

**ADOPTED**  
**MINUTES of the SALT SPRING ISLAND**  
**LOCAL TRUST COMMITTEE REGULAR MEETING**  
**Thursday, May 29, 2014 - 9:30 AM**  
**Lions Club, Hart Bradley Hall - 103 Bonnet Avenue, Salt Spring Island**

**Members Present:**

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

**Staff Present:**

Leah Hartley, Regional Planning Manager (RPM)  
Stefan Cermak, Island Planner  
Kristin Aasen, Planner 1  
Sarah Shugar, Recorder

**Media and Others Present:**

Wayne McIntyre, Capital Regional District (CRD) Director  
Gulf Islands Driftwood Reporter  
Approximately 5 members of the public – a.m.  
Approximately 8 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 Malcolmson called the meeting to order at 9:30 a.m. She introduced herself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish people.

**2. APPROVAL OF AGENDA**

**By general consent**, the agenda was adopted, as presented.

**3. CLOSED MEETING RESOLUTION**

**SS-2014-102**

At 9:31 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) (a) for receipt of personal information about identifiable individuals who hold or are being considered for positions as officers, employees or agents of Islands Trust or other positions appointed by Islands Trust and Section 90 (i) for 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**

#### **4. OPEN MEETING RESOLUTION**

##### **SS-2014-103**

At 10:35 a.m., it was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee re-opens this meeting to the public subject to Section 89 of the Community Charter. **CARRIED**

Chair Malcolmson called for a recess at 10:36 a.m. The meeting reconvened at 10:40 a.m.

#### **5. RISE AND REPORT**

##### **5.1 Advisory Planning Commission**

Recorder Shugar reported the following rise and report items:

- The Salt Spring Island Local Trust Committee accepts the resignation of Advisory Planning Commissioner Susan Hannon and thanks her for her service.
- The Salt Spring Island Local Trust Committee thanks Advisory Planning Commissioner Brigitte Hayes for her service.
- The Salt Spring Island Local Trust Committee re-appoints Norbert Schlenker to a new two year term on the Advisory Planning Commission, effective June 1, 2014.
- The Salt Spring Island Local Trust Committee re-appoints Conrad Pilon, Tony Threlfall, George Laundry and Jan Steinman to a new two year term on the Agricultural Advisory Planning Commission, effective June 1, 2014.
- The Salt Spring Island Local Trust Committee appoints Elizabeth FitzZaland, Patrick Beattie and Mickey McLeod, to the Advisory Planning Commission for a one year term effective June 1, 2014.
- The Salt Spring Island Local Trust Committee appoints Stanley Shapiro and Robert Steinback to the Advisory Planning Commission for a two year term effective June 1, 2014.
- The Salt Spring Island Local Trust Committee invites Stephen Roberts to apply to the Board of Variance Committee.
- The Salt Spring Island Local Trust Committee expresses its appreciation to Ella MacQueen–Denz and Norees Gasper who sought positions to the Advisory Planning Commission and invites them to participate as non-voting members in the Advisory Planning Commission discussion and deliberations until Sept. 1, 2014, following which the Salt Spring Island Local Trust Committee invites recommendations from the students in how they may participate in the future.

#### **6. MINUTES AND RESOLUTIONS WITHOUT MEETING**

##### **6.1 Draft Minutes of the May 8, 2014 SSILTC Regular Meeting**

The following amendment was introduced:

Item 12 - Chair Malcolmson reported on the following from the Trust Council Executive Committee meeting in Victoria: the approval of an Official Community Plan and Land Use Bylaw for the Ballenas – Winchelsea Islands and of the Gabriola Island Riparian Area Regulation Bylaw.

**SS-2014-104**

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee adopt the Minutes of the SSILTC Regular Meeting of May 8, 2014, as amended. **CARRIED**

**6.2 Draft Minutes of the May 15, 2014 Industrial Planning Commission Meeting**

The minutes were received for information.

**7. LOCAL TRUST COMMITTEE PROJECTS**

**7.1 Implementation of the Riparian Areas Regulation**

Planner Cermak provided a verbal report regarding the Riparian Areas Implementation Program including a brief summary of feedback received at the public information meeting held on May 8, 2014. He advised that a staff report will be on the agenda of the June 24, 2014 LTC meeting.

The Trustees thanked Planner Cermak for his contributions to the Riparian Areas Regulation project.

**8. BUSINESS ARISING FROM MINUTES**

**8.1 Follow-Up-Action-List**

The report was received.

**9. CORRESPONDENCE**

**9.1 Adam Olson, Interim Leader, Green Party of BC – Regarding Grace Islet Coast Salish Burial Site – Dated May 6, 2014 and Trustee George Grams Dated May 22, 2014**

The Trustees delegated Trustee Grams to send a letter of response to Mr. Olson.

Further to discussion, the following resolution was introduced.

**SS-2014-105**

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to report at the next work program update regarding options for the review of Land Use Bylaw 355 to address conflicts between zoning and the presence of First Nations heritage sites on Salt Spring Island. **CARRIED**

The Trustees stated that they recognize the need to proactively seek solutions in cooperation with First Nations and the Ministry of Forests, Lands and Natural Resource Operations to address conflicts between the zoning and presence of First Nations heritage sites on Salt Spring Island.

Chair Malcolmson called for a recess at 11:30 a.m. The meeting reconvened at 12:00 pm. At that time, she welcomed the members of the public and thanked them for attending the meeting. She introduced the Trustees and staff and reviewed the audio recording practices.

#### **10. TRUSTEE REPORTS**

Trustee Grams reported that he attended the following meetings: Riparian Areas Regulation (RAR) Public Information; Industrial Advisory Planning Commission (IAPC) and the Salt Spring Island Watershed Protection Authority. He attended the presentation by Maude Barlow at Gulf Island Secondary School regarding water resources. He advised the Salt Spring Island Watershed Protection Authority Technical Advisory Committee is hosting a Public Information Meeting regarding remediation of St. Mary Lake on June 25, 2014.

Trustee Grove reported that he attended the following meetings: Trust Planning Committee meeting regarding BC Ferries service reduction and fare increases; RAR Public Information; Industrial Advisory Planning Commission and the Salt Spring Island Watershed Protection Authority; the SSI Water Council; and the SSI Chamber of Commerce meeting regarding Health and Wellness. He attended the Island Pathways launch of Bike to Work week and the presentation by Maude Barlow at Gulf Island Secondary School regarding water resources.

#### **11. CHAIR'S REPORT**

Chair Malcolmson reported on the following items: that Trust Council is scheduled to meet on June 17 to 19, 2014 on Saturna Island. The sessions will include: Fisheries and Oceans Canada Aquaculture Resource Management; the Coastal Douglas Fir Zone Conservation Action Plan; dialogue with San Juan County Council members regarding common issues and interests. The UBCM Select Committee on the BC Ferries' socio-economic impact met on May 26, 2014; their terms of reference is available and their report is due to be released in July 2014. The 2014 UBCM convention is scheduled for September 22 to 26 in Whistler, BC.

#### **12. CRD DIRECTOR'S REPORT**

CRD Director McIntyre reported that he attended meetings with: the Salt Spring Island Community Economic Development Commission; the Hospital Foundation; Simon Wheeler regarding alternative energy; the Chair of the Salt Spring Library Board regarding upcoming initiatives; the Salt Spring Island Liquid Waste Services Commission; the Salt Spring Island Transportation Commission; the CRD Environmental Services Committee. He also attended meetings concerning the SSI Rod and Gun Club and regarding affordable housing. He also reported on the following items: Honourable Naomi Yamamoto, Minister of State for Tourism and Small Business is expected to visit Salt Spring on June 20, 2014; the Salt Spring Island Parks and Recreation Commission completed the Saturday Market in the Park survey; a memorandum of understanding is being drafted for the Experience the Gulf Islands initiative; the CRD received a \$75,000 Active Transportation Grant; the Salt Spring Island Watershed Protection Authority received a CRD grant towards remediation of St. Mary Lake.

