

**ADOPTED**  
**MINUTES of the SALT SPRING ISLAND**  
**LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING**  
**Thursday, April 11, 2013 - 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)  
Linda Adams, Chief Administrative Officer (CAO) (by telephone)  
Justine Starke, Island Planner  
Caitlin Brownrigg, Planner 1  
Kathryn Luttin, Recorder

**Others Present:**

Wayne McIntyre, Capital Regional District (CRD) Director  
Approximately 3 members of the public – a.m.  
Approximately 9 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 introduced herself, the Trustees and staff, and explained the meeting procedures.

**2. APPROVAL OF AGENDA**

The following changes to the agenda were presented for consideration:

- supplemental to Item 3.2 – Draft Minutes of the April 4, 2013 Advisory Environment Committee Meeting;
- supplemental to Item 5.3 – LTC Work Program Quarterly Review – Staff Report;
- remove Item 3.3 – Draft Minutes of the April 5, 2013 Industrial Advisory Planning Commission Meeting;
- remove Item 4.1 – Follow Up Action List.

**By general consent** the agenda was approved, as amended.

**3. MINUTES AND RESOLUTIONS WITHOUT MEETING**

**3.1 Draft Minutes of the March 21, 2013 SSI LTC Regular Business Meeting**

**By general consent** the Salt Spring Island Local Trust Committee Regular Business Meeting minutes of March 21, 2013 were adopted, as presented.

### 3.2 Draft Minutes of the April 4, 2013 Advisory Environment Committee Meeting

The minutes were received for information.

### 4. **BUSINESS ARISING FROM MINUTES** - none

### 5. **LOCAL TRUST COMMITTEE PROJECTS**

#### 5.1 National Marine Conservation Area

RPM Hartley reviewed the staff memorandum dated January 24, 2013.

Further to discussion, the following resolution was introduced:

SSI-085-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee recommend that Parks Canada hold a public meeting on Salt Spring Island with regard to the National Marine Conservation Area. **CARRIED**

#### 5.2 Draft Trust Council Bylaw 154 – Delegation of Certain Powers to the SSI LTC

CAO Adams reviewed the staff briefing dated April 4, 2013.

Discussion followed. Members of the public were invited to ask questions. The Trustees expressed support for the draft bylaw.

#### 5.3 LTC Work Program Quarterly Review

RPM Hartley reviewed the staff report dated April 9, 2013. She confirmed that the Industrial Lands Needs Assessment report is expected to be delivered in September.

Chair Malcolmson called for a recess at 10:08 a.m. The meeting reconvened at 10:10 a.m.

Item 5.2 was addressed at this time. Discussion on Item 5.3 then resumed.

The following resolutions were introduced:

SSI-086-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request from staff in June 2013 a preliminary report outlining scope of work, budget and resource implications for the following projects: Village Area Planning, Quality Management, Housing for Farmworkers/Subdivision for a Relative, National Marine Conservation Area, and Community Economic Sustainability. **CARRIED**

SSI-087-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee amend its work program by removing from the Projects List the following items that are not anticipated to commence work prior to the year 2015: 1) OCP (DPA 3) Shoreline Review; 2) OCP Sensitive Ecosystems Review; 3) OCP (DPA 6) Hazard Lands Review; 4) OCP/LUB update on heritage conservation; 5) OCP/LUB update on raptor nest management. **CARRIED**

## 6. REPORTS

### 6.1 Work Program Top Priorities Report

The report was reviewed.

### 6.2 Projects List

The list was reviewed.

### 6.3 Expense Report – Posted to March 31, 2013

The report was reviewed.

### 6.4 Applications with Status Report

The report was reviewed.

### 6.5 SSI LTC 2012-2013 Annual Report

Island Planner Starke reviewed the staff report dated March 28, 2013 regarding the accomplishments of the Salt Spring Island Local Trust Committee which will be included in the 2012-2013 Islands Trust Annual Report.

It was noted that in the final paragraph of the 2012-2013 Islands Trust Annual Report, the mention of the “nine subdivision referrals” should be moved from the first description of Local Trust Committee decisions to the list of referral responses by staff.

Further to discussion, the following resolution was introduced:

SSI-088-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the Salt Spring Island Local Trust Committee 2012-2013 Annual Report as a component of the Trust Council Annual Report for 2012-2013. **CARRIED**

Chair Malcolmson called for a recess at 11:29 a.m. The meeting reconvened at 12:00 noon. At that time, she welcomed the members of the public and thanked them for coming. She introduced the Trustees and staff and reviewed the audio recording practices. She acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

## 7. TRUSTEE REPORTS

Trustee Grove reported that he attended the following: the Resilience Fair hosted by Transition Salt Spring; a Salt Spring Island Water Council meeting; an Advisory Environment Committee meeting; a Governance Study Committee meeting; and the fire hall open house. He noted the upcoming visit of the Lieutenant Governor and the Salt Spring Fire District Trustee election.

Trustee Grams reported that he attended meetings with constituents and the fire hall open house. He noted the following: the Work Plan for the St Mary Lake Watershed Working Group; Trust Council’s proposed bylaw regarding delegation of power to the

Salt Spring Island Local Trust Committee; the Terms of Reference for the Governance Study Committee; and the proposed fire hall.

**8. CHAIR'S REPORT**

Chair Malcolmson discussed the upcoming Association of Vancouver Island Coastal Communities convention, including the following topics: derelict vessels; case law for conflicts of interest; genetically modified organisms; ferry fares; and the Committee for the Implementation of Textile Agreements (CITA) trade agreement. She noted the upcoming Island Studies conference on Gabriola Island.

**9. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director McIntyre reported on: the Resilience Fair hosted by Transition Salt Spring; the CRD budget; the Salt Spring Island Governance Study; the Beddis Water System upgrades; the Sewer and Water Working Group; the posting of the CRD Senior Manager position on Salt Spring Island.; local CRD staffing; the Liquid Waste Commission proposal for constructive wetlands; library board member elections; the upcoming Ferry Advisory Commission meeting; the Economic Development Group of the Southern Gulf Islands; Victoria's new wastewater treatment plant; the new International Day of the Honeybee – May 29<sup>th</sup>; the proposed hazardous waste dump at the headwaters of Shawnigan Lake; and the upcoming Association of Vancouver Island Coastal Communities convention.

**10. DELEGATIONS**

Chair Malcolmson reviewed the guidelines for the Delegations and the Town Hall, and the audio recording practices.

**10.1 Dr. Varzeliotis - Submission regarding Booth Canal**

Dr. Varzeliotis spoke about Booth Canal, and to an additional submission he provided at the meeting entitled "Tom's Town Hall Placard - April 11, 2013: An Anniversary".

**11. TOWN HALL**

Chair Malcolmson opened the Town Hall at 12:37 p.m. Members of the public expressed their views on: a water treatment covenant; animal husbandry in watershed areas; ocean-based geo-thermal exchange systems; and the five minute time limit for speakers at Local Trust Committee meetings.

Chair Malcolmson called for a recess at 12:47 p.m. The meeting reconvened at 12:50 p.m.

**12. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS**

**12.1 SS-RZ-2012.1- 151 Rainbow Road – E. Booth**

Planner Brownrigg reviewed the staff report dated April 1, 2013 regarding the proposal to amend the Land Use Bylaw zoning from Residential 6 to a Commercial 2 variant for 151 Rainbow Road.

The applicant was present and spoke to his application.

Further to discussion, the following resolutions were introduced:

SSI-089-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give First Reading to Draft Bylaw No. 464, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2013". **CARRIED**

SSI-090-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee give Second Reading to Draft Bylaw No. 464, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2013". **CARRIED**

SSI-091-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to refer Proposed Bylaw No. 464 to public agencies for comment, and to schedule a Public Hearing (Booth, 151 Rainbow Road, SS-RZ-2012.1). **CARRIED**

## **12.2 SS-RZ-2013.1 – 1351 Mountain Road - M.I. & M.L. MacAlpine**

Planner Brownrigg reviewed the staff report dated April 2, 2013 regarding the application to rezone the shoreline portion of the subject property in order to permit an existing breakwater and an oversize dock float.

One of the applicants was present and spoke to this application.

After further discussion, the following resolution was introduced:

SSI-092-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee refer rezoning application SS-RZ-2013.1 to the Advisory Planning Commission and Environmental Advisory Committee for review and comment, upon receipt of a report by a professional biologist (MacAlpine, 1351 Mountain Road). **CARRIED**

## **13. CORRESPONDENCE**

### **13.1 D. Stambuck – March 25, 2013 – Bayside Complex**

The correspondence was received.

SSI-093-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff to respond on behalf of the Local Trust Committee to Dennice Stambuck's letter dated March 8, 2013. **CARRIED**

### **13.2 M. Knoths – April 2, 2013 – Water Treatment Covenant**

The correspondence was received and discussed. The Trustees indicated that they consider the covenant to have merit in advising future owners of water quality results and site specific recommendations.

### **13.3 J. Sprague – March 14, 2013 – Transfer of Limited LTC Authority**

The correspondence was received for information.

14. **NEW BUSINESS**

14.1 **Islands Trust Local Planning Committee to the Local Trust Committee – Renewal Energy Technologies – Ocean Loop Geo-Exchange Systems**

RPM Hartley reviewed the memorandum dated February 25, 2013.

14.2 **Galiano Land Use Bylaw Amendments**

Island Planner Starke reviewed the staff memorandum dated April 2, 2013 regarding Galiano Island Proposed Bylaw No. 240.

Further discussion, the following resolution was introduced:

SSI-094-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to respond to the Galiano Island Local Trust Area Bylaw Referral Form for Proposed Bylaw No. 240 indicating that “interests are unaffected by the bylaw.”

**CARRIED**

15. **UPCOMING MEETINGS**

15.1 The next regular business meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Thursday, May 2, 2013 at the Lion’s Club, Hart Bradley Hall, 103 Bonnet Ave., Salt Spring Island.

16. **ADJOURNMENT**

**By general consent** the meeting adjourned at 1:40 p.m.

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Sheila Malcolmson, Chair

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Kathryn Luttin, Recorder