



Salt Spring Island Local Trust Committee Minutes of a Regular Meeting

Date: Thursday, April 16, 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 (RPM)
Stefan Cermak, Island Planner
Kristin Aasen, Planner 2
Jason Youmans, Planner 1
Seth Wright, Planner 1
Sarah Shugar, Recorder

Media and Others Present: Wayne McIntyre, Capital Regional District (CRD) Director
Gulf Islands Driftwood Reporter
Approximately 9 members of the public - a.m.
Approximately 33 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 supplemental items to the agenda were presented for consideration:

- 8.2.1 4000 - Fort Street Neighborhood - Staff Memorandum
- 8.3 4014 - Watershed Management - Staff Report
- 8.5.1 4000 - LTC Work Program Quarterly Update - Integrated Community Sustainability Planning Terms of Reference

The following additions to the agenda were presented for consideration:

- 16.1.1 SS-DVP-2015.1 - M. Geary - Correspondence
- 16.2.1 SS-TUP-2015.2 - E. & K. Beamish & N. Williams - Additional Correspondence

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 March 19, 2015 SSI LTC Regular Meeting

By general consent the Salt Spring Island Local Trust Committee Minutes of March 19, 2015 be amended by replacing the acronym “EPS” with “Environmental Protection Specialist” in Item 10.1.1, and that the minutes be adopted as amended.

3.2. Resolutions Without Meeting Report – None

3.3. Draft Minutes of the Advisory Planning Commissions – None

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

RPM Hartley reported that Bylaw No. 480 "Riparian Areas Regulation for Salt Spring Island" and Bylaw No. 482 "Riparian Areas Regulation for Prevost Island" have been approved by the Ministry of Community, Sport and Cultural Development.

The report was received.

7.2. Projects List

The report was received.

7.3. Applications with Status Report

The report was received.

7.4. Expense Report

RPM Hartley presented an expense report dated March 2015.

The report was received.

Further to discussion the following resolution was introduced.

SS-2015-72

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee acknowledges an increase to the scope of work for Ganges Boardwalk, including the Kanaka Right of Way access, resulting in the participation of a consultant in meetings with community groups and that the Salt Spring Island Local Trust Committee direct staff to consider receiving an invoice for additional services undertaken.

CARRIED

7.5. Islands Trust Annual Report - 2014-2015

Planner Cermak presented a request for decision report dated April 2, 2015 regarding the 2014-2015 Islands Trust Annual Report seeking approval from the Salt Spring Island Local Trust Committee for the section on Salt Spring Island.

Further to discussion the following resolutions were introduced.

SS-2015-73

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to amend the 2014-2015 Islands Trust Annual Report Summary to include comments regarding Grace Islet and raising of the weir on St. Mary Lake.

CARRIED

SS-2015-74

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve as amended the attached text for inclusion in the 2014-2015 Islands Trust Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

CARRIED

Chair Luckham called a recess at 10:00 a.m. The meeting reconvened at 10:06 a.m.

7.6. Trust Council Strategic Plan

A request for decision report dated April 8, 2015 was presented regarding preliminary Local Trust Committee input into the 2014-2018 Islands Trust Strategic Plan.

The following comments were noted by individual trustees regarding the Islands Trust Strategic Plan:

- Development of a Vision Statement for Islands Trust;
- Lower the ecological footprint of the Islands Trust;
- Improve Islands Trust cost effectiveness and resilience with a view to:
 - Reduce or eliminate the large proportion of tax revenue exported out of the Trust area each year consequential to maintaining a head office in Victoria,
 - Increasing the depth of connectivity between the majority of Islands Trust staff and the communities and island residents they serve,
 - Shifting job opportunities that arise within the Islands Trust to the areas served by the Trust rather than the head office in Victoria;

- Increase connection between Islands Trust services and the Gulf Islands;
- Protect and restore community and socio-economic diversity and stability;
- Enhance community economic stability;
- Address challenges of an aging population;
- Address climate change and rising sea levels;
- Impact of drinking water availability;
- Address BC Ferries route changes;
- Provide funds for Riparian Area Regulation implementation;
- Protection of the Salish Sea from harmful effects of oil spills; and,
- To consider the uniqueness of the Puget Sound and the Salish Sea and its potential to be identified as a United Nations Biosphere Reserve, a centre of excellence, and a Provincial crown jewel.

Further to discussion the following resolution was introduced.

SS-2015-75

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to prepare a draft summary of the comments from Trustees regarding amendments to the Strategic Plan for the next meeting.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1. 4020 - Village Area Plan - Ganges Boardwalk

Planner Aasen presented a staff report dated April 9, 2015 regarding a project update for Ganges Village Planning: Ganges Boardwalk.

