, District Lot 1, North Salt Spring Island, Cowichan District, Plan 17161. **CARRIED**

13.4 SS-DP-2012.2 – 301 Epron Road – S. & L. Pearson – For Consideration of a Development Permit

Planner Aasen reviewed the staff report dated September 13, 2012 regarding a proposal to construct a driveway over a Development Permit Area 4 creek.

The applicant was present and was invited to speak.

SSI-201-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approves issuance of Development Permit application SS-DP-2012.2 by Stephen and Lidia Pearson regarding the property described as Lot A of Lot 5, North Salt Spring Island, Cowichan District, Plan EPP18754 (301 Epron Road). **CARRIED**

13.5 SS-RZ-2012.1 - 151 Rainbow Road – E. Booth – Rezoning Application

Planner Aasen reviewed the staff report dated September 13, 2012 regarding a proposal to amend the Land Use Bylaw zoning from Residential 6 to Commercial 2.

The applicant was present and was invited to speak. He spoke of lot coverage and parking spaces from a written document. The document was not received at the meeting. He was asked to submit the document in writing to the Local Trust Committee.

It was noted that the following are to be included in the referrals: the applicant's submission, a staff memorandum analyzing the applicant's submission, and the text for the C4(a) zone.

SSI-202-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refers the application to the Advisory Planning Commission, the Agricultural Advisory Committee, and the Capital Regional District's Transportation Commission (Booth, 151 Rainbow Road, SS-RZ-2012.1). **CARRIED**

13.6 Proposed Bylaws No. 457, 458 & 459 - SS-RZ- 2008.3 – 201-225 Beddis Road - Landworks Consultants Ltd. – For Consideration of Adoption of Proposed Bylaws

RPM Hartley reviewed the staff report by Planner Aasen dated September 13, 2012 regarding the adoption of Proposed Bylaws No. 457, 458 and 459.

The applicant and the applicant's agent were present.

SSI-203-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopts Proposed Bylaw No. 457, cited as "Salt Spring Island Official Community Plan, 2008, Amendment No. 1, 2012" (SS-RZ-2008.3, Landworks Consultants Ltd, 201-225 Beddis Road). **CARRIED**

SSI-204-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopts Proposed Bylaw No. 458, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2012" (SS-RZ-2008.3, Landworks Consultants Ltd, 201-225 Beddis Road). **CARRIED**

SSI-205-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopts Proposed Bylaw No. 459, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2012" (SS-RZ-2008.3, Landworks Consultants Ltd, 201-225 Beddis Road). **CARRIED**

14. NEW BUSINESS

14.1 Salt Spring Island Water Council Public Forum – Peter Grove

Trustee Grove spoke about the Salt Spring Island Water Council's request for funding assistance to host a public forum in the fall regarding St. Mary Lake.

SSI-206-12 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee asks staff to explore with Salt Spring Island Water Council the opportunity to have a public event this year with respect to water issues, and particularly with St. Mary Lake. **CARRIED**

15. UPCOMING MEETINGS

Next regular business meeting of the Local Trust Committee is scheduled for 9:30 a.m. on Thursday, October 11, 2012 at the Lions Club, Hart Bradley Hall, 103 Bonnet Ave, Salt Spring Island.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 2:41 p.m.

Sheila Malcolmson, Chair

Kathryn Luttin, Recorder