



# Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

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**Date:** Thursday, March 19, 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  
Kate Emmings, Ecosystem Protection Specialist (EPS)  
Sarah Shugar, Recorder

**Media and Others Present:** Wayne McIntyre, Capital Regional District (CRD) Director  
Gulf Islands Driftwood Reporter  
Approximately 4 members of the public - a.m.  
Approximately 9 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. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:  
10.1.3 New Business - North Beach Road Improvements - Trustee Request

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

## 3. PREVIOUS MEETINGS

### 3.1. Draft Minutes of the Salt Spring Island Local Trust Committee

#### 3.1.1. Draft Minutes of the February 5, 2015 SSI LTC Regular Meeting

**By general consent**, the Salt Spring Island Local Trust Committee Minutes of February 5, 2015 were adopted.

3.1.2. Draft Minutes of the March 5, 2015 SSI LTC Special Meeting

**By general consent**, the Salt Spring Island Local Trust Committee Minutes of March 5, 2015 were adopted.

**3.2. Resolutions Without Meeting Report**

The report was received.

**3.3. Draft Minutes of the Advisory Planning Commissions**

3.3.1. Draft Minutes of the February 19, 2015 Advisory Planning Commission Meeting

The minutes were received for information.

3.3.2. Draft Minutes of the February 19, 2015 Agricultural Advisory Planning Commission Meeting

The minutes were received for information.

**By general consent**, the Salt Spring Island Local Trust Committee direct staff to communicate with the Agricultural Advisory Planning Commission regarding the referral process.

**4. BUSINESS ARISING FROM MINUTES**

**4.1. Follow-Up Action List**

The report was received.

**5. COMMUNITY INFORMATION MEETING – None**

**6. PUBLIC HEARING – None**

**7. REPORTS**

**7.1. Work Program Top Priorities Report**

The report was received.

**7.2. Projects List**

The report was received.

RPM Hartley provided an update regarding preliminary planning for gas tax funding opportunities for the Integrated Community Sustainability Plan.

**7.3. Applications with Status Report**

The report was received.

**7.4. Expense Report**

The report was received.

## 7.5. Annual Application Summary Salt Spring Island - 2004-2014

The report was received.

## 8. LOCAL TRUST COMMITTEE PROJECTS

### 8.1. Ganges Boardwalk

Planner Aasen presented a staff report dated March 12, 2015 regarding the Ganges Village Planning: Boardwalk Project Update.

The report was received for information.

Chair Luckham called a recess at 10:24 a.m. The meeting reconvened at 10:34 a.m.

## 9. CORRESPONDENCE

### 9.1. Trust Council Update

Chair Luckham spoke to the Islands Trust Council's 2015 Community Stewardship Awards and noted the deadline for nominations is April 15, 2015.

## 10. OTHER BUSINESS

### 10.1. New Business

#### 10.1.1. Trust Fund - K. Emmings - Eelgrass Mapping for Salt Spring Island

Ecosystem Protection Specialist (EPS) Emmings presented a memorandum dated March 5, 2015 and the Islands Trust Fund Eelgrass Mapping Report.

Leanna Boyer, Director of the Mayne Island Conservancy Society, provided a presentation regarding the Nearshore Eelgrass Inventory Final Report.

The reports were received for information.

#### 10.1.2. North Pender Local Trust Committee - Bylaw No. 198 Referral

A memorandum dated February 26, 2015 was presented regarding Bylaw Referral No. 198 from the North Pender Island Local Trust Committee.

Further to discussion the following resolution was introduced.

#### **SS-2015-65**

#### **It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the North Pender Island Local Trust Committee for Bylaw 198 indicating that interests are unaffected.

**CARRIED**

#### 10.1.3. North Beach Road Improvements

RPM Hartley provided an update regarding the recent restoration work completed on North Beach Road.

Further to discussion the following resolution was introduced.

**SS-2015-66**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee request staff to work with Chair Luckham to write a letter to the Ministry of Transportation and Infrastructure to request details in respect to the restoration work done at North Beach Road.

**CARRIED**

Chair Luckham called a recess at 11:30 a.m. The meeting reconvened at 12:00 p.m.

**11. TRUSTEE REPORTS**

Trustee Grams reported that he attended meetings with the following: several island residents on matters of island governance; Executive Committee; Compass Resource Management regarding the Salt Spring Island Watershed Protection Authority (SSIWPA) Structured Decision Making process; with a member of SSIWPA Technical Advisory Committee; a Public Hearing for proposed Bylaw No. 479; with Trustee Grove, the Community Economic Development Commission (CEDC), and the Capital Regional District (CRD) Director for the Southern Gulf Islands regarding economic development for sustainable communities; and a Galiano Island Local Trust Committee Community Information Meeting regarding a proposed cell tower. He attended Trust Council on Gabriola Island where the 2015/16 Islands Trust budget was approved including the Special Property Tax Requisition for Watershed Management. He also attended a ceremony at the Tseycum First Nation long house in celebration of the cultural and ecological protection of Grace Islet and noted that there is an opportunity for Islands Trust to work with the Provincial Government to ensure the identification, recognition and protection of other First Nation sites on Salt Spring Island.