The report was received for information.

8.2. 4000 - Fort Street Neighborhood

8.2.1. 4000 - Fort Street Neighborhood

Planner Aasen presented a staff report dated April 9, 2015 and a memorandum dated April 14, 2015 regarding a project update for the Fort Street neighbourhood.

Further to discussion the following resolution was introduced.

SS-2015-76

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to develop a scope of work to address water quality concerns of the Fort Street neighbourhood.

CARRIED

8.3. 4014 - Watershed Management

Planner Cermak presented a staff report dated April 14, 2015 regarding Watershed Management.

By general consent the Salt Spring Island Local Trust Committee receive the Salt Spring Island Watershed Protection Authority minutes dated January 14, 2015, February 20, 2015, and March 2, 2015 for information.

8.4. 4020 - Ganges Village Area Plan - Kanaka Right of Way

RPM Hartley presented a staff report dated April 9, 2015 regarding a project update for the Ganges Village Plan: Kanaka Right of Way.

Nancy Krieg provided a presentation regarding “The Plaza Concept – Kanaka Dock/Treehouse” design.

Further to discussion the following resolutions were introduced.

SS-2015-77

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee receive and support in principle “The Plaza Concept – Kanaka Dock/Treehouse” design dated March 2015 by Whitepine Consulting.

CARRIED

SS-2015-78

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee express appreciation to those involved in the community based effort to develop a mutually agreeable design.

CARRIED

SS-2015-79

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer the “The Plaza Concept – Kanaka Dock/Treehouse” design to Capital Regional District for consideration to the Salt Spring Island Community Economic Development Commission and the Salt Spring Island Transportation Commission; to the affected property and business owners; and, to the Salt Spring Harbour Authority for implementation following development of detailed designs and issuance of permits.

CARRIED

8.5. 4000 - LTC Work Program Quarterly Update

8.5.1. 4000 - LTC Work Program Quarterly Update

RPM Hartley presented a staff report dated April 9, 2015 regarding the Local Trust Committee Work Program Quarterly Update and the Draft Terms of Reference for Salt Spring Island Integrated Community Sustainability Planning.

Further to discussion the following resolutions were introduced.

SS-2015-80

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee support in principle the Terms of Reference for the Integrated Community Sustainability Plan and the application for funding in the amount of \$115,000 from the Union of British Columbia Municipalities' Federal Gas Tax Strategic Priorities Fund.

CARRIED

SS-2015-81

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee reallocate \$1,000 program funds from "Quality Management" to the "Fort Street Neighbourhood" project.

CARRIED

SS-2015-82

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend the Top Priorities by adding the "Trust Council Strategic Plan" as a short term Top Priority, followed by "Riparian Areas Regulation Implementation".

CARRIED

9. CORRESPONDENCE

9.1. Peninsula and Area Agricultural Commission - Dated March 22, 2015 - Concerning the Goose Management Study

The correspondence was received.

9.2. P. McColl - Dated March 30, 2015 - Concerning Storefront Marijuana Sales

The correspondence was received.

9.3. North Salt Spring Waterworks District - Dated April 7, 2015 - Concerning Development of Water Management Protocol

The correspondence was received.

Trustee Grams to draft a response letter to North Salt Spring Waterworks District to express support for the development of an interagency Water Management Protocol.

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

10. TRUSTEE REPORTS

Trustee Grove reported that he attended meetings with the following: Trustees from the Southern Gulf Islands in Sidney regarding economic development for sustainable communities and the development of a vision for the Southern Gulf Islands; members of the community regarding homelessness; stakeholders regarding the Kanaka Right of Way access

and Tree House Cafe; the Salt Spring Island Transportation Commission (SSITC) and the Salt Spring Island Community Economic Development Commission (CEDC) regarding Ganges Boardwalk; the Advisory Planning Commission (APC); the Agricultural Advisory Planning Commission (AAPC); with North Salt Spring Waterworks District (NSSWD) to discuss the moratorium on new water demand; and a discussion with the Salt Spring Island Community Services Society regarding affordable housing. He also reported that the Ministry of Community, Sport and Cultural Development has announced that it will fund the Salt Spring Island Incorporation Study and will provide direction for the next steps in the process.

Trustee Grams reported that he attended meetings with the following: the North Pender Local Trust Committee; the Mayne Island Local Trust Committee; Executive Committee; and the North Salt Spring Waterworks District (NSSWD) to discuss the moratorium on new water demand and interagency collaboration. He attended the Association of Vancouver Island Coastal Communities (AVICC) conference in Courtenay which included a roundtable discussion regarding affordable housing. He also attended a meeting with Trustees from the Southern Gulf Islands in Sidney regarding various issues, including a vision for the Southern Gulf Islands. There was an agreement, in principle, for the Ministry of Transportation and Infrastructure (MOTI) to schedule regular inspections of road conditions on Salt Spring Island. As well, inter-island connectivity was discussed and a four day event offering free water transport between the Southern Gulf Islands was announced.

11. CHAIR'S REPORT

Chair Luckham reported that he attended the following: the Columbia Institute in Vancouver to present Islands Trust initiatives on the Gulf Islands such as the Green Shores for Homes program; the Marine Managers workshop at Friday Harbour on the San Juan Islands regarding oil tanker traffic and vessel safety; and a Southern Gulf Islands roundtable discussion regarding roads and infrastructure. He also attended the Association of Vancouver Island Coastal Communities (AVICC) conference in Courtenay where a motion was passed to support additional funding for the protection of the Coastal Douglas-Fir Biogeoclimatic Zone as well as a motion to support the Province of British Columbia to conduct a third party assessment of oil spill response in light of the recent oil spill in English Bay.

12. TRUST FUND BOARD REPORT – None

13. CRD DIRECTOR'S REPORT

Capital Regional District (CRD) Director McIntyre reported that he attended meetings with the following: the Tree House Cafe owner; members of the community regarding homelessness; regarding waste management options as part of the Ganges Boardwalk review; members of the community regarding a residential water collection system rebate program; the Salt Spring Pool Association (SSPLASH) regarding the addition of a therapeutic pool to Rainbow Road Indoor Pool; the Driftwood regarding the Economic Development Action Plan; the Salt Spring Island Ferry Advisory Committee in preparation for the upcoming meeting with the BC Ferries Corporation; a Southern Gulf Islands meeting in Sidney regarding economic development, waste management and roads; the North Salt Spring Waterworks District (NSSWD) regarding the moratorium on new water demand and the impact to proposed affordable housing projects; with residents of the Fort Street neighbourhood; with members of the community regarding the Grace Islet reconciliation; with the Royal Community Mounted Police (RCMP) to review priorities; and the Electoral Area Service Committee where gas tax funding was approved for

the Maliview Wastewater Treatment Plant. He was interviewed on CFX radio regarding the upcoming Salt Spring Island Incorporation Study. He also attended the Association of Vancouver Island Coastal Communities (AVICC) conference where he spoke to BC Ferries fare increases and service cuts and noted a motion was passed to encourage the Province of British Columbia to modernize legislation governing regional districts and attended a roundtable discussion on affordable housing. He reported the Capital Regional Districts (CRD) Commissions are subject to CRD procedures and guidelines.

14. DELEGATIONS – None

15. TOWN HALL AND QUESTIONS

Chair Luckham opened the Town Hall at 12:22 p.m.

One member of the public spoke in support of the proposed Drake Road affordable housing project.

One member of the public expressed concern regarding application SS-TUP-2015.2.

One member of the public expressed concern regarding water conservation for the proposed Drake Road Affordable Housing project. She also requested cost estimates for the Ganges Boardwalk Project.

One member of the public spoke to practices concerning delegations and provided a written submission dated April 16, 2015 entitled "From What I Must I Will Do All I Can".

Nine members of the public expressed concern for septic setbacks and well water contamination regarding development of quarter acre lots in the Fort Street neighbourhood.

One member of the public expressed concern for the quality of data used by septic installers to identify wells in the Fort Street neighbourhood.

16. APPLICATIONS AND REFERRALS

16.1. SS-DVP-2015.1 - M. Geary

16.1.1. SS-DVP-2015.1 - M. Geary

Planner Wright presented a staff report dated April 9, 2015 regarding a Development Variance Permit for a Septic Field for 1609 North Beach Road.

A representative of the applicant, Hans Hazenboom, was present.

Further to discussion the following resolution was introduced.

SS-2015-83

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Variance Permit SS-DVP-2015.1 for Lot 1, District Lot 17, North Salt Spring Island, Cowichan District, Plan 19405 (1609 North Beach Road).

CARRIED

16.2. SS-TUP-2015.2 - E. & K. Beamish & N. Williams

16.2.1. SS-TUP-2015.2 - E. & K. Beamish & N. Williams

Planner Wright presented a staff report dated April 9, 2015 regarding a Temporary Use Permit for Equipment and Small Engine Servicing and Sales for 248 Upper Ganges Road.

Applicants Eric Beamish, Kim Beamish and Nicholas Williams were present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-84

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Temporary Use Permit SS-TUP-2014.2 for Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to the Advisory Planning Commission for review and comment (248 Upper Ganges Road).

CARRIED

SS-2015-85

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee refer Temporary Use Permit SS-TUP-2014.2 for Lot A, Section 4, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42183 to North Salt Spring Water Works District for review and comment (248 Upper Ganges Road).

CARRIED

Chair Luckham called a recess at 1:14 p.m. The meeting reconvened at 1:16 p.m.

16.3. SS-DP-2014.9 - J. Janzen

Planner Youmans presented a staff report dated April 8, 2015 and read a statement provided by Andrew Jackson, Geoscientist for Ryzuk Geotechnical received April 16, 2015 regarding a Development Permit for a Septic Field for 327 Tripp Road.

Applicant Jane Janzen was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-86

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amends proposed Development Permit SS-DP-2014.9 to remove clauses 2.2 and 2.3 (327 Tripp Road).

CARRIED

SS-2015-87

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2014.9 for Lot 2, Section 10, Range 1 West, North Salt Spring Island, Cowichan District, Plan 20580 (327 Tripp Road), as amended.

CARRIED

16.4. SS-DP-2015.1 - B. Taylor (Polaris Land Surveying)

Planner Aasen presented a staff report dated April 9, 2015 regarding a Development Permit for a dock in Development Permit Area 3: Shoreline for 250 Collins Road.

Applicant Brent Taylor was present and spoke to the application.

Further to discussion the following resolution was introduced.

SS-2015-88

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee approve issuance of Development Permit SS-DP-2015.1 for Lot 1, Section 2, Range 2 West, North Salt Spring Island, Cowichan District, Plan 29481 subject to completion of subdivision application SS-SUB-2014.4 (250 Collins Road).

CARRIED

16.5. SS-RZ-2014.1 - D. Borrowman

Planner Aasen presented a staff report dated April 9, 2015 regarding a Rezoning application – Bylaw 479 Third Reading for 315 Upper Ganges Road (Merchant Mews).

Applicant David Borrowman was present and spoke to the application and noted that water meters should be installed in the strata units in mid-May.

Further to discussion the following resolutions were introduced.

SS-2015-89

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee amend Proposed Bylaw No. 479, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2014 as follows: under Article 16, add “principal” before “uses, buildings and structures” (SS-RZ-2014.1, 315 Upper Ganges Road).

CARRIED

SS-2015-90

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee give third reading to Proposed Bylaw No. 479, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2014,” as amended and forward it to the Executive Committee (SS-RZ-2014.1, 315 Upper Ganges Road).

CARRIED

16.6. SS-RZ-2013.9 - J. Gauthier

Planner Cermak presented a staff report dated April 8, 2015 regarding a Rezoning application for affordable housing – Bylaw 478 First Reading for 161 Drake Road.

Applicant Janis Gauthier was present and spoke to the application.

Further to discussion the following resolutions were introduced.

SS-2015-91

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee Bylaw No. 478, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2014”, be read a first time (SS-RZ-2013.9, 161 Drake Road).

CARRIED

SS-2015-92

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee has reviewed the Directives Only Policies and determines that Bylaw No. 478 is at variance with the Islands Trust Policy Statement Directive 4.4.2 (SS-RZ-2013.9, 161 Drake Road).

CARRIED

SS-2015-93

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee request staff to draft a letter to North Salt Spring Waterworks District in relation to the recent first reading of Bylaw No. 478 (SS-RZ-2013.9, 161 Drake Road).

CARRIED

17. OTHER BUSINESS

17.1. New Business

17.1.1. Mayne Island Local Trust Committee - Bylaw Nos. 161 & 162

Planner Cermak presented a memorandum dated April 6, 2015 regarding Bylaw Referral No. 161 and 162 from the Mayne Island Local Trust Committee.

Further to discussion the following resolution was introduced.

SS-2015-94

It was MOVED and SECONDED,

that the Salt Spring Island Local Trust Committee direct staff to respond to the referral from the Mayne Island Local Trust Committee for Bylaws No. 161 and 162 indicating that interests are unaffected.

CARRIED

17.1.2. Bylaw Enforcement

The report was received.

18. CLOSED MEETING – None

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on May 14, 2015 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting was adjourned at 3:01 p.m.

Peter Luckham, Chairperson

CERTIFIED CORRECT:

Sarah Shugar, Recorder