**13. DELEGATIONS**

**13.1 T. Varzeliotis – entitled “Trust Fleur du Mal – An Anthology of Trust Defamations”**

Mr. Varzeliotis spoke and provided a written submission titled “Tom’s Town Hall Placard” dated March 29, 2014.

**13.2 J. McLean – concerning the Riparian Area Regulations**

Ms. McLean provided a written submission regarding the Riparian Area Regulations dated May 16, 2014 and spoke to storm water drainage in the Ganges Village area.

**14. TOWN HALL**

Chair Malcolmson opened the Town Hall at 12:41 p.m.

One member of the public spoke regarding: a storm water plan for Ganges; the threat to watersheds.

One member of the public spoke to the anniversary of marine biologist and conservationist Rachel Carson.

Chair Malcolmson called for a recess at 12:45 p.m. The meeting reconvened at 12:50 p.m.

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

**15.1 SS-SUB-2006.12 – Polaris Land Surveying – 344 Anna’s Drive / Musgrave Road / Mt. Tuam Road**

Planner Aasen presented a staff report dated May 22, 2014 regarding density and water covenants.

The applicant was present and was invited to speak.

Further to discussion, the following resolutions were introduced.

**SS-2014-106**

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee accept a density covenant under section 219 of the Land Title Act from the registered owner of the land of proposed Strata lots 25, 26 and 27 of the Southeast 1/4 of Section 44, The South 1/2 of the Southwest 1/4 of Section 43, The Remainder of the Southeast 1/4 of Section 43 and the Northeast 1/4 of Section 37, All of South Salt Spring Island, Cowichan District. **CARRIED**

**SS-2014-107**

It was **MOVED** and **SECONDED** the Salt Spring Island Local Trust Committee accept a water control covenant under section 219 of the Land Title Act from the registered owner of the land of proposed Strata lots 1-6 and 8-27 of the Southeast 1/4 of Section 44, The South 1/2 of the Southwest 1/4 of Section 43, The Remainder of the Southeast 1/4 of Section 43 and the Northeast 1/4 of Section 37, All of South Salt Spring Island, Cowichan District. **CARRIED**

**SS-2014-108**

It was **MOVED** and **SECONDED** the Salt Spring Island Local Trust Committee designate any member to sign the Covenants. **CARRIED**

**15.2 SS-RZ-2013.3 – Robyn Kelln – 119 – 150 Ashya Road**

Planner Cermak presented a staff report dated May 22, 2014 regarding an Application to Amend the Official Community Plan and Land Use Bylaw.

The applicant was not present.

Chair Malcolmson called for a recess at 1:20 p.m. The meeting reconvened at 1:25 p.m.

Further to discussion, the following resolution was introduced.

**SS-2014-109**

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee direct staff to bring forward by Resolution Without Meeting an amendment to Bylaw 477 cited as "Salt Spring Island land Use Bylaw, 1999, Amendment No. 1, 2014 (SS-RZ-2013.3, 119-150 Ashya Road); subject to approval of the applicant to amend the application to permit secondary suites without residential use of seasonal cottages.

**CARRIED**

**16. REPORTS**

**16.1 Work Program Top Priorities Report**

The report was received.

**16.2 Projects List**

The report was received.

The Trustees requested staff to recirculate the correspondence regarding the Land Use Bylaw Update – Rural Watershed Uses project.

Further to discussion, the following resolution was introduced.

**SS-2014-110**

It was **MOVED** and **SECONDED** that Salt Spring Island Local Trust Committee request a staff report regarding Rural Watershed Uses as described in the projects list Land Use Bylaw Update in terms of the urgency of this matter. **CARRIED**

**16.3 Development Applications Summary Report**

The report was received.

**16.4 Applications with Status Report**

The report was received.

17. **NEW BUSINESS** – none

18. **UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on Tuesday, June 24, 2014 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

19. **ADJOURNMENT**

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

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Sheila Malcolmson, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder