



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date:	Thursday, January 8, 2015
Location:	Lions Club, Hart Bradley Memorial Hall 103 Bonnet Avenue, Salt Spring Island, BC
Members Present:	Peter Luckham, Chair Peter Grove, Local Trustee George Grams, Local Trustee
Staff Present:	Leah Hartley, Regional Planning Manager Stefan Cermak, Island Planner Kristin Aasen, Planner 2 Jason Youmans, Planner 1 Seth Wright, Planner 1 Sarah Shugar, Recorder
Media and Others Present:	Peter Lake, Capital Regional District (CRD) Alternate Director Gulf Islands Driftwood Reporter Approximately 17 members of the public - a.m. Approximately 21 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 Luckham called the meeting to order at 9:30 a.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish First Nations.

2. INTRODUCTIONS - LOCAL TRUST COMMITTEE 2014-2018 TERM OF OFFICE

Chair Luckham, Trustee Grams and Trustee Grove provided opening statements. Capital Regional District (CRD) Alternate Director Lake provided opening remarks on behalf of CRD Director McIntyre.

3. APPROVAL OF AGENDA

The following supplemental items to the agenda were presented for consideration:
14.3.1 SS-DVP-2014.7 – J. Janzen, Additional Correspondence

The following additions to the agenda were presented for consideration:
17.4.1 Shell Station Remediation – Trustee Request
17.4.2 Request to Financial Planning Committee regarding Salt Spring Island Watershed Protection Authority (SSIWPA) Special Property Tax Requisition

By general consent the agenda was adopted as amended.

4. PREVIOUS MEETING

4.1. Draft Minutes of the Salt Spring Island Local Trust Committee

4.1.1. Draft Minutes of the November 6, 2014 SSI LTC Regular Meeting

By general consent, the minutes of the November 6, 2014 Salt Spring Island Local Trust Committee Regular Meeting were adopted as presented.

4.2. Resolutions Without Meeting Report

The report was received.

4.3. Draft Minutes of the Advisory Planning Commissions – None

5. BUSINESS ARISING FROM MINUTES

5.1. Follow-Up Action List

The report was received.

6. COMMUNITY INFORMATION MEETING – None

7. PUBLIC HEARING – None

8. LOCAL TRUST COMMITTEE PROJECTS

8.1. Ganges Boardwalk

Planner Aasen presented a staff report dated December 19, 2014 regarding the Ganges Boardwalk Project Charter

Further to discussion the following resolutions were introduced.

SS-2015-01

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Project Charter for Ganges Village Planning – Boardwalk Completion, as presented on January, 8, 2015 as follows:

1. Include the Harbour Authority in the purpose statement;
2. Include a review of the design in the purpose statement;
3. Replace the word “ensure” under “Project Objectives”;
4. Include a list of the interested First Nations;
5. Change the title “Project Team Resources” to “Local Trust Committee Project Team Resources”;
6. Include a summary of the Capital Regional District Project Team Resources when available;
7. Replace “digital facilitator” to “graphic facilitator”.

CARRIED

SS-2015-02

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve, as amended the Project Charter for Ganges Village Planning – Boardwalk Completion, Version 1, dated December 18, 2014.

CARRIED

SS-2015-03

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee authorize the expenditure of up to \$1,700 from the Ganges Village Planning budget for the purpose of community engagement on the Ganges boardwalk.

CARRIED

8.2. Industrial Land Use Bylaw Update

Planner Cermak presented a staff report dated December 10, 2014 regarding the Industrial Land Use Bylaw update.

Further to discussion, the following resolutions were introduced.

SS-2015-04

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive the Industrial Advisory Planning Commission's Final Report dated November 19, 2014, and approve in principle the proposed Industrial Advisory Planning Commission definition and classification of industrial lands, and approve in principle the projected demand and the general locations for new industrial lands.

CARRIED

The following amendment was noted: to replace "meeting" to "seeking to meet" in the purpose statement.

SS-2015-05

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee accept in general the amended Industrial Land Use Bylaw Update Work Program dated November 24, 2014.

CARRIED

SS-2015-06

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to include land use bylaw technical updates to the Industrial Land Use Bylaw Update Work Program.

CARRIED

8.3. Watershed Management

Planner Cermak presented a staff report dated December 15, 2014 regarding Watershed Management.

Further to discussion the following resolutions were introduced.

SS-2015-07

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request further information from staff on options for allocation of funds and an updated two year budget request, following consultation with the Salt Spring Island Watershed Protection Authority.

CARRIED

SS-2015-08

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the Project Charter for Watershed Management version 6.0, last updated November 22, 2014 to the Salt Spring Island Watershed Protection Authority for comment.

CARRIED

Chair Luckham called a recess at 11:30 a.m. The meeting reconvened at 12:00 p.m. At that time, he introduced Trustees and staff, welcomed the members of the public and thanked them for attending the meeting.

9. TRUSTEE REPORTS

Trustee Grams reported that he attended meetings with the following: the Salt Spring Island Watershed Protection Authority (SSIWPA) Annual Open House; a member of the SSIWPA Technical Advisory Committee; and a member of Transition Salt Spring; members of the Industrial Advisory Planning Commission (IAPC); members of the Agricultural Advisory Planning Commission (AAPC); members of the Advisory Planning Commission (APC); Salt Spring Island Community Services regarding homeless issues; and Trust Council. He has been elected Vice Chair of the Executive Committee and Chair of the North Pender, Mayne Island and Saturna Island Local Trust Committees. Regional Planning Manager Hartley attended a meeting with residents of Fort Street area residents, on his behalf.

He also welcomed Peter Luckham as Salt Spring Island's new Local Trust Committee Chair and spoke to his priorities for the 2014-2018 term which included completing current priorities; water quantity and quality; implementation of the Industrial Advisory Planning Commission (IAPC) recommendations for employment lands; Integrated Community Sustainability planning; development of a long term sustainability strategy in partnership with the Capital Regional District (CRD);affordable housing; and addressing homelessness.

Trustee Grove reported that he attended meetings with the following: Trust Council, the Financial Planning Committee; the Salt Spring Island Watershed Protection Authority (SSIWPA) Annual Open House; Trust Council; and with members of the Advisory Planning Commission (APC).

He also welcomed Peter Luckham as Salt Spring Island's new Local Trust Committee Chair and spoke to his priorities for the 2014-2018 term which included being proactive in communications of Islands Trust as uniqueness in British Columbia; being attentive to environment, economy and social wellbeing of the community; addressing climate change; water quantity and quality; economic viability; affordable housing and employment; development and implementation of a plan for Ganges Village and completion of the boardwalk; development of a long term sustainability strategy in partnership with the Capital Regional District (CRD); implementation of the Industrial Advisory Planning Commission (IAPC) recommendations on employment lands; and addressing governance options.

10. CHAIR'S REPORT

Chair Luckham reported that he attended the following: the inaugural Trust Council meeting. Additionally, he shared the following objectives for the 2014-2018 term: improve the dialogue

between the Province of British Columbia and the Islands Trust as well as the Ministry of Community, Sport and Cultural Development; strengthen relations with the First Nations; and build relationships with the community. He expressed that he looks forward to working with the Salt Spring Island Local Trust Committee and the new Executive Committee.

11. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Alternate Director Lake reported that Director McIntyre attended the following: the inaugural 2014-2018 term Capital Regional District (CRD) Board meeting. He spoke to potential infrastructure projects on Salt Spring Island including the Ganges Sewer upgrade which may be beneficial to future affordable housing projects. As well, he praised the success of the local public transportation network and recognized the CRD Transportation Commission. He also welcomed Peter Luckham as Salt Spring Island's new Local Trust Committee Chair and congratulated the Trustees on their re-election.

12. DELEGATIONS

12.1. Mr. Varzeliotis - entitled "Catharsis"

Mr. Varzeliotis spoke and presented a written submission dated December 4, 2014 entitled "Catharsis". He also distributed an additional submission dated January 5, 2015 entitled "Tom's Town Hall Placard".

13. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:35 p.m.

One member of the public expressed concern regarding applications SS-DVP-2014.7 and SS-DP-2014.9 and the health of St. Mary Lake.

One member of the public expressed concern regarding applications SS-DVP-2014.7 and SS-DP-2014.9 and presented several recommendations for consideration.

One member of the public expressed concern regarding the Industrial Advisory Planning Commission report, "Blueprint Towards a Working Community".

Two members of the public expressed concern regarding application SS-DVP-2014.4.

One member of the public expressed support for the Ganges Boardwalk; acknowledged the addition of environmental groups to the list of stakeholders and presented a recommendation for consideration.

One member of the public questioned why the Incorporation Study was not included in the Trustee's opening remarks. She also expressed concern for the resources involved in producing Integrated Community Sustainability Plans.

One member of the public spoke to the Incorporation Study and expressed support for Ganges Boardwalk.

One member of the public welcomed Chair Luckham and spoke to the importance of public process.

14. APPLICATIONS AND REFERRALS

14.1. SS-DVP-2014.4 - M. Geary

Planner Wright presented a staff report dated December 10, 2014 regarding a Development Variance Permit Application for 1609 North Beach Road.

Applicant Michael Geary was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-09

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee not approve issuance of Development Variance Permit SS-DVP-2014.4 for Lot 1, District Lot 17, North Salt Spring Island, Cowichan District, Plan 19405 (1609 North Beach Road).

DEFEATED

SS-2015-10

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer Development Variance Permit SS-DVP-2014.4 for Lot 1, District Lot 17, North Salt Spring Island, Cowichan District, Plan 19405 for one month to give the applicant the opportunity to prepare revisions that might be more amenable to the community and the Local Trust Committee (1609 North Beach Road).

CARRIED

14.2. SS-DVP-2014.8 - Wilco Construction Ltd.

Planner Wright presented a staff report dated December 18, 2014 regarding a Development Variance Permit Application for 455 Scott Point Drive.

A representative of Wilco Construction Ltd., Ian Wilson, was present and spoke to the application.

Further to discussion the following resolution was introduced.

SS-2015-11

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2014.8 for Lot 15 of Lot 1, North Salt Spring Island, Cowichan District, Plan 17161 (455 Scott Point Drive).

CARRIED

14.3. SS-DVP-2014.7 - J. Janzen

14.3.1. SS-DVP-2014.7 - J. Janzen

Planner Youmans presented a staff report dated December 10, 2014 regarding a Development Variance Permit Application for 327 Tripp Road.

Further to discussion the following resolution was introduced.

SS-2015-12

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee not approve issuance of Development Variance Permit SS-DVP-2014.7 for Lot 2, Section 10, Range 1 West, North Salt Spring Island, Cowichan District, Plan 20580 (327 Tripp Road).

CARRIED

Chair Luckham called a recess at 1:47 p.m. The meeting reconvened at 1:50 p.m.

14.4. SS-DP-2014.9 - J. Janzen

This item was removed from the agenda due to non-approval of Item 14.3.

14.5. SS-SUB-2006.12 - Polaris Land Surveying

Planner Aasen presented a staff report dated December 11, 2014 regarding a Request for Release of Notations on Title for the Skywater Subdivision.

Applicant Brent Taylor was present.

Further to discussion the following resolutions were introduced.

SS-2015-13

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the release of the land title notation EL68325 for Strata Lots 1-21 , Section 43, and Common Property, Section 42 & 43, South Salt Spring Island, Cowichan District, Strata Plan EPS1433 (SS-SUB-2006.12, Skywater Subdivision).

CARRIED

SS-2015-14

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the release of the land title notation FB477235 for Strata Lots 4-18, Section 43, and Common Property, Section 42 & 43, South Salt Spring Island, Cowichan District, Strata Plan EPS1433 (SS-SUB-2006.12, Skywater Subdivision).

CARRIED

SS-2015-15

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the release of the land title notation FB477236 for Strata Lots 1-21, Section 43, Strata Lots 22-24 and Common Property, Section 42 & 43, South Salt Spring Island, Cowichan District, Strata Plan EPS1433 (SS-SUB-2006.12, Skywater Subdivision).

CARRIED

SS-2015-16

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee designate any individual member to sign the Release Forms for land title notations EL68325, FB477235 and FB477236 (SS-SUB-2006.12, Skywater Subdivision).

CARRIED

14.6. SS-SUB-2012.7 - R. & S. McConnell & G.& T. Courtenay

Planner Youmans presented a staff report dated December 18, 2014 regarding a Water Control Covenant and Covenant Release for 175 Juniper Road.

Further to discussion the following resolutions were introduced.

SS-2015-17

It was MOVED and SECONDED,

that 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 Lot 7, Section 2, Range 1 East, North Salt Spring Island, Cowichan District Plan VIP 67092 and designate any member of the Local Trust Committee to sign the Covenant attached as Appendix A (SS-SUB-2012.7, 175 Juniper Road).

CARRIED

SS-2015-18

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the release of Covenant FA041454 from proposed Lot A, per the plan of proposed boundary adjustment subdivision SS-SUB-2012.7 (175 Juniper Road).

CARRIED

SS-2015-19

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve the release of Covenant ET100495 from proposed Lot A, per the plan of proposed boundary adjustment subdivision SS-SUB-2012.7 (175 Juniper Road).

CARRIED

SS-2015-20

It was **MOVED** and **SECONDED** that the Salt Spring Island Local Trust Committee approve the release of Covenant EM039623 from proposed Lot A, per the plan of proposed boundary adjustment subdivision SS-SUB-2012.7 (175 Juniper Road).

CARRIED

SS-2015-21

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee designate any member of the Local Trust Committee to sign the Release Form(s) from the registered owner of proposed Lot A, per the plan of proposed boundary adjustment subdivision SS-SUB-2012.7, for covenants FA041454, ET100495, and EM039623 (175 Juniper Road).

CARRIED

14.7. SS-ALR-2014.1 - G. Bogdanovich

Planner Wright presented a staff report dated December 16, 2014 regarding an Agricultural Land Reserve Application for Non-Farm Use (Seasonal Cottage).

A representative of the applicant, Jim Helset, was present and spoke to the application.

Further to discussion the following resolution was introduced.

SS-2015-22

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer application SS-ALR-2014.1 for Lot 2, Sections 16, 17, and 18, Range 5 East, North Salt Spring Island, Cowichan District, Plan 6145 to the Salt Spring Island Agricultural Advisory Planning Committee for review and comment (430 Beddis Road).

CARRIED

14.8. SS-FPE-2014.1 - G.W.S. Construction Ltd.

Planner Youmans presented a staff report dated December 19, 2014 regarding a Flood Plain Exemption.

Applicant William Schulze was present and spoke to the application.

Further to discussion the following resolution was introduced.

SS-2015-23

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee exempt Lot 1, District Lot 19, North Salt Spring Island, Cowichan District, Plan 21401 from Salt Spring Island Land Use Bylaw No.355 Section 4.4 – Setbacks from Water Bodies – Flood Protection and Section 910 of the Local Government Act, conditional upon registration of a Section 219 covenant indemnifying Salt Spring Island Local Trust Committee and its representatives in the event of future flood related damage to the subject property (SS-FPE-2014.1, 156 Arbutus Drive).

CARRIED

14.9. SS-DP-2014.10 - G.W.S. Construction Ltd.

Planner Youmans presented a staff report dated December 18, 2014 regarding a Development Permit Area 3, Shoreline for 156 Arbutus Road.

Applicant William Schulze was present.

Further to discussion the following resolution was introduced.

SS-2015-24

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2014.10 for Lot 1, District Lot 19, North Salt Spring Island, Cowichan District, Plan 21401 (156 Arbutus Road).

CARRIED

14.10. SS-RZ-2003.5 - SS-BL-469 & SS-BL-407 - O'Connor Project Planning

RPM Hartley presented a staff report dated December 19, 2014 regarding Bylaw No. 407 and Bylaw No. 469 for 176 Norton Road.