Trustee Grove reported that he attended meetings with the following: the Farmer's Institute; stakeholders regarding the Tree House Café and access to the Kanaka Dock; the Advisory Planning Commission; the Agricultural Advisory Planning Commission; a Public Hearing for proposed Bylaw No. 479; and with Trustee Grams, the Community Economic Development Commission (CEDC), and the Capital Regional District (CRD) Director for the Southern Gulf Islands regarding economic development for sustainable communities. He attended a Salt Spring Island Watershed Protection Authority (SSIWPA) Structured Decision Making Workshop and the Core Inn Energy Audit which was undertaken with the assistance of fifteen high school students. He also attended Trust Council on Gabriola Island where a motion to support Blue Dot, a global movement to declare that all residents have the right to a clean environment was adopted. He is planning to attend a meeting of the Salt Spring Island Transportation Commission (SSITC) scheduled on March 23, 2015 regarding the proposed Sea Walk project.

**12. CHAIR'S REPORT**

Chair Luckham noted the BC Ferries Commissioner Report was published on March 18, 2015 and reported that he attended a meeting with BC Ferries Commissioner Gord Macatee regarding ferry fares and service. He also met with Honourable Minister Todd Stone regarding BC Ferry service in the Islands Trust area. He attended Trust Council on Gabriola Island and recognized the participation of the Chief of the Snuneymuxw First Nation during the First Nations orientation session. He also attended a traditional ceremony at the Tseycum First Nation long house in celebration of the cultural and ecological protection of Grace Islet which

was attended by over eighty Salt Spring Island residents. Chair Luckham noted he will be presenting at the Columbia Institute and will be attending the Marine Managers' Workshop at Friday Harbour regarding increased vessel traffic in San Juan County and the Gulf Islands.

**13. TRUST FUND BOARD REPORT – None**

**14. CRD DIRECTOR'S REPORT**

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: various CRD Commission and Committee meetings regarding budgets for infrastructure, water and sewer; School District 64; the CRD Steering Committee; an open house regarding the Drake Road Affordable Housing project; with Trustees, the Community Economic Development Commission (CEDC), and the Capital Regional District (CRD) Director for the Southern Gulf Islands regarding economic development for sustainable communities; with the president of the Aqualini Group nearby residents of the Sable Fish Hatchery regarding operational noise mitigation; the Electoral Areas Commission; the Chamber of Commerce; the Parcel Tax Review Panel; the CRD Board meeting where four years of bridge funding was approved for Electoral Areas recycle depots; and, he attended training for the Greater Victoria Coalition to End Homelessness. Additionally, CRD Director McIntyre attended several meetings regarding the development of a water conservation plan for Salt Spring Island and also noted the approval of the Salt Spring Island Economic Development Action Plan. expressed regret in not being able to attend the traditional ceremony at the Tseycum First Nation long house in celebration of the cultural and ecological protection of Grace Islet.

**15. DELEGATIONS – None**

**16. TOWN HALL AND QUESTIONS**

Chair Luckham opened the Town Hall at 12:28 p.m.

One member of the public spoke to transparency in local government.

One member of the public expressed support for application SS-DP-2015.2.

**17. APPLICATIONS AND REFERRALS**

**17.1. SS-FPE-2014.1 - W. Schulze**

Planner Youmans presented a staff report dated March 10, 2015 regarding a Flood Indemnification Covenant for 156 Arbutus Road.

Further to discussion the following resolution was introduced.

**SS-2015-67**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee accept a flood indemnification covenant under section 219 of the Land Title Act from the registered owner of Lot 1, District Lot 19, North Salt Spring Island, Cowichan District, Plan 21401 and designate any member of the Local Trust Committee to sign the Covenant attached as Appendix 1 (SS-FPE-2014.1, 156 Arbutus Road).

**CARRIED**

**17.2. SS-DP-2015.2 - Salt Spring Island Farmland Trust Society**

Planner Wright presented a staff report dated March 12, 2015 regarding a Development Permit Amendment for a proposed Produce Centre for 189 Beddis Road.

Applicant Donald Gunn was present and spoke to the application.

Further to discussion the following resolution was introduced.

**SS-2015-68**

**It was MOVED and SECONDED,**

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2015.2 for Lot A Section 18 Range 4 East North Salt Spring Island Cowichan District Plan EPP19759 (189 Beddis Road).

**CARRIED**

**17.3. SS-ALR-2014.1 - G. Bogdanovich**

Planner Wright presented a staff report dated March 11, 2015 regarding an Agricultural Land Commission (ALC) application for Non-Farm Use (Seasonal Cottage) for 430 Beddis Road.

Further to discussion the following resolution was introduced.

**SS-2015-69**

**It was MOVED and SECONDED,**

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

**CARRIED**

Chair Luckham expressed appreciation for the work of the Agricultural Advisory Planning Commission.

**18. CLOSED MEETING**

**18.1. Motion to Close the Meeting**

**SS-2015-70**

At 1:00 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) 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**

**18.2. Motion to Open the Meeting**

**SS-2015-71**

At 1:24 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**

The Salt Spring Island Local Trust Committee endorse the following actions with respect to 327 Tripp Road:

1. Notification to property owner that the 1982 Board of Variance decision remains in effect and that a development variance permit application is not required;
2. The Development Variance Permit portion of the applicant's fee will be refunded; and,
3. That there be notification to neighbours that received notice of SS-DVP-2014.7 to clarify that the 1982 Board of Variance decision enables siting of the sewage disposal field, and that operation of said field requires issuance of a development permit that satisfies the guidelines of Development Permit Area 4.

The Salt Spring Island Local Trust Committee request staff to submit a report for consideration of application SS-DP-2014.9 to the Salt Spring Island Local Trust Committee.

### **19. UPCOMING MEETINGS**

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on April 16, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

### **20. ADJOURNMENT**

**By general consent** the meeting was adjourned at 1:25 p.m.

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Peter Luckham, Chairperson

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder