

ADOPTED
MINUTES of the SALT SPRING ISLAND
LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING
Thursday, May 23, 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
Stefan Cermak, Planner 2
Chris Larson, Planner 1
Kathryn Luttin, Recorder

Others Present:

Approximately 11 members of the public – a.m.
Approximately 38 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. She acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

2. APPROVAL OF AGENDA

The following additions were made to the agenda:

- supplemental to Item 6.4 – Draft Minutes of the May 16, 2013 Agriculture Advisory Committee Meeting – for information;
- supplemental to Item 7.1 - SFU Hydrogeological Study of Salt Spring Island – correspondence from P. Lapcevic to Sheila Malcolmson dated May 22, 2013;
- supplemental to Item 13.1 – SS-ALR-2013.1 – Capital Regional District – 133 Burgoyne Bay Road – Non-Farm Use in the Agricultural Land Reserve – Staff Memorandum.

By general consent the agenda was approved, as amended.

3. CLOSED MEETING RESOLUTION

SSI-119-13

At 9:28 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 sections 90(1)(a) personal information about identifiable individuals relating to committee appointments; 90(1)(f) law enforcement; 90(1)(g) potential litigation; 90(1)(i) the receipt of legal advice; 90(1)(k) negotiations and related discussions, and that staff and Rob

Grant, representative from the Salt Spring & Southern Gulf Islands Community Services Society be invited to remain. **CARRIED**

4. OPEN MEETING RESOLUTION

SSI-120-13 At 11:13 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**

Chair Malcolmson called for a recess at 11:14 a.m. The meeting reconvened at 11:18 a.m.

5. RISE AND REPORT

5.1 Advisory Planning Commission and Agricultural Advisory Planning Commission Appointments

Trustee Grove reported the following appointments:

Agricultural Advisory Planning Commission:

- one year term: Conrad Pilon, Tony Threlfall, George Laundry and Jan Steinman;
- two year term: Ken Byron, Bree Eagle and Jane Squier.

Advisory Planning Commission:

- representing environmental interests: Susan Hannon (two year term), Sally John (two year term) and Jeff Thompson (two year term);
- representing design interests: Dolores Bender-Graves (one year term), Neil Morie (two year term) and Janet Stethem (two year term);
- representing planning interests: Zwanette Pereboom (one year term) and John Newton (two year term);
- members-at-large: Norbert Schlenker (one year term), Brigitte Hayes (one year term) and Rosey Brennan (two year term).

5.2 SSI Bylaw Enforcement

Chair Malcolmson reported that the Salt Spring Island Local Trust Committee will continue to deal with short-term vacation rentals on a “complaints received” basis.

6. MINUTES AND RESOLUTIONS WITHOUT MEETING

6.1 Draft Minutes of the May 2, 2013 SSI LTC Regular Business Meeting

By general consent the Salt Spring Island Local Trust Committee Regular Business Meeting minutes of May 2, 2013 were adopted, as presented.

6.2 Draft Minutes of the March 15, 2013 SSI LTC Special Business Meeting of the St. Mary Lake Watershed Working Group

By general consent the Salt Spring Island Local Trust Committee Special Business Meeting of the St. Mary Lake Watershed Working Group minutes of March 15, 2013 were adopted, as presented.

6.3 Draft Minutes of the May 9, 2013 Industrial Advisory Planning Commission Meeting

The minutes were received for information.

6.4 Draft Minutes of the May 16, 2013 Agriculture Advisory Committee Meeting

The minutes were received for information.

7. LOCAL TRUST COMMITTEE PROJECTS

7.1 SFU Hydrogeological Study of Salt Spring Island

RPM Hartley reviewed the staff report dated May 14, 2013 regarding a request from the Salt Spring Island Water Council Society to assist in supporting a research team from Simon Fraser University to conduct a conceptual hydrogeological study of Salt Spring Island.

John Borst, representative for Salt Spring Island Water Council, was present and spoke.

Further to discussion, the following resolution was introduced:

SSI-121-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee dedicate up to \$2,400 from the 2013/2014 LTC Special Projects budget for those deliverables related to land use planning that will support the Salt Spring Island Water Council Society in facilitating a Simon Fraser University hydrogeological study of Salt Spring Island, subject to seeking contract provisions noted in the staff report dated May 14, 2013. **CARRIED**

7.2 Trust Council Delegation Bylaw No. 154

CAO Adams reviewed the Draft Request For Decision to Trust Council dated May 16, 2013 regarding delegation of certain powers to the Salt Spring Island Local Trust Committee.

Discussion followed.

7.3 Industrial Land Use Bylaw Update – Work Program Update

Planner Cermak reviewed the staff report dated May 16, 2013 regarding amendments to the Industrial Land Needs Assessment Service Contract, the Industrial Land Use Bylaw Update work plan, and the Industrial Advisory Planning Commission Terms of Reference.

Further to discussion, the following resolutions were introduced:

SSI-122-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve an amendment to the Industrial Land Needs Assessment scope of work to include a public engagement survey at a cost not to exceed \$1,500. **CARRIED**

SSI-123-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the Industrial Advisory Planning Commission Terms of Reference as amended dated May 16, 2013. **CARRIED**

SSI-124-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve, in general, the Industrial Land Use Bylaw Update work program amendments as presented in the staff report dated May 16, 2013. **CARRIED**

SSI-125-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve budget allocation of up to \$16,000 from the Salt Spring Island Program Budget to meet the Industrial Land Use Bylaw Update work program as presented in the staff report dated May 16, 2013. **CARRIED**

At the start of the afternoon session Chair Malcolmson welcomed the members of the public and thanked them for coming. She introduced herself, the Trustees and staff. She acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish People.

8. TRUSTEE REPORTS

Trustee Grams reported that he met with the following: Bullock Lake Resort owners, the Farmers' Institute board, and residents regarding affordable housing. He reported attended the following: a Local Planning Committee meeting in Victoria, Ruckle Park Farm Day, a Trust Programs Committee meeting in Ladysmith, a meeting arranged by the Chamber of Commerce regarding the harbour board walk, an Agricultural Advisory Committee meeting, and a Governance Study Committee meeting. He noted that he received a briefing from CAO Adams regarding the history of Bullock Lake.

Trustee Grove reported that he met with the following: the developer of the Channel Ridge area, and Bullock Lake Resort owners. He reported attended the following: an Industrial Advisory Planning Commission meeting, a Trust Programs Committee meeting in Ladysmith, the Annual General Meeting of the Chamber of Commerce, a meeting arranged by the Chamber of Commerce regarding the harbour board walk, an Agricultural Advisory Committee meeting, a Salt Spring Island Community Economic Development Commission meeting, and a Governance Study Committee meeting.

9. CHAIR'S REPORT

Chair Malcolmson reported on the Islands Studies conference on Gabriola Island, nominations for the Islands Trust Community Stewardship Awards, and the upcoming Trust Council meeting on Mayne Island June 11-13, 2013.

10. CRD DIRECTOR'S REPORT – none

11. DELEGATIONS

11.1 SSI Elementary, Super Savers of the Environment

Salt Spring Island Elementary School students' Sophie Gold and Stella Pingle spoke about dog waste disposal, Fraser Byers and Lizzie Woodley spoke about creosote on dock poles.

11.2 Dr. Varzeliotis – Subject “Looking up the Kilt of a Term-inally Middle – Aged LTC”

Dr. Varzeliotis spoke about the mid-term Trustees report, Booth Canal, and the Ideas Bank. He provided an additional written submission titled “Pitfalls of a Do-It-Yourself Mid-Term Report” dated May 23, 2013.

12. TOWN HALL

Chair Malcolmson opened the Town Hall at 12:31 p.m. Members of the public expressed their views on: agenda page numbers, reception at the Islands Trust Office, feedback for letters from the public, distribution of information prior to Public Hearings, global population; and the work of political philosopher Michael Sandel.

Chair Malcolmson called for a recess at 12:37 p.m. The meeting reconvened at 12:48 p.m.

13. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

13.1 SS-ALR-2013.1 – Capital Regional District – 133 Burgoyne Bay Road

Planner Larson reviewed the staff report dated May 10, 2013 regarding the application for non-farm use in the Agricultural Land Reserve (ALR) to allow development of a series of constructed wetlands.

Further to discussion, the following resolution was introduced:

SSI-126-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee forward application SS-ALR-2013.1 for non-farm use in the Agricultural Land Reserve with strong support to the Agricultural Land Commission (133 Burgoyne Bay Road, Capital Regional District). **CARRIED**

It was noted that Trustees will write to the Agricultural Land Commission directly to convey their support.

13.2 SS-DVP-2013.3 – G. Allen - 254 Little Mountain Road

Planner Larson reviewed the staff report dated May 15, 2013 regarding the application to vary the front lot line setback to permit the siting of an accessory building.

The applicant was present and spoke to the application.

Further to discussion, the following resolution was introduced:

SSI-127-13

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve issuance of proposed Development Variance Permit SS-DVP-2013.3 to Victoria Chaney-Brosman and Stanley Brosman for Lot 2, DL1 and 20 North Salt Spring Island, Cowichan District, Plan VIP68038 (254 Little Mountain Road). **CARRIED**

13.3 SS-RZ-2012.2 – S. Bull – 147 Swanson Road

Planner Larson reviewed the staff report dated May 15, 2013 regarding an update on progress to date, notably submission of a draft housing agreement and septic report.

The applicant was present and spoke. Rob Grant, representative from Salt Spring & Southern Gulf Islands Community Services Society was present and spoke.

Further to discussion, the following resolutions were introduced:

SSI-128-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee request staff advice about community consultation on the rezoning application for 147 Swanson Road (Bull, SS-RZ-2012.2). **CARRIED**

SSI-129-13 It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee, with respect to application SS-RZ-2012.2 by Sheena Bull to amend the Land Use Bylaw (147 Swanson Road), direct staff to enter into an application processing cost recovery agreement with the applicant pursuant to Trust Council Policy and the Salt Spring Island Planning Application Fees Bylaw, reporting to the Local Trust Committee in June 2013. **CARRIED**

14. REPORTS

14.1 **Work Program Top Priorities Report**

The report was reviewed.

14.2 **Projects List**

The list was reviewed.

14.3 **Applications with Status Report**

The report was reviewed.

14.4 **Expense Report – To March 31, 2013**

The report was reviewed.

15. BUSINESS ARISING FROM MINUTES

15.1 **Follow-Up Action List**

The list was reviewed.

It was noted that on page 5 of the report, fifth item, the name “Lisa Gordon” should be replaced with “Laura Stringer”.

16. CORRESPONDENCE

16.1 **SSI Chamber of Commerce – April 17, 2013 – Industrial Land Use on SSI**

The correspondence was received.

16.2 **Gulf Islands National Parks Reserve – April 29, 2013 - Public Consultations for Draft Gulf Islands Management Plan**

The correspondence was received.

16.3 Islands Trust Chair Malcolmson to Dr. Varzeliotis – May 1, 2013 - Booth Inlet

The correspondence was received.

SSI-130-13

It was **MOVED** and **SECONDED** that, in accordance with Chair Malcolmson's letter of May 1, 2013, the Salt Spring Island Local Trust Committee ask staff to compile a record of any subdivision and rezoning applications, development permits, or crown lease referrals relating to the works at the former Booth Bay Resort. **CARRIED**

16.4 Dr. Varzeliotis to Chair Malcolmson – May 7, 2013 – Booth Canal

The correspondence was received.

16.5 Islands Trust to Parks Canada – May 7, 2013 – National Marine Conservation Reserve Proposed Exclusion Areas

The correspondence was received.

16.6 Correspondence concerning the implementation of Secondary Suites

Island Planner Starke reviewed the staff memorandum dated May 15, 2013 regarding correspondence related to implementation of Bylaw 461 (secondary suites).

17. NEW BUSINESS - none

18. UPCOMING MEETINGS

The next regular business meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Thursday, June 20, 2013 at the Lion's Club, Hart Bradley Hall, 103 Bonnet Ave., Salt Spring Island.

19. ADJOURNMENT

By general consent the meeting adjourned at 2:35 p.m.

Sheila Malcolmson, Chair

Kathryn Luttin, Recorder