Applicant Tom O'Connor was present.

Further to discussion the following resolutions were introduced.

SS-2015-25

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt Bylaw No. 469, cited as "Salt Spring Island Housing Agreement Bylaw No. 469, 2013" (SS-RZ-2003.5, 176 Norton Road).

CARRIED

SS-2015-26

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Bylaw No. 407, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2005" by removing Clause 1.1 in its entirety and by making such consequential numbering changes as are required (SS-RZ-2003.5, 176 Norton Road).

CARRIED

SS-2015-27

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee adopt Bylaw No. 407, cited as "Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2005" as amended (SS-RZ-2003.5, 176 Norton Road).

CARRIED

15. CORRESPONDENCE

15.1. Ministry of Agriculture - Dated November 6, 2014 - Notice of February 2015 Workshop

The correspondence was received.

Further to discussion, the following resolution was introduced.

SS-2015-28

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the correspondence from the Ministry of Agriculture dated November 6, 2014 to the Agricultural Advisory Planning Commission and encourage members to attend and that reasonable travel expenses will be included.

CARRIED

15.2. Islands Trust to Capital Regional District - Dated November 14, 2014 - Concerning 315 Robinson Road

The correspondence was received.

16. REPORTS

16.1. Work Program Top Priorities Report

The report was received.

Further to discussion, the following resolutions were introduced.

SS-2015-29

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee remove First Nations Heritage Sites and include a review of Fort Street Subdivision to the Top Priorities Report.

CARRIED

SS-2015-30

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to arrange a meeting with the Capital Regional District and the Ministry of Health to discuss the Fort Street Subdivision.

CARRIED

16.2. Projects List

The report was received.

16.3. Applications with Status Report

The report was received.

16.4. Expense Report

The report was received.

17. OTHER BUSINESS

17.1. Local Trust Committee Orientation

17.1.1. Trustee Toolkit

The Trustee Toolkit dated December 18, 2014 was received.

17.2. Local Trust Committee Work Program - Strategic Directions

Further to discussion, the following resolution was introduced.

SS-2015-31

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee defer Item 17.2 to the next Local Trust Committee meeting.

CARRIED

17.3. Local Trust Committee Appointments

RPM Hartley presented a staff report dated December 18, 2014 regarding Local Trust Committee Appointments.

Further to discussion the following resolutions were introduced.

SS-2015-32

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint Trustee Grams as Local Trust Committee representative to the Salt Spring Island Watershed Protection Authority for the 2014-2018 term.

CARRIED

SS-2015-33

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee appoint Trustee Grove as Local Trust Committee representative to the Capital Regional District Economic Development Commission; Salt Spring Island Water Council and Transitions Salt Spring for the 2014-2018 term, and that staff defer the BC Ferries, Ferry Advisory Committee appointment to a future meeting.

CARRIED

17.4. New Business

17.4.1. Shell Station Remediation

Further to discussion, the following resolution was introduced.

SS-2015-34

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request from the Ministry of Environment a copy of their report regarding the remediation process of the Shell Station in Ganges.

CARRIED

17.4.2. Request to Financial Planning Committee regarding SSIWPA Special Property Tax Requisition

Further to discussion, the following resolution was introduced.

SS-2015-35

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request the Financial Planning Committee to remove from the Salt Spring Island Watershed Protection Authority budget the amount of \$12,500 as being a charge for administrative services, or provide a justification for the surcharge which the Local Trust Committee can present to the community.

CARRIED

18. CLOSED MEETING

18.1. Motion to Close the Meeting

SS-2015-36

At 2:56 p.m., **it was MOVED and SECONDED**, that the Salt Spring Island Local Trust Committee closes this meeting to the public subject to Community Charter Section 90(1)(i) concerning the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose and Section 90(1)(m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED

18.2. Motion to Open the Meeting

SS-2015-37

At 3:33 p.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

18.3. Rise and Report – None

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on February 5, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting was adjourned at 3:37 p.m.

Peter Luckham, Chairperson

CERTIFIED CORRECT:

Sarah Shugar, Recorder